LAWRENCEVILLE
GEORGIA

CITY COUNCIL REGULAR MEETING
AGENDA

Monday, April 25, 2022	Council Assembly Room
7:00 PM	70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Approval of Prior Meeting Minutes

1. March 26, 2022 Retreat
2. March 28, 2022 Regular Meeting and Executive Session
3. April 13, 2022 Retreat, Work Session and Executive Session

Announcements

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

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

4. City of Lawrenceville Depot District Signs Project
5. Purchase of Natural Gas Materials on a Six-Month Contract
6. Resolution to adopt Fleet Policy

7. Broad-Based Geographic Information Systems Services on an Annual Contract

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.

8. An Ordinance to Amend Article 7, Signs, Section 702 of the Zoning Ordinance
9. RZC2022-00033, SUP2022-00059 & SUP2022-00065; DeThomas Investments, LLC; Northeast intersection of State Route 20 and State Route 316
10. RZM2022-00011; Avrohom Wolf c/o Balfour 419, LLC; 419 Hurricane Shoals Road
11. RZM2022-00012; WSE Development LLC c/o The Worthing Company; 641 Buford Drive, 655 Buford Drive, 675 Buford Drive, 3675 Buford Drive

Council Business New Business

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

12. Property and Casualty Insurance Brokerage Services an Annual Contract
13. Purchase of Tax Parcel 5147 199 (Crogan Street)

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, APRIL 25, 2022
AGENDA CATEGORY: CONSENT AGENDA

Item:	City of Lawrenceville Depot District Signs Project
Department:	Community Relations
Date of Meeting:	Monday, April 25, 2022
Fiscal Impact:	$522,373.00
Presented By:	Jasmine Billings, Community Development Manager
Action Requested:	Award City of Lawrenceville Depot District Signs Project to low bidder, Bayne Development Group, LLC, amount not to exceed $522,373.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of the construction of two street signs in the Depot District Area of the City of Lawrenceville. One sign will be located across North Perry Street and the second sign will be located across North Clayton Street. Both signs arch will span the streets and have mosaic lighting. The location of the signs will limit oversized vehicles from entering the downtown square.

Background: This is the second time this project has been bid. The first award was rescinded and rejected at the January 26, 2022 regular meeting due to an error in pricing.

Fiscal Impact: Amount not to exceed $522,373.00. This project is funded by the Capital Outlay Fund (3554100.541000). Project 15-029.

Attachments/Exhibits:
Bid Tabulation
Sign Locations

BID TABULATION

SB014-22
City of Lawrenceville Depot District Signs Project
Community Relations Department

	Bayne Development Group, LLC	**Multiplex, LLC**	**United Signs, LLC**
DESCRIPTION	**Total Price**	**Total Price**	**Total Price**
Base Bid, Single-Prime (All Trades) Contract for Depot District Signs	$522,373.00	$840,000.00	$592,846.00

Recommended vendor:
Bayne Development Group, LLC
31 S. Center Street
Winder, GA 30680
P: 706-224-7877
bhorne@baynedg.com



- Depot District sign locations (indicated in orange above)
  - Perry & Maltbie
  - Crosswalk along N. Clayton in the Depot District
- Sign arch will span the streets and have a mosaic lighting.
- Purpose: To limit oversized vehicles from entering the downtown square. Large trucks will be able to access the businesses in this area via Buford Drive
- Letters sent via email and in person prior

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, APRIL 25, 2022
AGENDA CATEGORY: CONSENT AGENDA

Item:	Purchase of Natural Gas Materials on a Six-Month Contract
Department:	Gas
Date of Meeting:	Monday, April 25, 2022
Fiscal Impact:	$700,000.00
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Approval to renew Purchase of Natural Gas Materials on a Six-Month Contract to Consolidated Pipe & Supply Co., Inc. and United Supply Int. Inc. d/b/a Utilities Supply, Inc. per the attached line item tabulation, amount not to exceed $700,000.00.

Summary: This contract provides the City Gas Department with the most commonly used natural gas materials. There has been up to a 7% increase in cost due to supply chain constraints and raw material volatility. This is the first of four renewal options.

Background: Original awarded amount was $700,000.00.

Fiscal Impact: Amount not to exceed $700,000.00. This contract is funded by the Repairs & Maintenance-Equipment Fund (5154700.522240) the Specialty Supplies Fund (5154700.531122), the Cathodic Supplies Fund (5154700.531129), the Pipe & Fitting Fund (5154700.531170), the Regulator Stations Fund (5154700.531171), and the Capital Outlay Fund (5164700.541000). Project 11-029.

Attachments/Exhibits:
Bid Tabulation

AQ007-22
Natural Gas Materials on a Six-Month Contract
Gas Department

				Consolidated Pipe & Supply Co., Inc.		United Supply Int. Inc. d/b/a Utilities Supply, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	#10 YELLOW TRACING WIRE PE 30, SOLID COPPER, 500 FEET - PROLINE	5,000	FT	$0.28	$1,391.00	N/B	N/B
2	#10 YELLOW TRACING WIRE PE 30, SOLID COPPER, 2500 FEET - PROLINE	5,000	FT	$0.28	$1,391.00	N/B	N/B
3	#12 YELLOW TRACING WIRE PE 30 SOLID COPPER, 500 FEET - PROLINE	30,000	FT	$0.18	$5,457.00	N/B	N/B
4	#12 YELLOW TRACING WIRE PE 30, SOLID COPPER, 2500 FEET ROLL - PROLINE	46,000	FT	$0.18	$8,367.40	N/B	N/B
5	#12/#10 YELLOW WIRE CONNECTORS WITH SEALANT - PROLINE	1,400	EA	$2.94	$4,119.50	N/B	N/B
6	½” CTS .090 PE 2708 6500 GAS TUBING 500 FEET ROLL - PERFORMANCE PIPE	35,000	FT	$0.37	$13,107.50	N/B	N/B
7	3/4" IPS .090 PE 2406 6500 GAS TUBING 500 FEET ROLL - PERFORMANCE PIPE	6000	FT	$0.52	$3,145.80	N/B	N/B
8	2” IPS SDR 11 PE2406 6500 GAS PIPE 500 FEET ROLL - PERFORMANCE PIPE	40000	FT	$1.38	$55,212.00	N/B	N/B
9	4” IPS SDR 11 PE2406 6500 GAS PIPE 40 FOOT STICK - PERFORMANCE PIPE	2000	FT	$4.91	$9,822.60	N/B	N/B
10	4" IPS SDR 11 PE2406 6500 GAS PIPE TUBING 500 FEET ROLL - PERFORMANCE PIPE	75000	FT	$5.19	$389,212.50	N/B	N/B
11	6" IPS SDR 11 PE2406 6500 GAS PIPE 40 FOOT STICK - PERFORMANCE PIPE	1000	FT	$10.49	$10,486.00	N/B	N/B

12	2” IPS PE 3408/4710 ELECTROFUSE CPLG - IPEX OR FRIALEN	500	EA	$11.25	$5,625.00	$10.70	$5,350.00
13	2” x 5/8” E-FUSE TAP TEE KIT W/800 EFV INSTALLED - IPEX OR FRIALEN	400	EA	$77.04	$30,816.00	N/B	N/B
14	2” IPS SDR11 PE 2708 BFUSE 90 EL - PERFORMANCE PIPE	5	EA	$6.50	$32.50	$6.42	$32.10
15	2” IPS SDR11 PE 2708 BFUSE TEE - PERFORMANCE PIPE	15	EA	$7.50	$112.50	$7.49	$112.35
16	2” IPS SDR11 PE 2708 BFUSE CAP - PERFORMANCE PIPE	30	EA	$4.01	$120.38	$6.96	$208.65
17	2” IPS SDR11 PE 2708 POLY VALVE , FULL PORT, 1.90” MINIMUM PORT, BW x BW, 2” SQUARE HEAD, POSITION INDICATION, OVER-TORQUE PROTECTION - KEROTEST	20	EA	$68.00	$1,360.00	$71.69	$1,433.80
18	3” IPS PE 3408/4710 ELECTROFUSE CPLG - IPEX OR FRIALEN	6	EA	$24.61	$147.66	$26.75	$160.50
19	4” IPS PE 3408/4710 ELECTROFUSE CPLG - IPEX OR FRIALEN	60	EA	$35.00	$2,100.00	$34.24	$2,054.40
20	4” IPS SDR 11 PE 2708 BFUSE 90 EL - PERFORMANCE PIPE	5	EA	$18.19	$90.95	N/B	N/B
21	4” IPS SDR 11 PE 2708 BFUSE TEE - PERFORMANCE PIPE	20	EA	$21.40	$428.00	N/B	N/B
22	4” IPS SDR 11 PE 2708 BFUSE CAP - PERFORMANCE PIPE	10	EA	$11.77	$117.70	N/B	N/B
23	4”x2” IPS SDR 11 PE 2708 BFUSE REDUCER	20	EA	$11.77	$235.40	N/B	N/B
24	4” IPS SDR11 PE 2708 POLY VALVE , FULL PORT, 3.63” MINIMUM PORT, , BW x BW, 2” SQUARE HEAD, POSITION INDICATION, OVER-TORQUE PROTECTION - KEROTEST	15	EA	$210.00	$3,150.00	$222.56	$3,338.40
25	6” IPS PE 3408/4710 ELECTROFUSE CPLG - IPEX OR FRIALEN	25	EA	$85.00	$2,125.00	$80.25	$2,006.25

26	6” SDR11 IPS PE 2708, BFUSE TEE	15	EA	$41.73	$625.95	N/B	N/B
27	6”x4” SDR11 IPS PE 2708, BFUSE REDUCER	10	EA	$26.75	$267.50	N/B	N/B
28	¾” x 5/8” PE 2708 GAS RISER PIGTAIL - PERFECTION	400	EA	$24.08	$9,630.00	$25.68	$10,272.00
29	¾” x 3/4” PE 2708 GAS RISER WITH PIGTAIL - PERFECTION	50	EA	$33.50	$1,675.00	$35.31	$1,765.50
30	½” CTS METFIT STYLE COUPLING - METFIT	1500	EA	$8.88	$13,321.50	$9.58	$14,364.75
31	½” CTS METFIT STYLE DEAD END - METFIT	50	EA	$8.13	$406.60	$9.63	$481.50
32	¾” IPS METFIT STYLE COUPLING - METFIT	500	EA	$18.14	$9,068.25	$19.26	$9,630.00
33	¾” IPS METFIT STYLE DEAD END - METFIT	25	EA	$15.09	$377.18	$16.05	$401.25
34	3/4" X 5/8" METFIT STYLE REDUCER - METFIT	25	EA	$24.08	$601.88	$24.34	$608.56
35	1/2" CTS METFIT STYLE TEE - METFIT	25	EA	$21.00	$525.00	$21.40	$535.00
36	3/4" CTS METFIT STYLE TEE - METFIT	10	EA	$31.03	$310.30	$33.17	$331.70
37	2” x 5/8” NO EFV TAP TEE - IPEX OR FRIALEN	25	EA	$27.82	$695.50	N/B	N/B
38	2” x 3/4" NO EFV ELECTROFUSE TAP TEE BF OUTLET - IPEX OR FRIALEN	50	EA	$31.03	$1,551.50	N/B	N/B
39	4” x 5/8 NO EFV TAP TEE - IPEX OR FRIALEN - IPEX OR FRIALEN	100	EA	$35.31	$3,531.00	N/B	N/B
40	4” x 3/4" NO EFV ELECTROFUSE TAP TEES BF OUTLET - IPEX OR FRIALEN	50	EA	$48.15	$2,407.50	N/B	N/B

41	1" ELECTROFUSE COUPLING - IPEX OR FRIALEN	5	EA	$10.97	$54.84	$10.70	$53.50
42	3/4" ELECTROFUSE COUPLING - IPEX OR FRIALEN	5	EA	$10.30	$51.52	$10.30	$51.52
43	5/8" ELECTROFUSE COUPLING - IPEX OR FRIALEN	5	EA	$9.36	$46.81	$8.56	$42.80
44	5/8" 800 CFH PE STICK EFV - UMAC	50	EA	$25.76	$1,288.01	$31.03	$1,551.50
45	3/4" 800 CFH PE STICK EFV - UMAC	50	EA	$33.17	$1,658.50	$32.10	$1,605.00
46	3/4" PE BUTT FUSE FULL PORT CURB VALVE (KEROTEST P/N 99047511)	50	EA	$38.93	$1,946.33	$38.93	$1,946.33
47	¾" MERCH STEEL BLK SQ HEAD PLUG-DOMESTIC OR SMITH COOPER	200	EA	$0.98	$196.88	N/B	N/B
48	¾" STD MI BLK COUPLING - DOMESTIC OR SMITH COOPER	300	EA	$1.23	$369.15	N/B	N/B
49	¾" x CLOSE STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	400	EA	$1.66	$663.40	N/B	N/B
50	3/4"X 2" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$2.30	$230.05	N/B	N/B
51	3/4" X 3" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$4.71	$470.80	N/B	N/B
52	3/4" X 4" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$3.69	$369.15	N/B	N/B
53	3/4" X 6" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	200	EA	$2.30	$460.10	N/B	N/B
54	¾" x 7" STD BLK NIPPLE - DOMESTIC OR SMITH COOPER	200	EA	$4.76	$952.30	N/B	N/B
55	3/4" X 8" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$3.69	$369.15	N/B	N/B

56	3/4" X 12" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	400	EA	$4.23		$1,690.60		N/B	N/B
57	¾” x 18” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER	50	EA	$8.56		$428.00		$11.77	$588.50
58	1” STD MI BLK COUPLING - DOMESTIC OR SMITH COOPER	300	EA	$3.37		$1,011.15		N/B	N/B
59	1” STD MI BLK 90 EL - DOMESTIC OR SMITH COOPER	600	EA	$1.82		$1,091.40		N/B	N/B
60	1” X CLOSE STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$1.61		$160.50		N/B	N/B
61	1" X 2" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	50	EA	$1.61		$80.25		N/B	N/B
62	1" X 3" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	300	EA	$1.87		$561.75		N/B	N/B
63	1" X 4" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$2.25		$224.70		N/B	N/B
64	1" X 6" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	200	EA	$3.16		$631.30		N/B	N/B
65	1” x 7” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$5.89		$588.50		N/B	N/B
66	2” STD MI BLK STL COUPLING - DOMESTIC OR SMITH COOPER	10	EA	$9.10		$90.95		N/B	N/B
67	2” STD MI BLK STL 90 EL - DOMESTIC OR SMITH COOPER	25	EA	$10.65		$266.16		N/B	N/B
68	2" x CLOSE STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	25	EA	$3.58		$89.61		N/B	N/B

69	2" x 3" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	25	EA	$4.17	$104.33	N/B	N/B
70	2" x 4" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	25	EA	$4.65	$116.36	N/B	N/B
71	2" x 6" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER	25	EA	$6.05	$151.14	N/B	N/B
72	¾" BRASS MTR STOP BALL VALVE W/LOCKWING (RUB)	500	EA	$13.38	$6,687.50	$18.19	$9,095.00
73	1" PITT METER SWIVEL SETS (1-1/4" NUT, 1"PITT SWIVEL) - CENTRAL	20	EA	$15.50	$310.00	$13.91	$278.20
74	1" PITT METER WASHERS	40	EA	$0.54	$21.40	$0.54	$21.40
75	45 LT METER SWIVEL SETS (NUT AND SWIVEL) - CENTRAL	200	EA	$33.50	$6,700.00	$22.47	$4,494.00
76	45 LT METER WASHERS	350	EA	$0.59	$205.98	$0.64	$224.70
77	BARREL LOCKS FOR GAS L/W - BROOKS	500	EA	$3.75	$1,872.50	N/B	N/B
78	BARREL LOCK KEYS - BROOKS	10	EA	$84.53	$845.30	N/B	N/B
79	16 OZ. PIPE THREAD SEALANT - JOMAR GIMME THE GREEN	48	EA	$18.73	$898.80	N/B	N/B
80	1 GALLON LOW TEMP LEAK SOAP - SHERLOCK	50	EA	$19.26	$963.00	$21.40	$1,070.00
81	4" x 5/8" EF TAP TEE W/EFV 800 - IPEX OR FRIALEN	100	EA	$74.90	$7,490.00	N/B	N/B
82	1" x ¾" BLK BELL REDUCER - DOMESTIC OR SMITH COOPER	250	EA	$4.55	$1,136.88	N/B	N/B
83	2" INSULATED UNIONS - DOMESTIC OR SMITH COOPER	25	EA	$43.87	$1,096.75	$51.36	$1,284.00

84	1” NO BLO TEE - MUELLER	10	EA	$89.88		$898.80		N/B	N/B
85	#79344 STEM O-RING 1” (NO-BLO GASKET) - MUELLER	25	EA	$3.53		$88.28		N/B	N/B
86	#79345 CAP O-RING 1” (NO-BLO GASKET) - MUELLER	25	EA	$4.82		$120.38		N/B	N/B
87	¾” STEEL SOCKET WELD 3000# COUPLING - WELDBEND OR DOMESTIC	5	EA	$4.23		$21.13		N/B	N/B
88	1” STEEL SOCKET WELD 3000# COUPLING - WELDBEND OR DOMESTIC	5	EA	$5.19		$25.95		N/B	N/B
89	¾” WPHY52 STD WELD CAP STEEL - WELDBEND OR DOMESTIC	25	EA	$18.73		$468.13		N/B	N/B
90	1” WPHY52 STD WELD CAP STEEL - WELDBEND OR DOMESTIC	25	EA	$22.47		$561.75		N/B	N/B
91	2" WPHY-52 STEEL WELD CAPS - WELDBEND OR DOMESTIC	25	EA	$83.46		$2,086.50		N/B	N/B
92	2" WPHY-52 STEEL WELD 90 DEGREE ELL. - WELDBEND OR DOMESTIC	25	EA	$72.76		$1,819.00		N/B	N/B
93	3/4" x 6" SCH80 TOE NIPPLE (WELD END BEVELED) - DOMESTIC OR SMITH COOPER	50	EA	$10.43		$521.63		N/B	N/B
94	3/4" x 12" SCH80 TOE NIPPLE (WELD END BEVELED) - DOMESTIC OR SMITH COOPER	50	EA	$23.54		$1,177.00		N/B	N/B
95	3/4" STEEL WELD BY WELD 800 EFV - PERFECTION	10	EA	$48.15		$481.50		N/B	N/B
96	25"-36" PLASTIC VALVE BOX W/ CAST IRON COLLAR	50	EA	$133.75		$6,687.50		N/B	N/B
97	20" EXTENSION FOR PLASTIC VALVE BOX	50	EA	$48.15		$2,407.50		N/B	N/B
98	5 -1/4 " "GAS" LID FOR VALVE BOX	50	EA	$18.19		$909.50		N/B	N/B

99	2" CAST IRON COLLAR RISER FOR 5 1/4 VALVE LID	20	EA	$18.73		$374.50		N/B	N/B
100	4" CAST IRON COLLAR RISER FOR 5 1/4 VALVE LID	20	EA	$31.03		$620.60		N/B	N/B
101	6" CAST IRON COLLAR RISER FOR 5 1/4 VALVE LID	20	EA	$41.73		$834.60		N/B	N/B
102	2" CASE H-35 TAPECOAT GRAY WRAP - TAPECOAT	5	CS	$347.75		$1,738.75		N/B	N/B
103	4" CASE H-35 TAPECOAT GRAY WRAP - TAPECOAT	5	CS	$358.45		$1,792.25		N/B	N/B
104	4-1/2" x 6' SCH 40 A500 GRADE B DOMESTIC STEEL PIPE BOLLARD - DOMESTIC	50	EA	$133.75		$6,687.50		N/B	N/B
105	4" SCH 40 PVC BOLLARD CAPS	50	EA	$16.05		$802.50		N/B	N/B
106	RHINO TRIVIEW TEST STATION: 66", YELLOW, UV STABLE, WITH TWO INSIDE TERMINALS AND A BLACK CAP (P/N TVTI66YB2) WITH LAWRENCEVILLE GAS DECAL (SD-9546); 2 7/8" X 16", WHITE, 5-BLK/YLW/811, WARNING GAS PIPELINE, 811, IN EMERGENCY CALL CITY OF LAWRENCEVILLE DAY TIME: 770-963-3332, EVENING: 770-963-2443 - RHINO	200	EA	$43.87		$8,774.00		N/B	N/B
107	RHINO TRIVIEW PIPELINE MARKER: 66" WITH BLACK CAP, UV STABLE YELLOW, (P/N TVF66YB) WITH LAWRENCEVILLE GAS DECAL (SD9546) - RHINO	200	EA	$33.17		$6,634.00		N/B	N/B
108	1” x 8” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$5.89		$588.50		N/B	N/B
109	1” x 12” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER	100	EA	$8.03		$802.50		N/B	N/B
110	1” x 18” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER	20	EA	$10.17		$203.30		N/B	N/B
111	1” BRASS MTR STOP BALL VALVE W/LOCKWING (RUB)	50	EA	$23.01		$1,150.25		$23.54	$1,177.00

112	1” STD MI BLK INSULATED UNION - DOMESTIC OR SMITH COOPER	50	EA	$69.55		$3,477.50		N/B	N/B
113	2” IPS SDR 11 PE2406 6500 GAS PIPE 40 FOOT STICK - PERFORMANCE PIPE	4000	FT	$1.87		$7,490.00		N/B	N/B
114	4” x 2", 4MM PINS ELECTROFUSE HIGH VOLUME TAP TEES BF OUTLET - IPEX OR FRIALEN	10	EA	$104.86		$1,048.60		N/B	N/B
115	6” x 4", 4MM PINS, ELECTROFUSE HIGH VOLUME TAP TEES BF OUTLET - IPEX OR FRIALEN	6	EA	$192.60		$1,155.60		N/B	N/B
116	2” STD MI BLK TEE - DOMESTIC OR SMITH COOPER	50	EA	$20.06		$1,003.13		N/B	N/B
117	2” STD MI BLK STREET 90 EL - DOMESTIC OR SMITH COOPER	50	EA	$19.15		$957.65		N/B	N/B
118	6” IPS SDR 11 PE 2708 BFUSE CAP - PERFORMANCE PIPE	25	EA	$27.82		$695.50		N/B	N/B
119	2” x 8” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER	50	EA	$7.76		$387.88		N/B	N/B
120	2” x 12” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER	25	EA	$9.90		$247.44		N/B	N/B
121	2” x 2” PE 2708 PB PT GAS RISER PIGTAIL – PERFECTION 78403	12	EA	$144.45		$1,733.40		$181.90	$2,182.80
			TOTAL	$705,284.30				$78,752.96	

Will vendor hold pricing firm? Renewal Option 1	5% Increase	No
Will vendor hold pricing firm? Renewal Option 2	5% Increase	No
Will vendor hold pricing firm? Renewal Option 3	5% Increase	No
Will vendor hold pricing firm? Renewal Option 4	5% Increase	No

Recommended vendors:

Consolidated Pipe & Supply Co., Inc.
194 Hurricane Shoals Road
Lawrenceville, GA 30045
P: 770-822-9664
email: proot@consolidatedpipe.com

United Supply Int. Inc. d/b/a Utilities Supply, Inc.
575 Loganville Hwy.
Winder, GA 30680
P: 770-868-0516
email: don@utilitiessupply.com

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, APRIL 25, 2022
AGENDA CATEGORY: CONSENT AGENDA

Item:	Resolution to adopt Fleet Policy
Department:	Fleet Maintenance
Date of Meeting:	Monday, April 25, 2022
Fiscal Impact:	N/A
Presented By:	Michael Rudnick, Fleet Director
Action Requested:	Approve resolution to adopt Fleet Policy and authorize City Manager to make future changes

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Summary: This is a new comprehensive fleet policy for the City of Lawrenceville. This replaces any other policies that are in place. This policy covers but is not limited to responsibilities of all involved departments, operator responsibilities, vehicle replacement criteria, anti-idling policy and many other all-encompassing fleet subjects.

Fiscal Impact: N/A

Attachments/Exhibits:
Resolution
Fleet Policy

RESOLUTION _____

RESOLUTION APPROVING NEW FLEET POLICY AND GIVING CITY MANAGER AUTHORITY TO ADOPT CHANGES TO POLICY

WHEREAS, the Mayor and Council of the City of Lawrenceville have adopted policies as amended from time to time governing the use of the City automobiles and equipment; and

WHEREAS, said policies adopted by the Mayor and Council of the City of Lawrenceville did create the standard of expectations for the use of all City vehicles and equipment and did designate the duties and responsibilities of employees, supervisors, management and others; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have therefore established that the City is committed to creating and maintaining policies conforming to the best practices for organizations of our type; and

NOW THEREFORE, BE IT RESOLVED, that this 2022 Fleet Policy is hereby approved and adopted, and all policies and procedures previously approved and in conflict with this 2022 Fleet Policy are hereby repealed.

BE IT FURTHER RESOLVED, that the City Manager of the City of Lawrenceville is authorized to adopt, implement and update this Fleet policy as necessary to establish and maintain policies in compliance with applicable best practices, policies and state and federal law.

IT IS SO RESOLVED this __ day of April, 2022.

_____
David R. Still, Mayor

ATTEST:

_____
Karen Pierce, City Clerk

LAWRENCEVILLE
GEORGIA

Fleet Policy

Updated: March 21, 2022

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[SNI]

1. Introduction

1.1 Background: City of Lawrenceville vehicles prove to be an important resource in serving the citizenry, utility service, and protective services; however, vehicle costs require a concerted effort by all City employees to maintain a high quality, low-cost vehicle fleet. All city vehicles should be the minimum size necessary and conform to minimum specifications to meet operational requirements. City employees must operate vehicles safely and appropriately and make vehicles available for maintenance when required. Vehicle maintenance and repair should conform to manufacturer recommended standards as a minimum.

1.2 Purpose: The purpose of this policy is to establish a uniform and comprehensive policy for the acquisition, assignment, use, and disposal of city of Lawrenceville owned and titled vehicles. This policy ensures adequate and safe transportation for the performance of official business in the most cost effective and service efficient manner possible. This policy establishes a framework for decision-making at all levels of city government to assist employees in meeting the difficult challenge of balancing operational effectiveness against resource limitations throughout the entire vehicle life cycle – from acquisition through assignment, use, and disposal. This policy establishes standards and assigns responsibilities that must be enforced in all functional areas. This policy may be revised from time to time to reflect the changing needs of the city.

1.3 Applicability: This policy applies to City of Lawrenceville department directors and employees regarding vehicle usage in the provision of services to the City's citizens, except as otherwise indicated in this policy. None of the provisions of this policy are intended to require the modification or replacement of existing City-owned vehicles where such action would be to the economic disadvantage of the City, unless appropriate to address safety concerns. This policy applies to all motorized and non-motorized passenger and service vehicles that are owned by, titled to, or otherwise controlled by or through City of Lawrenceville. This Policy also applies to vehicles that are used by officials and employees in the delivery of various government services, except as otherwise provided for in this Policy.[SN2]

1.4 Organization: The Fleet Maintenance Division must provide vehicle Maintenance services for all departments of the City of Lawrenceville and other agencies as approved by the City Manager. The Fleet Maintenance director is authorized to establish and implement written operating procedures relating to vehicle acquisition, assignment, use, maintenance, disposal, and replacement in conformance with this Policy. Such procedures must, to the extent consistent with applicable laws and city ordinances, be based upon generally accepted vehicle maintenance principles and practices and will become effective upon approval by the City Manager or designee. These procedures may be revised as necessary through the same process used to gain initial approval.

2. Department Director, Elected Official Responsibilities

2.1 General: Department directors are responsible for compliance with this Fleet Policy and for implementing vehicle-operating procedures within their departments, which assure compliance by all operators within their respective department. Department directors are also responsible for designating positions eligible for exclusive assignments within the parameters of this policy and submitting written justification to Fleet Maintenance for submission to the City Manager. Additionally, they are responsible for submitting requests for new and replacement vehicles to Fleet Maintenance for review and recommendation in accordance with budget as-developed by

the Department of Finance. Requests for any exemptions outlined in the criteria of this policy are required to route through the official process for City Manager or designee approval, including the proper forms and documentation.

2.2 Vehicle Requirements and Budgeting: Department Directors have the following responsibilities with respect to vehicle requirements and budgeting:

2.2.1 On an annual basis, review proposed vehicle acquisitions and replacements to ensure that the proposed functions preclude the use of other resources and that the anticipated scope and duration of the proposed work sufficiently justifies City ownership of the required vehicle(s). This review shall also consider vehicle performance parameters and design characteristics with emphasis on the minimum levels necessary to accomplish the required work. The results of this review shall be submitted to Fleet Maintenance for translation into bid or purchase specifications.

2.2.2 Prepare written justifications for vehicle requirements or options above the standards prescribed in Appendix A prior to initiating a purchase transaction. The justifications shall be submitted to Fleet Maintenance for review and recommendation to the City Manager or designee for final approval.

2.2.3 Develop justifications for new service enhancements and replacement vehicles during the annual Budget Process and budget preparation cycle, and submit such justifications for review and recommendations. See Appendix C for a list of replacement criteria by vehicle type.

2.2.4 Ensure that vehicles are turned in at the time replacement vehicles are received, except when other arrangements are necessary to ensure the equipment transfer from old to new vehicles does not jeopardize the delivery of services.

2.3 Vehicle Purchasing and Leasing: Department directors have the following responsibilities with respect to vehicle purchasing and leasing:

2.3.1 Comply with the *City of* Lawrenceville Purchasing Ordinance and the Purchasing Procedures published by the Department of Purchasing in all matters related to vehicle procurement.

2.3.2 Rent vehicles and related equipment to meet short-term workloads that do not justify purchase. Rentals must be coordinated with the Purchasing Division and Fleet Maintenance. Long-term (6 months or longer) rentals or leases require Director of Finance and City Manager or designee approval due to the resultant increase in the Department's budgeted fleet size. Vehicles may be rented when:

2.3.2.1 No assigned or operable City vehicle is available for the intended use.

2.3.2.2 A rented or leased vehicle is more suitable for an out-of-town trip considering the distance to be traveled, the duration of the stay, or the number of travelers. It is recommended that insurance offered by the rental company be purchased for full coverage for physical damage and $1,000,000 automobile liability.

2.3.2.3 In compliance with the City of Lawrenceville expenditure policy, it is determined to be in the best interest of the City and is the most economical means of providing the required transportation.

2.3.3 The City Manager or designee makes final recommendations for vehicle purchases and replacements (exceptions to standards and new and replacement vehicles) based on department justifications and Fleet Maintenance recommendations. Approval of the budget constitutes approval of the exceptions to standards and to purchase new and replacement vehicles within the Purchasing Ordinance requirements and in coordination with Finance.

2.4 Vehicle Use: Department directors have the following responsibilities with respect to vehicle use:

2.4.1 Establish internal controls to monitor the dispatch, use, and return of vehicles. Vehicles must be used only for those tasks necessitating their use.

2.4.2 Provide vehicles for scheduled servicing for preventative maintenance, warranty maintenance, and climatic conditioning programs as close as possible to the time required by Fleet Maintenance.

2.4.3 Ensure that operators understand the warranty coverage on new and rebuilt vehicles or components and report malfunctions promptly to Fleet Maintenance.

2.4.4 Ensure that employees use vehicles only for official City business. The lists of authorized and unauthorized uses in Appendix D serve as guidelines for determining when the use of a City vehicle is or is not appropriate. If there is doubt, consult with Fleet for final decision.

2.4.5 Ensure that no department vehicles have attached to them any marking, identification, bumper sticker, tags or sign which includes the name(s) of City officers or employees.

2.4.6 Determine which vehicles require confidential license plates according to instructions from the Georgia Department of Revenue and provide Fleet Maintenance with the required information and certification letters for submitting the applications to the State[SN3].

2.4.7 Take appropriate action on reports of vehicle abuse, misuse, accidents, or damage as documented to the department by Fleet Maintenance or others.

2.4.8 Refer any safety, maintenance, or service issues identified with vehicles to Fleet Maintenance for resolution in a timely manner as established by Fleet department.

2.5 Operator Qualifications and Training: Department directors or designee have the following responsibilities with respect to operator qualifications and training:

2.5.1 Review operator qualification and training upon initial assignment of employees to their respective departments to ensure operators are qualified and possess required licensing to operate vehicles. Provide operator training on how to refuel at the County owned fueling stations and how to report accidents and breakdowns. Verify that the department possesses

employee-signed statements, acknowledging comprehension of operator responsibilities under this City of Lawrenceville Vehicle Operating Policy and the City of Lawrenceville Safety Policy. Copies must be submitted to Human Resources for the employees file.

2.5.2 Conduct periodic reviews to assess employee performance of operator responsibilities.

2.5.3 Promote safety awareness by utilizing the Safety/Accident Review Committee, with the assistance of the Risk Manager.

2.5.4 Promote drug and alcohol abuse awareness through compliance with the *City of Lawrenceville Drug and Alcohol Free Workplace Policy*.

2.5.5 All operators of City vehicles or employees that operate personal vehicles on behalf of the City must attend and pass a defensive driving class every 3 years.

2.5.6 Take appropriate disciplinary action as needed.

2.6 Fuel Conservation: Department directors will proactively encourage operators to follow outlined fuel conservation practices (See section 4.4).

2.7 Department Liaisons: Department directors may appoint vehicle liaisons to work with Fleet Maintenance. Vehicle liaisons coordinate asset maintenance, budgeting, administrative activities and maintenance activities with Fleet Maintenance shop personnel.

2.8 Reporting: Department directors have the following responsibilities with respect to reporting:

2.8.1 Report vehicle accidents to Fleet Maintenance and Risk Management by telephone immediately and submit written accident reports within three days of the accident. The written report includes the City investigation of automobile accident/injury report and a copy of the police report. The vehicle/equipment involved in an accident must be brought to Fleet Maintenance for an evaluation within one (1) business day of the accident. There shall be no exceptions to the requirement for an inspection.

2.8.2 Immediately report lost or stolen license plates to Fleet Maintenance and obtain a copy of the written police report. Send a copy of the police report with a request for a replacement license plate to Fleet Maintenance within five business days.

2.8.3 Provide Fleet Maintenance current lists of vehicle/equipment assignments and type of assignments as requested by Fleet Maintenance. See Appendix B.

3. Fleet Maintenance Division Responsibilities

3.1 General: Fleet Maintenance must assess and submit recommendations to the City Manager or designee for all (operating and capital) vehicle requests, including those for new and replacement vehicles. Such submissions shall include and note those requests which exceed City standards. Submitted recommendations shall be included in the annual business planning process and financial planning discussions associated with the evaluations of the budget committee.

Fleet Maintenance director or designee is authorized to act on behalf of the City of Lawrenceville for signing vehicle tag, title, and registration applications.
Fleet Maintenance must establish procedures for managing and maintaining City spare pools as budgeted each year and approved by the City Manager or designee. Fleet Maintenance is additionally responsible for maintaining vehicles and equipment. On an annual basis, Fleet Maintenance must work with Departments to review the City vehicle standards to determine if the standards should be changed and recommend such changes to the City Manager or designee for approval.

3.2 Vehicle Requirements and Budgeting: Fleet Maintenance has the following responsibilities with respect to vehicle requirements and budgeting:

3.2.1 Reviews and recommends approval or disapproval of specifications for the purchase of new or replacement vehicles and related equipment in compliance with 3.1 of this Policy.

3.2.2 Reviews, classifies, and designates vehicles eligible for replacement based on established criteria and operational costs. See Appendix C for replacement criteria.

3.2.3 Develops specifications for purchasing vehicles based on Department reviews of vehicle performance parameters and design characteristics.

3.2.4 Prepares, coordinates, and approves bids or requests for proposals for vehicles and equipment in conjunction with user departments, agencies, offices, and purchasing as appropriate.

3.2.5 Reviews justifications for replacement vehicles and exceptions to the vehicle standards of Appendix A developed by the departments, agencies, or offices during budget preparation and recommends approval or disapproval to Finance as part of the annual budget process.

3.3 Vehicle Acquisition: City of Lawrenceville obtains vehicles through procurement, donation, transfer, rental, lease, seizure, and condemnation. Fleet Maintenance has the following responsibilities with respect to vehicle acquisition:

3.3.1 Takes delivery of all vehicles and heavy equipment regardless of source to accomplish acceptance inspections and to process the vehicles into the City inventory.

3.3.2 Provides the Finance Department the information on all vehicles and heavy equipment acquired through the above sources or through any acceptable method so that the vehicles and/or heavy equipment can be recorded in the fixed asset inventory.

3.3.3 Complies with the *City of Lawrenceville Purchasing Ordinance* and the City Purchasing Procedures in all matters related to the procurement of vehicles and heavy equipment.

3.3.4 The Finance department [SN4]accepts title to, and possession of, vehicles donated to the City that have been approved by the Mayor and Council for City use. Vehicles are not accepted with liens in force or with restrictions on use, assignment, or disposition. However, vehicles donated under a grant program may be accepted with restrictions imposed by the grant program.

3.3.5 The Finance department will coordinate and control vehicle transfers into and out of departments using established fixed asset transfer procedures.

3.3.6 The Finance department will obtain clear titles before placing into service vehicles condemned by the courts and transferred to the City by court order. Once in service, City vehicle policies and fixed asset inventory procedures apply.

3.4 Vehicle Titles, Registrations, and Markings:

3.4.1 The Finance department obtains and renews vehicle titles and registrations. The Finance Department shall sign title and registration applications on behalf of the City of Lawrenceville. All City vehicles must be titled and licensed to the City of Lawrenceville. Titles for federal or state-funded vehicles or equipment will comply with the grant agency's requirements. City vehicles must display a valid government license plate except for vehicles involved in undercover law enforcement operations. Fleet Maintenance and Finance shall coordinate the requirements for confidential license plates with the City Police department, and submit applications as required by the Georgia Department of Revenue.

3.4.2 Negotiating the leasing and/or rental of vehicles in compliance with the City Purchasing Policy

3.4.3 Standard markings for non-emergency vehicles are to include 2-inch vehicle numbers on each fender as well as a 12-inch City logo on each front door.

3.4.4 Fleet Maintenance places City seals and vehicle numbers on vehicles during acceptance processing. Vehicle numbers must be at least two inches high and placed on the left and right front fenders or the rear of the vehicle as space permits. Fleet Maintenance maintains on file departmental, agency, or office waivers of the standard vehicle color and the requirement to display seals and vehicle numbers.

3.4.5 Fleet Maintenance ensures that City-owned vehicles display a City license tag. Exceptions may be granted for vehicles certified by Police Chief and City Manager [SN5]for the conduct of undercover law enforcement work. Police department and City Clerk should maintain exceptions on file for security purposes[SN6]. Excepted vehicles are automatically exempt from other Identification of Vehicles requirements.

3.4.6 Fleet Maintenance ensures that no vehicles have attached to them any marking, identification, bumper sticker, sign, or flag except those approved by fleet maintenance or relevant to the applicable work for that department (ex call 811). Approved City standards are those official markings in use upon adoption of this policy that identify a City vehicle as such. Any exceptions to city standards must be requested in writing by department directors and elected officials to Fleet Maintenance. Fleet Maintenance will make a recommendation to the City Manager for final approval.

3.5 Vehicle Maintenance: Fleet Maintenance shall conduct the servicing and repair of City-owned vehicles and related equipment. Fleet Maintenance shall ensure that the quality of servicing, maintenance, and repair work performed on City vehicles by City staff and outsource

contractors conforms to vehicle manufacturer recommended standards, as a minimum. Fleet Maintenance's goal is for 100 percent of repairs to be completed on time and right the first time.

3.5.1 Operates a preventive maintenance (PM) program that schedules vehicles for periodic servicing as recommended by the original equipment manufacturer. The PM program also provides an opportunity for early detection and correction of pending component failure. The PM due/overdue reports [SN7]are available and can be generated every month or on an as needed basis from our Fleet Maintenance system[SN8]. Each department shall be responsible to maintain compliance with the preventive maintenance program.

3.5.2 Exercises warranty coverage to repair new and rebuilt vehicles and components. This shall include warranty coverage for heavy equipment.

3.5.3 Performs unscheduled minor repairs that can be accomplished as "quick fix" repairs. Other repairs requiring a longer time shall be scheduled and prioritized with Fleet Maintenance.

3.5.4 Performs unscheduled major repairs or has the repair work performed by commercial vendors as appropriate.

3.6 Vehicle Utilization and Disposal: Fleet Maintenance has the following responsibilities with respect to vehicle utilization and disposal:

3.6.1 Monitors fleet utilization. Periodically recommends to department directors the rotation of vehicles with high or low monthly utilization. Vehicle/equipment that does not consistently meet the minimum utilization standard (2000 miles per year) will be subject to reassignment or removal from the fleet upon recommendation from Fleet Maintenance and City Manager approval.

3.6.2 Periodically recommends to the City Manager the establishment of vehicle pools and the reassignment of vehicles from departments to the pools.

3.6.3 Disposes of obsolete, surplus, and underutilized vehicles in coordination with Finance through public auction, third party auction, and internet sales. Trade-ins or other disposition methods may be implemented in coordination with the Finance and Purchasing departments.

3.6.4 When requested in writing by a government agency, school, or nonprofit within the City of Lawrenceville for donation of surplus City vehicles/equipment, the Mayor and Council may agree to provide such surplus vehicles/equipment at the recommendation of the City Manager.

3.7 Reporting and Training: Fleet Maintenance:

3.7.1 Reports vehicle failures or damage identified from activities other than normal wear and tear to the department director responsible for which the vehicle is assigned. Such notification shall be copied to the Risk Manager and maintained within Fleet Maintenance. The Risk Manager and/or Fleet Management may investigate further to determine cause and recommend consequences.

3.7.2 Make end-of-month reports available to departments as requested or needed.

3.7.3 Provide education and training as requested and needed to fleet liaisons within City departments.

4. Operator Responsibilities

4.1 General: Operators are considered a City employee and elected officials, or an approved volunteer, contractor, or contract employee. Operators must be in compliance with *City of Lawrenceville safety policy.*

4.1.1 Operators of City-owned vehicles must possess and maintain a valid driver's license approved for the class appropriate for the vehicle regulations of the State of Georgia.

4.1.2 Operators must notify the department director of any traffic citation received while operating any vehicle and any license suspension whether said suspension resulted from use of a City vehicle or otherwise. Department director must notify HR, Fleet Maintenance and the Risk Manager of these reported offenses. Employees operating city owned vehicles or operating other vehicles on behalf of the City of Lawrenceville must give consent to have a motor vehicle report (MVR) run on them annually. Said vehicle operators must also immediately notify their supervisor in the event that their driver's license is revoked, cancelled, denied, suspended, or restricted in any manner which would affect their legal right to drive. Compliance with this requirement is mandatory whether the restriction resulted from use of a City owned vehicle or otherwise

4.1.3 Volunteers, contract employees and contractors are required to provide an approved MVR, sign a statement acknowledging comprehension of operator responsibilities regarding this policy, sign a waiver of liability form, and meet the other requirements of this paragraph prior to being approved as operators by a department, agency, or office. Volunteers, contract employees, and contractors must be made aware that they are not insured or provided any protection under the City's insurance policy and sign a statement to this effect. [SN9]Operators shall also be able to document successful completion of a defensive driving class within the last three years. Exceptions to this must be approved in writing on a case by case basis by the City Manager.

4.1.4 Operators must adhere and conform to all traffic laws and ensure that vehicles are used for authorized purposes only. Operators must adhere to all City ordinances, policies and procedures. Operators are responsible for the proper care, use, and safety of City vehicles. Operators should use city approved facilities for fuel, oil, and related services whenever possible. Established accident reporting procedures must be followed. Operators must maintain accurate records for the business and personal use of an assigned City vehicle.

4.1.5 Operators are responsible for the cleanliness of the exterior and interiors of the vehicles/equipment in which they operate and/or are assigned. Thus, ensuring that the vehicles/equipment's interior is kept clean and clutter free to ensure a safe and clean driving environment. Vehicles/equipment exteriors should be kept clean to ensure that the vehicle represents the best image of the City. Operators shall never smoke inside of a city vehicle.

4.2 Operating Procedures: Operators must comply with the following procedures relating to safe and efficient operation of City vehicles:

4.2.1 Practice safe driving by observing all public safety traffic laws and driving courtesy.

4.2.2 All users are responsible for the exterior and interior appearance; any vehicle they operate is their responsibility to keep clean and clutter free.

4.2.3 Ensure that drivers and passengers comply with seat belt safety requirements. Comply with Georgia hands free law.

4.2.4 Operate vehicles within the manufacturer's safe operating limitations.

4.2.5 Perform an inspection of their assigned vehicle no less than every two weeks. Inspections must be completed by the assigned driver, and inspection reports shall be sent electronically to the fleet department.

4.2.5 Use City approved facilities for fuel, oil, and related services whenever possible. Exceptions should be rare and may require supervisor approval.

4.2.6 Immediately report to their supervisor any damage or breakdown.

4.2.7 Contact the appropriate Police Department having jurisdiction to report an accident and immediately notify the respective department director as well as Fleet Maintenance. The vehicle/equipment involved in an accident must be brought to Fleet Maintenance for an evaluation within 24 hours of the accident or at a maximum on the next business day. There shall be no exceptions, unless the vehicle is not drivable.

4.2.8 Appear in person for court or administrative proceedings on traffic charges resulting from the operator's use of a City vehicle; avoid making any admissions by pleading guilty; and if found guilty, accept legal responsibility for violations and fines resulting from actions of the operator.

4.2.9 Refrain from transporting excessive loads or unsecured luggage, equipment, or other movable items.

4.2.10 Pay for parking of City vehicles in situations where free parking is not provided, subject to reimbursement, as appropriate in compliance with City policies.

4.2.11 Park authorized take-home vehicles in off-street locations if available.

4.2.12 Park other City vehicles in City parking areas during off-duty hours.

4.2.13 Prior to backing, perform a full walk-around inspection to check for hazards, children, objects, or obstructions (see Appendix J).

4.2.14 In accordance with City Safety Policy, City of Lawrenceville mandates the safe use of wireless/mobile devices when operating any vehicle or piece of machinery in the course of City

use including commuting. Operators and drivers shall exercise due care when operating a motor vehicle and shall not engage in any activities which shall distract the operator or driver from safe operation of their vehicle. Employees and operators who are operating a motor vehicle while conducting city business are prohibited from: holding or supporting, with any part of the body, a wireless telecommunications device or stand-alone electronic device; writing, sending, or reading any text-based communication, including a text message, instant message, email, or internet data; watching, recording, or broadcasting a video or movie; or any other actions which distract a driver while operating a motor vehicle as prohibited by state law. Exceptions to this policy include: first responders (law enforcement) during the performance of their official duties; reporting a traffic crash, medical emergency, fire, criminal activity, or hazardous road condition; an employee acting within the scope of their duties while responding to a utility emergency; and any other instance specifically exempted by state law.

This policy applies to employees who are driving a City-owned vehicle or operating their personal vehicle while on City business; are using a City-issued mobile phone/device; and/or are talking on a personal mobile phone/mobile device while conducting official city business. City of Lawrenceville Government adheres to all applicable state motor vehicle regulations relating to driver responsibility.

4.3 Authorized and Unauthorized Uses: Operators are responsible for ensuring that vehicles owned by, titled to, or otherwise controlled by the City are only used to conduct City business in compliance with this Policy. See Appendix D for lists of authorized and unauthorized uses.

4.4 Fuel Conservation: Operators will actively promote fuel conservation when operating City vehicles. Some helpful measures proven effective in reducing consumption includes, but are not limited to:

4.4.1 Consolidating and coordinating trips.

4.4.2 Using the postal service, telephones, and courier services when appropriate.

4.4.3 Not allowing vehicles to idle unnecessarily (Appendix I).

4.4.4 Observing speed limits.

4.4.5 Ensuring that proper vehicle maintenance is performed and proper tire inflation is maintained.

4.4.6 Selecting the appropriate vehicle for a required task.

4.4.7 Avoiding rapid acceleration, fast stops, and excessive engine RPM.

4.4.8 Maintaining constant speeds.

4.4.9 Not overfilling gas tanks; spillage is dangerous and not recoverable.

5. Other Department Responsibilities

5.1 The Purchasing Department coordinates vehicle purchases with the participating departments, agencies, or offices plus Fleet Maintenance and the Budget Division. These entities monitor compliance with the *City of Lawrenceville Purchasing Ordinance* and the City of Lawrenceville Purchasing Procedures.

5.2 Risk Management administers property damage and liability claims involving City-owned motor vehicles as well as assists departments in maintaining a Safety/Accident review committee to review claims and recommended revisions to safety rules and procedures. As part of this process, review of compliance with this Policy and the City Safety Policy is reviewed and any consequences are recommended.

5.3 The Department of Human Resources, in conjunction with each Department ensures that the provisions of the *City of Lawrenceville Drug and Alcohol Free Workplace Policy* are followed. The Risk Manager assist Departments in establishing and maintaining a Safety/Accident Review Committee to review accidents and claims and recommend revisions to safety rules and procedures. HR is responsible for annual MVR reports.

5.4 The Finance Department is responsible for ensuring the correct fleet replacement fund is allocated each fiscal year for the purchase of new vehicles to replace old and aging units. The Finance Department is also responsible for ensuring funds are available for the purchase of replacement vehicles and equipment involved in accidents. The Accounting Section of Finance is responsible for disposal of City vehicles and equipment in conjunction with their fixed assets' responsibilities.

Appendix A: Authorized City Vehicle

A.1 Standard General Purpose Vehicles

The standard automobiles are listed below. These will be a vehicle that has been determined by Fleet Maintenance, with City Manager or designee approval, to be best suited for the city's needs and economical requirements.

Sedans

The approved standard automobile will be a small to mid-size sedan equipped with the manufacturer's advertised standard equipment.

Pickup Trucks

The approved standard pickup truck is full size 1/2-ton extended cab equipped with the manufacturer's advertised standard equipment. Crew Cab pickup trucks along with other options such as but not limited to 4WD may be purchased at the request of the department director or Fleet Director with written justification from the requesting department. The request shall be sent to Fleet for a recommendation from Fleet Maintenance and forwarded for City Manager or designee for approval.

Sport Utility Vehicles

The approved Sport Utility vehicle is a midsize SUV equipped with the manufacturer's advertised standard equipment. Exceptions to the standard may be made for a full size SUV as requested by the department director with a recommendation by the Fleet Director for City Manager or designee approval.

Exceptions

Exceptions to the standards may be necessary to ensure the most economical price and value is obtained for the city. Such exceptions shall include the evaluation of safe and functional operating capabilities needed to meet specific job demands such as towing, operating off road, transporting heavy payloads, or performing law enforcement services duties. Department directors must submit requests for new and replacement exceptions to these requirements in writing, with accompanying justification to Fleet Maintenance during the budget process. Fleet Maintenance will make a recommendation to Finance for final approval.

Color & Markings (General Purpose Vehicles)

White is the standard color for all City general-purpose vehicles. Department directors and elected officials may request an exception to this standard for their departments with the recommendation of Fleet Maintenance and the approval of the City Manager or designee. All vehicles owned/titled to the City are required to display fleet vehicle numbers and seals unless exempted pursuant to Section 3.4.4 of the policy and in accordance with O.C.G.A. 36-80-20.

A.2 Standard Public Safety Vehicles

Uniform Pursuit Vehicles

The approved standard vehicle will be a pursuit rated sedan or standard size SUV equipped with the manufacturer's advertised standard equipment and the following optional equipment: V6/V8 engine, automatic transmission, air conditioning (manual), AM/FM radio, power assisted brakes

and steering, power door locks and windows, intermittent wipers, and supplemental restraint system (air bag). All uniform pursuit vehicles owned/titled to the City are required to display the Fleet vehicle identification number and public safety (Police) decals. Exceptions may be granted for K9 units[SN10], undercover, or crime suppression and must be approved by Fleet Director, Chief of Police, and City Manager.

Uniform Pursuit Rated Pickup Trucks
Uniform pursuit rated pickup trucks shall be considered an exception to the standard pursuit vehicles, and shall be approved by Fleet Director, Chief of Police, and City Manager. All uniform pursuit vehicles owned/titled to the City are required to display the Fleet vehicle identification number and public safety (Police) decals. Exceptions may be granted for K9 units, undercover, or crime suppression and must be approved by Fleet Director, Chief of Police, and City Manager.

Undercover (CID) Vehicles
Undercover Criminal Investigation Department (CID) Vehicles may be purchased on an as-needed basis within funding parameters. The total cost of approved purchases for any given year shall not exceed the total amount approved for the combined purchases of these type vehicles. The purchase of undercover CID and Crime Suppression type vehicles shall be purchased through direct negotiation with dealers and manufacturers by Fleet Maintenance and approval of Purchasing Director on behalf of City of Lawrenceville. These purchases shall be made without readily identifying the types and brands of vehicles to ensure covert operations are not jeopardized. The average cost per vehicle should not exceed the current cost of a fully equipped pursuit sedan by more than 25 percent[SN11]. Vehicles, which exceed 25 percent over the average cost, will require a recommendation from Fleet Maintenance as well as City Manager approval. The user department will have the authority to select which brand and model vehicles that are best suited to meet the department's current operations and will be exempt from decals and color restriction at the discretion of the department director.

Special Operations Vehicles
Special Operations Vehicles, such as full-size crew cab pickup trucks or four-wheel drive vehicles, may be purchased at the request of the department director with written justification and the recommendation of Fleet Maintenance and with City Manager approval. Any exceptions must be within the budgeted amount for the overall Fleet fund[SN12] budget for vehicles.

Color (Public Safety)
Black and White is the standard color for all City pursuit rated and public safety vehicles. The Department may request to waive this standard at the request of the Chief with the recommendation of Fleet Maintenance and City Manager approval.

A.3 Heavy Duty /Specialty Vehicles

Heavy Duty Units
Heavy Duty units include Garbage Trucks, Bucket Trucks, utility trucks, and any other vehicle over 3/4 of a ton. These units are to be purchased as needed for each department as replacements for current vehicles in the fleet. These units may include all equipment standard to the job description such as but not limited to garbage can tippers, utility beds, material handlers, etc. This is at the request of the department director with the approval of the Fleet Director as long as any

exceptions are within the overall fleet budget for the requesting department[SN13].

Appendix B: Vehicle Assignments

B.1 Categories: Vehicles may be assigned for the exclusive use of an operator or position in one of the following categories:

B.1.1 24-Hour Assignment: Operators are assigned full-time use of vehicles subject to the limitations of this policy or written department, agency, or office procedures. Assignment may be unrestricted, restricted, and protective services use.

B.1.1.1 Employee Assigned Unrestricted (EAU): Authorized 24-hour/day unrestricted use of the vehicle in the Metropolitan Atlanta area. The provisions of Appendix D apply.

B.1.1.2 Employee Assigned Restricted (EAR): Authorized 24-hour/day use of the vehicle for official business. Commuting between home and work is authorized (see Paragraph B4.3). Use of a city vehicle is permitted during the work day for non-work functions such as but not limited to lunch, doctors' appointments, a stop on the way from or to your home destination. The provisions of Appendix D apply.

B.I.I.3 Protective Services: Authorized use of the vehicle for official business for the period of time the employee is working plus with commute privileges in compliance with Paragraph B.4.3 and as specified in written department procedures established by the department director in compliance with this Policy. The provisions of Appendix D apply. The Protective Services category includes the Police.

Protective service employees (Police) are authorized to use city owned vehicles for part time jobs related to policing upon the sole approval of the Chief of Police, City Manager, or designee of one of those individuals. These jobs must be pre-approved in writing in compliance with the City Personnel Policies and Procedures.

In reference to Protective Services personnel the designation of "off-duty" means that the officer is not working his or her regular shift or not in the performance of his or her official city duties. Therefore, while not working their regular shift they are subject to the restrictions outlined in this City Vehicle Policy. Specifically, not to conduct personal business of any type or carry any item that is in violation of the City Vehicle Policy while "off duty," not related to travel to and from work.

B.1.2 Shift Assignment (EHA): Authorized use of City vehicles for official business only during scheduled work periods. Commuting privileges are not authorized. The provisions of Appendix D apply.

B.1.2.1 On-Call Vehicle (OCV): Authorized use of the vehicle for after normal working hours for non-public safety emergency response for scheduled on-call personnel. Commuting privileges are authorized subject to provision B.4.3.

B.2 Designated Assignments:

B.2.1 Authorized 24-hour vehicle assignment, unrestricted use for the following positions (EAU): City Manager, Chief of Police, Deputy City Manager, and Assistant City Manager.

B.2.2 Department directors and managers who have employees on call and other as determined by the City Manager may be authorized 24-hour vehicle assignment, restricted use (EAR). Assignment of vehicles to department directors and those for restricted use (EAR) shall be approved by the City Manager or designee.

B.3 Other Assignments:

B.3.1 Department directors shall recommend to the City Manager for final approval positions to be granted 24-hour vehicle assignments (EAR) (restricted or protective services use only). The following factors should be considered in determining if 24-hour assignment of a vehicle is appropriate:

B.3.1.1 The employee reports to a project or work site rather than to the assigned office provided such practice is in the best interest of the City and the function being performed.

B.3.1.2 The employee is on temporary assignment outside the normal work area.

B.3.1.3 The employee is a key administrative person. Project responsibilities frequently require call back or attendance at meetings after hours or the employee is a supervisor who is not reimbursed for overtime worked. Justification must include the nature of the work or type and frequency of meetings.

B.3.1.4 The employee is a field technician with large quantities of tools that cannot be conveniently loaded and unloaded each day, and appropriate security is not available at the assigned headquarters.

B.3.1.5 The employee is a supervisor who picks up and delivers crews directly to work sites rather than to head- quarters.

B.3.1.6 The city avoids having to lease parking space because the employee takes the vehicle home after hours.

B.3.1.7 The City Manager or designee determines that specific circumstances not expressly stated in this policy warrant restricted assignment in the best interests of the City. Any such determination shall be made in writing and on file in the Fleet Management Department.

B.3.1.8 Department Directors and Managers who manage departments that respond to afterhours calls.

B.3.2 Department directors shall designate individuals to receive eight-hour vehicle assignments (EHA) within the vehicles assigned to their Department. EHA shall not require the increase of a departments fleet. The following factors should be considered before assigning vehicles for eight-

hour use:

B.3.2.1 The vehicle is used extensively each working day, but the employee does not meet the criteria for exclusive assignment.

B.3.2.2 It is less expensive to furnish a vehicle than to pay mileage for personal vehicle use.

B.3.2.3 The nature of the work may cause unusual depreciation or wear on a personal vehicle.

B.3.2.4 A vehicle other than a passenger car is required, or the vehicle needs special equipment installed, such as communications gear, ladders, etc., to perform a job.

B.3.3 Department directors may authorize timely, after-hours City vehicle use to individuals assigned to on-call duties (OCV). Departments, offices, and agencies authorizing on-call use of City vehicles must have written procedures covering such use and must provide copies of the written procedures to the Fleet Maintenance director. The provisions of Appendix D must apply.

B.3.4 Department directors may authorize reimbursements for official City business use of personal vehicles when City vehicles are not available or appropriate and employee use is occasional. Mileage for commuting to and from work is not reimbursable.

B.3.5 Reimbursement for mileage for an out of town business related trip when a city vehicle is not available for official city business is at the discretion of the department director. The reimbursement would be at the federally published mileage reimbursement rate at the time of the trip completion.

B.4 Miscellaneous Guidance:

B.4.1 All assignments, including personal vehicle reimbursements, are subject to the monetary limitations imposed by the City of Lawrenceville as part of the annual budget process.

B.4.2 An exclusive vehicle assignment may be part of the compensation package for some City employees. These employees may receive a monthly vehicle allowance in lieu of City vehicle use as determined by the City Manager.

B.4.3 Exclusive assignments are generally not granted to individuals whose commute from their residence to their normal work site exceeds 20 miles outside of Lawrenceville city limits unless any such exclusive assignments that exceed 20 miles outside of City of Lawrenceville must have initial Department Director recommendation for approval and final approval by the City Manager. Monitoring all such assignments shall be the responsibility of the Department Director making the recommendation for approval. This assignment is not subject to annual approvals.

B.4.4 Individuals authorized exclusive vehicle use may operate substitute vehicles the same as their regularly assigned vehicles, subject to limitations imposed by differences between the substitute and assigned vehicles, such as visible City markings, type of vehicle, or installed equipment.

B.4.5 City owned vehicles, properly titled and identified, may be transferred by administrative agreement from one City department or office to another. Any such transfer must be coordinated and approved by Fleet Maintenance. When asked for a donation of a surplus City vehicle, such donation shall be approved in compliance with policies as approved by the Mayor and Council.

B.4.6 Notwithstanding any other provision of this policy, or of any other policy, internal department/agency/office directive or operating procedures, no employee shall be considered to be on duty or otherwise acting within the scope of his or her official duties solely by virtue of his or her operation of a city vehicle.

B.4.7 If an accident or damage to a vehicle occurs during use while outside the parameters of this policy, the employee could be liable for any costs incurred.

B.4.8 Any exceptions to the above [SN14]must be approved in writing by the City Manager or designee and maintained by fleet maintenance and Finance.

Appendix C: Replacement Criteria

C.1 Fleet Maintenance must recommend for City Manager approval the establishment of replacement criteria to meet department, agency, or office requirements to support the replacement of economically obsolete or inoperable vehicles as necessary to maintain a safe, efficient and reliable fleet. Replacement criteria serve as guidelines for evaluating each vehicle against several economic and operational considerations, including: original capital outlay; estimated replacement cost; cost of continued operation; cost of repair, downtime, and maintenance; and suitability for intended use. Disposal of a vehicle that is not cost effective to keep is in the best interest of the City regardless of age or mileage. The replacement of vehicle funding comes from the annual Fleet Replacement fund budget as determined during the budget process by Finance and recommended by the City Manager and approved by City Council.

C.2 Vehicles meeting the eligibility requirements for replacement will not necessarily be selected for replacement during a given budget year. All replacements are subject to budgetary approvals.

C.3 A vehicle, or related equipment item, may be considered for replacement regardless of the established minimum replacement interval, if the Fleet Maintenance director determines in writing that the vehicle has been wrecked or damaged (including wear caused by normal operating conditions) to the extent that it is in an unsafe or inoperable condition beyond economical repair. Any replacements are subject to budgetary constraints and purchasing policies as appropriate. Vehicle repairs (one-time or cumulative over a period of one year) exceeding 30 percent of the vehicle's wholesale value may be justification to discontinue vehicle use and schedule replacement outside the replacement standards of this Policy.

C.4 Vehicles should meet or exceed at least two of the following criteria to be eligible for replacement:

C.4.1 The Fleet Maintenance division director determines it is no longer cost effective to retain. The justification shall be in writing and shall become part of the record regarding the vehicle.

C.4.2 The accumulated repair costs reach or exceed 80 percent of the original purchase price.

C.4.3 Replacement parts or components are no longer readily available.

C.4.4 Vehicle odometer/hours and vehicle age is reached or exceeded as in Table 1. Vehicles[SN15] not specifically listed in this table must be evaluated against miles/hours/age criteria for a similar type vehicle.

Replacement Standards Table 1

Vehicle Type	Units of Measure	Minimum Quantity
Standard Admin Vehicle	Miles/Years	100,000/5
Standard Admin Pick-up	Miles/Years	100,000/6
Motorcycle	Miles/Years	35,000/4
Pursuit Sedan (Protective Services)	Miles/Years	75,000/4
Pick-up Truck (Protective Services)	Miles/Years	75,000/4
Pursuit SUV (Protective Services)	Miles/Years	75,000/4

Admin Sedan (Protective Services)	Miles/Years	100,000/5
CID Vehicles (Protective Services)	Years	2-year replacement cycle

Truck/Van/Utility Vehicle	**Units of Measure**	**Minimum Quantity**
GVWR < 5,500#	Miles/Hours/Years	75,000/2800/5
GVWR 5,501-9,999#	Miles/Hours/Years	60,000/3500/6
GVWR 10,000-25,000#	Miles/Hours/Years	70,000/3800/6
GVWR > 25,000#	Miles/Hours/Years	70,000/4100/6
Construction and Misc. Equipment	**Units of Measure**	**Minimum Quantity**
Air Compressor (Sm Pull Behind)	Hours/Years	6,000/5
Air Compressor (Lg Pull Behind)	Hours/Years	6,000/10
Boring Machine	Hours/Years	5,000/5
Backhoe (Sm)	Hours/Years	2,500/10
Backhoe (Lg)	Hours/Years	5,000/15
Excavator (Sm Wheel/Track)	Hours/Years	3,000/10
Excavator (Lg Wheel/Track)	Hours/Years	5,000/15
Farm Tractor (Sm)	Hours/Years	3,000/6
Farm Tractor (Lg)	Hours/Years	8,000/8
Forklift (Sm)	Hours/Years	5,000/8
Forklift (Lg)	Hours/Years	8,000/10
Leaf Machines	Hours/Years	6000/10
Loader (Wheel/Track)	Hours/Years	8,000/10
Roller (Sm Vibratory/Standard)	Hours/Years	1,000/10
Hot Box	Years	10
Trailer (12-ton Flatbed/Lowboy)	Years	5
Trailer (Sm)	Years	10
Trencher (Sm)	Hours/Years	10,000/10

Appendix D: Authorized and Unauthorized Uses

D.1 Authorized uses for all assignment types include:

D.1.1 The performance of protective services duties by personnel designated by the Chief of Police.

D.1.2 Travel between place of official business and place of temporary lodging while on official travel status.

D.1.3 Travel (not within reasonable walking distance) between place of official business or temporary lodging and places to obtain meals or medical assistance (including drugstores) while on official travel status.

D.1.4 Transport of officers, officials, employees, clients or guests of the City with successful completion of a defensive driving class by the driver.

D.1.5 Transport of consultants, contractors, or commercial firm representatives when in the direct interest of the City with proper waiver on file and successful completion of a defensive driving class.

D.1.6 Transport of prisoners or detainees.

D.1.7 Transport of any person or item in an emergency situation.

D.1.8 Commute between the place of dispatch or place of performance of official business to a personal residence when specifically authorized by these procedures (See Appendix B).

D.1.9 Transport of program participants in vans.

D.1.10 Minimal personal use to include but not limited to such as an occasional stop for meals, personal errands, or subsistence shopping while enroot for city business.

D.2. Unauthorized Uses for Restricted (EAR), Protective Services, and Shift (EHA) assignments:

D.2.1 City of Lawrenceville has zero tolerance for operating City vehicles or equipment while under the influence.

D.2.2 Travel or task performance of a personal nature not connected with the accomplishment of official business with exception to section D.1

D.2.3 Travel or task performance beyond the stated capabilities of the vehicle. If there is any doubt, Fleet Management shall be consulted and shall have the final authority.

D.2.4 Transport of family members, friends, associates, or other persons who are not employees of the City or those whose transport does not serve an official or legitimate governmental purpose is prohibited, except that family members may be transported if employee is engaging in

one of the authorized uses in section D.1. Because of potential liability issues, unauthorized use (as defined in) is strictly prohibited unless the use is approved (in writing) jointly by the respective department director plus the Fleet director and the Risk Manager. Without this prior approval, automobile liability claims arising from an unauthorized use may not be covered.

D.2.5 Transport of hitchhikers, except for law enforcement personnel.

D.2.6 Transport of items or cargo having no relation to the conduct of official business.

D.2.7 Transport of acids, explosives, weapons with exception to those that possess a concealed carry permit that is valid, ammunition, or highly flammable material except in an emergency, law enforcement situation, or performance of an authorized task in the normal scope of duties.

D.2.8 Transport of any item, equipment, or cargo that projects from the side, front, or rear of the vehicle in such a manner as to constitute a hazard to safe driving.

D.2.9 Extending the length of dispatch beyond that required to accomplish the official business purpose of the trip.

D.2.10 Transportation between place of residence and place of employment unless authorized in Appendix B.

D.2.11 Outings except planned official City activities.

D.2.12 Loan of a vehicle for use in non-City authorized functions.

D.2.13 Smoking and use of tobacco products is prohibited in any City-owned vehicle/equipment.

D.2.14 Transport of any alcoholic container, either open or unopened, is prohibited in any City-owned vehicle/ equipment, except as approved in connection with a City event. Any such transport shall be approved in writing by the City Manager of designee.

D.2.15 For situations not expressly addressed above, the deciding factor should be the importance of the task to the mission of City business.

D.3. Unauthorized Uses for Unrestricted (EAU) assignment:

Unrestricted use vehicle assignment is a privilege and such operators are responsible for exercising good care and judgment while complying with all applicable laws and regulations when using City vehicles.

Unauthorized uses include:

D.3.1 Operating City vehicles or equipment while under the influence.

D.3.2 Travel or task performance beyond the stated capabilities of the vehicle. If there is any doubt, then Fleet Management shall be consulted and Fleet's decision is final.

D.3.3 Transport of hitchhikers, except for law enforcement personnel.

D.3.4 Transport of acids, explosives, weapons, ammunition, or highly flammable material except in an emergency, law enforcement situation, or performance of an authorized task in the normal scope of duties or if authorized by law to transport weapons and ammunition.

D.3.5 Transport of any item, equipment, or cargo that projects from the side, front, or rear of the vehicle in such a manner as to constitute a hazard to safe driving.

Appendix E: Vehicle and Equipment Spare Pools

E.1 Pooling vehicles can be a cost-effective way to provide timely and responsive transportation in situations where full- time vehicles are not justified or available. Pool vehicles support employees with occasional travel requirements and may be substituted for regularly assigned vehicles that are out of service for repairs or maintenance. City vehicle pools allow further consolidation of vehicles by eliminating costs associated with excess vehicles required to support separate division or department, agency, or office pools. In addition, significant cost savings can be achieved by pooling specialized pieces of equipment whose infrequent use by one department, agency, or office does not justify the purchase of a high-cost unit. At the discretion of Fleet Maintenance, departments, agencies, or offices may be charged a nominal fee for the use of motor pool vehicles and equipment to cover the cost of operating and maintaining the motor pool.

Pools generally consist of administrative vehicles (sedans, vans, and pickups), equipment assigned in limited numbers, or equipment with low utilization that can be shared to avoid purchasing additional units (tractors, backhoes, etc.). The Fleet Maintenance department will organize, assign, manage and loan all pool/spare units on an as needed basis.

E.2 The City Vehicle spare pool functions are under the supervision and budget of Fleet Maintenance. A sufficient number of vehicles will be assigned to pools and maintained by Fleet Maintenance to meet demand requirements. Pools are subject to annual budget constraints.

E.3 Employees eligible to use spare vehicles are those authorized for use by their department director or designee where written approval on the appropriate form(s) is provided to Fleet Maintenance and:

E.3.1 Not assigned a City owned vehicle or who do not normally have access to a department, agency, or office vehicle.

E.3.2 Requiring occasional vehicle use (less than 50 percent of a normal workweek).

E.3.3 In possession of a valid driver's license approved for the class appropriate for the vehicle regulations of the state of Georgia, consented to have a MVR run, and complete the City's defensive driving class within 3 years.

E.4 Employees using pool vehicles are responsible for the following:

E.4.1 Following all provisions of this policy regarding operator responsibilities.

E.4.2 Refueling vehicles as required. Normally, operators should refuel vehicles before returning them when the fuel gauge indicates 1/2 tank or less.

E.4.3 Reporting damage to pool vehicles to their respective department, agency, office supervisor or Fleet Management.

E.4.4 Understanding that moving violations or traffic accidents may result in disciplinary action, up to and including revocation of vehicle pool privileges and/or termination.

E.4.5 When it is most efficient and cost effective a pool vehicle may be checked out and taken home overnight if travel necessitates leaving or arriving back outside normal working hours. All provisions of this policy must apply.

E.5 Fleet Maintenance is responsible for vehicle pool operations and preventive maintenance and repair service for the pool vehicles.

E.6 If a vehicle or equipment breakdown occurs away from the Fleet Maintenance garage, the employee should notify the Fleet Maintenance dispatcher and request appropriate assistance by calling 770.277.7459. If assistance is needed during weekends or holidays, call the cell phone of the standby mechanic. Standby lists are updated periodically and sent to all departments, agencies, and offices[SN16].

Appendix F: Reserved

Appendix G: Reserved

Appendix H: Reserved

City of Lawrenceville
Department of Support Services Fleet Maintenance Division

Request for Fuel Key

Please fill out the following information as completely and legibly as possible.

Department/Agency/Office Information			
Date:		Organization Name/Cost Center #:	
Person authorizing request			
		Print name and	
		Signature	

Reason for Request			
Please check all that apply			
Outside agency	Supervisor key	Lost key	Damaged key

Vehicle Information					
Serial #:					
Year :		Make:		Model:	
Color:		License #:			
UNL	DSL		0-25 gals	25-50 gals	50+ gals

Supervisor Information *For supervisor key only*					
Name:					
Organization name:		Cost Center #:			
Description of use:					
Check fuel type(s):	UNL		DSL		OIL	

City of Lawrenceville
Department of Support
Services Fleet
Maintenance Division

Fuel Site User Authorization Application

Date: _____

Operator ID *(fleet will fill in)*: _____

Employee name: _____

Work address: _

Work phone:_____ Mobile phone: _____

Fax:_____ Employee #: _____

Date of birth:_____
Gender: ☐ Male ☐ Female [SN18]

Job title: _____

Department/Agency/Office: _____

Employment date: _____

Driver's license #: _____

Issuing state: _____

License expiration date: _____

Classification: ____

Is this employee permanently assigned a vehicle? Y N

If so, what is the vehicle number? _____
Department/Agency/Office Authorization:_____

Appendix I: Anti-Idling Policy

I.1 Application of Policy: The purpose of this policy is to establish guidelines to eliminate the unnecessary idling of city vehicles and other rolling stock as part of an ongoing effort to reduce fuel consumption. This policy statement is applicable to all city employees who have been assigned or operate a city owned vehicle or other rolling stock powered by gasoline and, in limited instances, by diesel. The intent of this policy is to help protect the long-term health and wellness and environmental sustainability of the community and to manage the cost of fuel expenditures.

I.2 Why Idling is a Problem: An idling vehicle gets zero miles per gallon. Vehicles with larger engines typically waste more gas at idle than do cars with smaller engines. Idling vehicles produce unnecessary pollution that contributes to climate change, smog and health problems, causes premature engine wear and wastes fuel, which increases costs to our taxpayers. It is every city employee's responsibility to minimize fleet operating costs while reducing harmful effects to the environment.

I.3 Appropriate Use of City Vehicles and Rolling Stock:

I.3.1 City fleet vehicles will not be parked with the engine operating for more than 2 minutes, unless it is essential for performance of work.

I.3.2 Initial "warm up" idling should be minimized. Start driving after no more than 30 seconds of idling, assuming your vehicle's windows are clear.

I.3.3 If an operator of a gasoline engine vehicle is going to be stopped for more than 30 seconds, except as required while operating the vehicle in routine traffic, they shall turn off the engine. As mentioned previously, idling a vehicle longer than 10 seconds uses more fuel that it would take to restart the vehicle.

I.3.4 Vehicles with diesel engines should not be shut down unless the vehicle is going to idle for more than 20 minutes because stopping and starting a diesel engine numerous times, such as might be required when repairing potholes or picking up garbage/recycling containers, is hard on the engine.

I.4 Exceptions to the Policy: Due to the diverse nature of the City's vehicle fleet, there may need to be exceptions to this *Anti-Idling Policy*. Subsequently, the provisions of this policy do not apply to:

I.4.1 Emergency vehicles while engaged in emergency operational activities;

I.4.2 Vehicles that are required to idle in order to power ancillary equipment mounted on the vehicle without risking damage to the battery (i.e., warning devices, sampler hoists, lift gates, hydraulic equipment or lights);

I.4.3 Vehicles equipped with temperature sensitive equipment;

I.4.4 A public safety vehicle, particularly when transporting patients, prisoners, victims, witnesses,

K-9 units, or when performing traffic control;

I.4.5 The primary propulsion engine of a motor vehicle providing a power source necessary for mechanical operation, not including propulsion, and/or passenger compartment heating, or air conditioning;

I.4.6 A motor vehicle forced to remain motionless because of traffic conditions over which the operator has no control.

I.4.7 The primary engine of a motor vehicle being operated for maintenance or diagnostic problem;

I.4.8 The primary engine of a motor vehicle being operated solely to defrost a windshield.

City of Lawrenceville
Department of Support
Services Fleet
Maintenance Division

Anti-Idling Policy Agreement

I have read the City of Lawrenceville Fleet Maintenance Anti-Idling Policy and agree to its terms as a condition of my use of the City vehicle or other similar equipment:

Signature: _____

Printed name: _____

Title: _____

Department/Agency/Office: _____

Date: _____

Appendix J: Backing and Parking Policy

J.1 Employees need to be mindful when parking or preparing to operate vehicles in a backing/reverse direction so as to minimize/eliminate unnecessary and preventable accidents where the city vehicle strikes a fixed/stationary object, vehicle, or person.

J.2 Applies to all city employees while operating city vehicles. Vehicles (trucks and sedans) with a gross vehicle weight of less than 4700 lbs. are exempt from placing safety cones after parking.

J.2.1 The use of wheel chocks is strongly recommended for vehicles above 4700 lbs. Parked and detached trailers are required to use wheel chocks as well.

J.3 Preventable backing accidents: Contact with another fixed/stationary vehicle, object or person while operating a City vehicle in the "reverse" or "backing" gear, which results in injury or damage to the City vehicle, City property, City employee, other vehicle, object, or person.

J.4 Recommendations

J.4.1 Back cars and light duty trucks up to 3500 GVWR into spaces to allow for better visibility when leaving a site.
Purpose: Avoids unforeseen changes in conditions when attempting to leave.

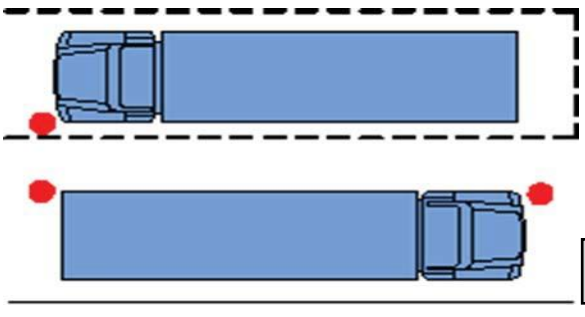
- Backing is not recommended for large service trucks, dump trucks, or vehicles with a GVWR greater than 3500 lbs.. Park away from other vehicles at a location that allows the vehicle to proceed forward when leaving a site.

- Note: Backing does not apply to slanted parking spaces or areas where a side loading van access is necessary. If there is a two-man crew, use a spotter to make sure the surroundings are surveyed prior to backing, and until backing is completed.

J.4.2 Safe operation of a vehicle may require the use of cones for certain vehicles/employees. When parking your vehicle and preparing to leave it unattended-even for a few minutes-place safety cone(s) near the vehicle's bumper. Depending upon the type of parking situation, the number and the placement will vary. Before you pick up the cone(s), walk in a complete circle around your vehicle. Check behind the tires and under the vehicle for safety hazards such as children, toys, tools, equipment, animals, and other objects.

Policy Provisions and Procedures[SN19][MR20]**:** Should an employee incur a backing and or parking accident, the accident must be reported to their supervisor immediately, followed by the completion of city accident/incident reporting forms, any additional procedures required due to accident/incident circumstances, and a copy of the accident/incident report provided to the Safety Committee.

J.5 Circle of Safety Inspection Procedure: When you park your vehicle and are preparing to leave it unattended-even for a few minutes-place safety cone(s) near the vehicle's bumper. Depending



upon the type of parking situation, the number and the placement will vary:

J.5.1 When the vehicle is parked into the parking space so it can drive forward when leaving, place one cone by the front bumper.

J.5.2 If the vehicle is parked heading into the parking space so that it will have to back out to leave, place a single cone by the rear bumper.

J.5.3 If the vehicle is parked parallel to passing traffic, place one cone close to the vehicle by the street-side front bumper and a second cone close to the vehicle by the street-side rear bumper. Do not allow these two cones to interfere with normal flow of traffic.

J.5.4 Cones are a safety reminder: when you return to your vehicle, the cone(s) will remind you to perform a brief "Circle of Safety" inspection. Before you pick up the cone(s), walk in a complete circle around your vehicle. Check behind the tires and under the vehicle for safety hazards such as children, toys, tools, equipment, animals, and other objects.

J.5.5 This is also a good opportunity to look for signs of mechanical defects such as dripping or puddled water, oil, and transmission or other fluids. Check for broken, loose or missing vehicle components. Check your tires. Check for cargo items that are in danger of falling or blowing off during transport.

NOTE: If you drive your own vehicle on City business, normally you do not have to set cones unless work area protection is needed. However, you are required to perform the "Circle of Safety" check. Complete the "Circle of Safety" check anytime you've parked your vehicle, even for a few moments.

J.6 Safety in Reverse: Backing up is the number one cause of collisions both on and off the job, and many of these collisions happen while parking a vehicle or leaving a parking space. There is usually minor damage to the vehicle and often high costs and injuries involved. Your best defense is a great offense – a parking spot that lets you avoid backing up altogether.

J.6.1 Obviously this is not always possible so your best option is "backing in, driving out." Get out and survey the area before backing up if you do not have full view of where you are backing. Make sure everyone knows your intentions. When you begin to back, tap your horn if you do not have a backup alarm. Back in slowly, to your left if possible, and only as far as necessary. If you have someone with you, have him/her get out of the vehicle and assist you. Make sure eye contact and hand signals between the two of you are understood. Remember the responsibility for safe operation of a vehicle is always with the operator.

The least attractive choice is the "drive in, back out" option. If at all possible avoid this difficult, dangerous situation.

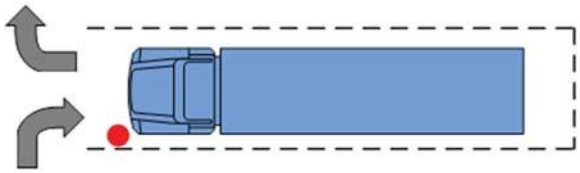
First Choice: Pull Through Parking

Place cone near front bumper, driver's side.



Second Choice: Backing in, Pulling out

Place cone near front bumper, driver's side.



Third Choice: Driving in, Backing out

Place cone near back bumper, driver's side.



J.7.2 All employees must use a spotter when backing up a vehicle or piece of equipment over 10,000 GVWR.

J.7 Extreme Parking Hazards: Parking on or partially on, a travel lane creates a potential hazard. It becomes an extreme hazard at night. On congested metropolitan streets, other drivers expect to see parked vehicles in their lane and usually react in time to avoid them. On rural and high-speed roads, other drivers do not expect to see parked vehicles in their lane. Their attention level may be lower and they may not be prepared to react quickly enough to avoid an accident. IMPORTANT: If parking on or next to a traffic lane is unavoidable, follow "Circle of Safety" procedures and DOT practices for "Work Area Protection and Flagging." Information for specific DOT-required placement of cones is listed in the Georgia DOT handbook.[SN21]

J.7.1 Parking lots are uncontrolled and dangerous. Be especially cautious at fast food restaurants and convenience store parking lots. If you must park there, park as far from other vehicles as possible.

J.8 More Parking Pointers: There are other pointers to remember to insure the safety of you and your vehicle:

J.8.1 On an uphill grade, turn the wheels away from the curb.

J.8.2 On a downhill grade, turn the wheels toward the curb.

J.8.3 If there is no curb, turn the wheels away from the road.

J.8.4 Always set your parking brake

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, APRIL 25, 2022
AGENDA CATEGORY: CONSENT AGENDA

Item:	Broad-Based Geographic Information Systems Services on an Annual Contract
Department:	Information Technology
Date of Meeting:	Monday, April 25, 2022
Fiscal Impact:	$150,000.00
Presented By:	Kyle Parker, Information Technology Director
Action Requested:	Award Broad-Based Geographic Information Systems Services on an Annual Contract to the highest-scoring firm, Geographic Technologies Group, amount not to exceed $150,000.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: The purpose of the contract is to provide GIS services such as data development, application development, application customization, enterprise support, and other services as required to further develop and grow the City's existing GIS. The primary emphasis will be on GIS-related improvements and projects, therefore the prime service provider should be a GIS consulting firm and/or engineering firm.

Fiscal Impact: Amount not to exceed $150,000.00. This project is funded by the Capital Outlay Fund (3551535.541000). Project 02-005.

Attachments/Exhibits:
Score Tabulation
Bid Tabulation

RP006-22
Broad-Based Geographic Information Systems Services on an Annual Contract
Information Technology

			Charge Smart Solutions dba Young Management & Consulting	CobbFendley	Five23 Group, INC. dba Lumenor Consulting Group	Geographic Technologies Group, INC.
ITEM #	**POINTS ALLOCATED**	**CRITERIA**	**TOTAL POINTS**	**TOTAL POINTS**	**TOTAL POINTS**	**TOTAL POINTS**
1	60	Technical Consideration	36.67	50	41	54
2	30	Personnel	18.33	23.33	19	25
3	10	Fee Schedule	7.59	8.71	10	9.58
4	10	Optional Interview	0	0	0	0
		TOTAL	**62.59**	**82.04**	**70**	**88.58**

			GEOinovo Solutions, INC.	GIS Solutions, INC.	InterDev, LLC	Layermark
ITEM #	**POINTS ALLOCATED**	**CRITERIA**	**TOTAL POINTS**	**TOTAL POINTS**	**TOTAL POINTS**	**TOTAL POINTS**
1	60	Technical Consideration	46.67	46.67	36.67	43.33
2	30	Personnel	20.67	21.67	16.67	21.67
3	10	Fee Schedule	9.43	8.09	7.08	9.66
4	10	Optional Interview	0	0	0	0
		TOTAL	**76.77**	**76.43**	**60.42**	**74.66**

			mPower	Suburban Consulting Engineers, INC.	Surveying And Mapping LLC	Timmons Group
ITEM #	**POINTS ALLOCATED**	**CRITERIA**	**TOTAL POINTS**	**TOTAL POINTS**	**TOTAL POINTS**	**TOTAL POINTS**
1	60	Technical Consideration	33.33	46.67	54.33	49.33
2	30	Personnel	16.67	21.67	22	22.67
3	10	Fee Schedule	6.64	9.06	7.25	8.91
4	10	Optional Interview	0	0	0	0
		TOTAL	**56.64**	**77.40**	**83.58**	**80.91**

Recommended Vendor:
Geographic Technologies Group
1299 Parkway Drive Ste. B
Goldsboro, NC 27534
Curt Hinton
chinton@geotg.com

RP006-22
Broad-Based Geographic Information Systems Services on an Annual Contract
Information Technology

		Charge Smart Solutions LLC dba Young Management & Consulting
ITEM #	**DESCRIPTION**	**HOURLY PRICE**
1	Project Manager	$190.00
2	Systems Analyst/ Administrator	$170.00
3	Database Administrator	$170.00
4	GIS Applications Developer	$150.00
5	GIS Analyst	$150.00
6	Internet Web Applications and Mobile Site Developer	$140.00
7	Administrative Support	$80.00
OTHER CHARGES		
8	GIS Technician	$90.00
9	Training Manager	$12.00
	TOTAL PRICE	$1,050.00
	Will vendor hold pricing firm? Renewal Option 1	3% increase
	Will vendor hold pricing firm? Renewal Option 2	3% increase
	Will vendor hold pricing firm? Renewal Option 3	3% increase
	Will vendor hold pricing firm? Renewal Option 4	3% increase

		CobbFendley
ITEM #	**DESCRIPTION**	**HOURLY PRICE**
1	Project Manager	$143.00
2	Systems Analyst/ Administrator	$155.00
3	Database Administrator	$110.00
4	GIS Applications Developer	$153.00
5	GIS Analyst	$115.00
6	Internet Web Applications and Mobile Site Developer	$153.00
7	Administrative Support	$86.00
OTHER CHARGES		
8	Project Princpal	$315.00
9	QA/QC Manager	$219.00
	TOTAL PRICE	$915.00
	Will vendor hold pricing firm? Renewal Option 1	3% increase
	Will vendor hold pricing firm? Renewal Option 2	3% increase
	Will vendor hold pricing firm? Renewal Option 3	3% increase
	Will vendor hold pricing firm? Renewal Option 4	3% increase

		Five23 Group, Inc. d/b/a Lumenor Consulting Group
ITEM #	**DESCRIPTION**	**HOURLY PRICE**
1	Project Manager	$147.00
2	Systems Analyst/ Administrator	$142.00
3	Database Administrator	$119.00
4	GIS Applications Developer	$109.00
5	GIS Analyst	$85.00
6	Internet Web Applications and Mobile Site Developer	$120.00
7	Administrative Support	$75.00
OTHER CHARGES		
8	SR. PM	$180.00
9	Systems Analyst II	$160.00
10	Systems Analyst III	$195.00
11	Database Administrator II	$140.00
12	Database Administrator III	$165.00
13	GIS Applications Developer II	$145.00
14	GIS Applications Developer III	$175.00
15	GIS Analyst II	$115.00
16	GIS Analyst III	$140.00
17	Internet Web Applications and Mobile Site Developer II	$165.00
18	Internet Web Applications and Mobile Site Developer III	$180.00
19	Business Analyst	$95.00
20	Sr. Business Analyst	$145.00
21	Quality	$170.00
22	Training	$128.00
23	SR. Trainer	$150.00
24	Technician I	$60.00
25	Technician II	$75.00
	TOTAL PRICE	$797.00
	Will vendor hold pricing firm? Renewal Option 1	3% increase
	Will vendor hold pricing firm? Renewal Option 2	3% increase
	Will vendor hold pricing firm? Renewal Option 3	3% increase
	Will vendor hold pricing firm? Renewal Option 4	3% increase

		Geographic Technologies Group Inc.
ITEM #	**DESCRIPTION**	**HOURLY PRICE**
1	Project Manager	$140.00
2	Systems Analyst/ Administrator	$145.00
3	Database Administrator	$135.00
4	GIS Applications Developer	$140.00
5	GIS Analyst	$105.00
6	Internet Web Applications and Mobile Site Developer	$125.00
7	Administrative Support	$42.00
OTHER CHARGES		
8	GIS Technician	$70.00
9	Senior GIS Analyst	$125.00
	TOTAL PRICE	$832.00
	Will vendor hold pricing firm? Renewal Option 1	3% increase
	Will vendor hold pricing firm? Renewal Option 2	3% increase
	Will vendor hold pricing firm? Renewal Option 3	3% increase
	Will vendor hold pricing firm? Renewal Option 4	3% increase

		GEOinovo Solutions Inc.
ITEM #	DESCRIPTION	HOURLY PRICE
1	Project Manager	$125.00
2	Systems Analyst/ Administrator	$125.00
3	Database Administrator	$125.00
4	GIS Applications Developer	$135.00
5	GIS Analyst	$85.00
6	Internet Web Applications and Mobile Site Developer	$135.00
7	Administrative Support	$115.00
OTHER CHARGES		
8	Contract Administrator	$140.00
9	Senior Developer	$150.00
10	Senior Solution Architect	$180.00
11	Solution Architect	$150.00
12	Senior Developer	$150.00
13	GIS/DB Developer	$135.00
14	Business Analyst	$125.00
15	Trainer	$115.00
16	Senior GIS Analyst	$115.00
17	GIS Technician	$95.00
18	Meetings, Planning, and General Administration	$115.00
	TOTAL PRICE	$845.00
	Will vendor hold pricing firm? Renewal Option 1	Yes
	Will vendor hold pricing firm? Renewal Option 2	Yes
	Will vendor hold pricing firm? Renewal Option 3	Yes
	Will vendor hold pricing firm? Renewal Option 4	Yes

		GIS Solutions, INC.
ITEM #	DESCRIPTION	HOURLY PRICE
1	Project Manager	$150.00
2	Systems Analyst/ Administrator	$150.00
3	Database Administrator	$150.00
4	GIS Applications Developer	$150.00
5	GIS Analyst	$135.00
6	Internet Web Applications and Mobile Site Developer	$150.00
7	Administrative Support	$100.00
	TOTAL PRICE	$985.00
	Will vendor hold pricing firm? Renewal Option 1	Yes
	Will vendor hold pricing firm? Renewal Option 2	Yes
	Will vendor hold pricing firm? Renewal Option 3	Yes
	Will vendor hold pricing firm? Renewal Option 4	Yes

		InterDev, LLC
ITEM #	**DESCRIPTION**	**HOURLY PRICE**
1	Project Manager	$225.00
2	Systems Analyst/ Administrator	$135.00
3	Database Administrator	$150.00
4	GIS Applications Developer	$190.00
5	GIS Analyst	$150.00
6	Internet Web Applications and Mobile Site Developer	$200.00
7	Administrative Support	$75.00
OTHER CHARGES		
8	GIS Technician	$100.00
	TOTAL PRICE	$1,125.00
	Will vendor hold pricing firm? Renewal Option 1	Yes
	Will vendor hold pricing firm? Renewal Option 2	5% increase
	Will vendor hold pricing firm? Renewal Option 3	Yes
	Will vendor hold pricing firm? Renewal Option 4	5% increase

		Layermark
ITEM #	**DESCRIPTION**	**HOURLY PRICE**
1	Project Manager	$100.00
2	Systems Analyst/ Administrator	$140.00
3	Database Administrator	$130.00
4	GIS Applications Developer	$140.00
5	GIS Analyst	$100.00
6	Internet Web Applications and Mobile Site Developer	$130.00
7	Administrative Support	$85.00
OTHER CHARGES		
8	Program Manager- Craig Harrison	$230.00
9	Project Manager- Yucel Tepekoy	$100.00
10	Senior GIS Developer- Emre Delioglu	$140.00
11	Senior GIS Analyst- Sheldon Somers	$120.00
12	GIS Technician/ Analyst- Christopher Fletcher	$100.00
13	Senior Software Developer- Erdem Gunay	$110.00
14	CMMC- AB Provisional Assessor (PA) for NIST Compliance- Mararet Anne Tanner Glover	$200.00
15	Senior Business Analyst- Mert Nuhoglu	$90.00
16	Tester- Mray Ozer	$85.00
17	Oracle Database Administrator- Raghavender R. Kulkarni	$130.00
18	SQL Database Administrator- Ashenafi Tekle	$130.00
19	Senior Database Administrator- Sezgin Bey	$90.00
20	Infrastructure/Systems/Applications Evaluations/ Improvements Budget	$10,000.00
21	Update to the Strategic Plan Budget	$3,000.00
22	GIS Steering Committee Budget	$3,000.00
23	GIS User Servey Budget	$3,000.00
24	Return on Investment and Alignement Report	$3,000.00
25	The City GIS User Group Budget	$2,000.00
26	Metadata Update Budget	$2,000.00
27	Open Data Portal Update	$2,000.00
28	Data Creation and Update Work	$100,000.00
29	Data Exploration/ Extraction Budget	$10,000.00
30	Portals/StoryMaps Budget	$20,000.00
31	Internal/ Public Web Applications/ Dashboards Budget	$50,000.00
32	Mobile Applications Budget	$10,000.00
33	Department Specific Application Budget	$20,000.00
	TOTAL PRICE	$825.00
	Will vendor hold pricing firm? Renewal Option 1	Yes
	Will vendor hold pricing firm? Renewal Option 2	Yes
	Will vendor hold pricing firm? Renewal Option 3	Yes
	Will vendor hold pricing firm? Renewal Option 4	Yes

		mPower
ITEM #	**DESCRIPTION**	**HOURLY PRICE**
1	Project Manager	$200.00
2	Systems Analyst/ Administrator	$125.00
3	Database Administrator	$125.00
4	GIS Applications Developer	$250.00
5	GIS Analyst	$125.00
6	Internet Web Applications and Mobile Site Developer	$250.00
7	Administrative Support	$125.00
	TOTAL PRICE	$1,200.00
Will vendor hold pricing firm? Renewal Option 1		Yes
Will vendor hold pricing firm? Renewal Option 2		Yes
Will vendor hold pricing firm? Renewal Option 3		Yes
Will vendor hold pricing firm? Renewal Option 4		Yes

		Suburban Consulting Engineers, Inc.
ITEM #	**DESCRIPTION**	**HOURLY PRICE**
1	Project Manager	$155.00
2	Systems Analyst/ Administrator	$130.00
3	Database Administrator	$145.00
4	GIS Applications Developer	$140.00
5	GIS Analyst	$125.00
6	Internet Web Applications and Mobile Site Developer	$125.00
7	Administrative Support	$60.00
OTHER CHARGES		
8	Principal/ Project Officer	$160.00
9	Senior Project Manager	$158.00
10	Senior Project Licensed Professional	$150.00
11	Project Licensed Professional	$145.00
12	Licensed Professional	$135.00
13	Senior Project Coordinator	$150.00
14	Project Coordinator	$145.00
15	Senior Designer/ Senior Survey Analyst	$125.00
16	Designer/ Survey Analyst	$120.00
17	Environmental Scientist	$120.00
18	Senior Project GIS Analyst	$140.00
19	Project GIS Analyst	$130.00
20	Senior GIS Technician	$115.00
21	GIS Technician	$105.00
22	Senior GIS Project Coordinator	$130.00
23	GIS Project Coordinator	$125.00
24	Senior Inspector	$115.00
25	Inspector	$105.00
26	Senior Technician	$110.00
27	Technician	$100.00
28	Project Administrator	$115.00
	TOTAL PRICE	$880.00
Will vendor hold pricing firm? Renewal Option 1		2% increase
Will vendor hold pricing firm? Renewal Option 2		2% increase
Will vendor hold pricing firm? Renewal Option 3		2% increase
Will vendor hold pricing firm? Renewal Option 4		2% increase

		Surveying And Mapping, LLC
ITEM #	DESCRIPTION	HOURLY PRICE
1	Project Manager	$200.00
2	Systems Analyst/ Administrator	$185.00
3	Database Administrator	$185.00
4	GIS Applications Developer	$150.00
5	GIS Analyst	$110.00
6	Internet Web Applications and Mobile Site Developer	$150.00
7	Administrative Support	$120.00
	TOTAL PRICE	$1,100.00
Will vendor hold pricing firm? Renewal Option 1		Yes
Will vendor hold pricing firm? Renewal Option 2		Yes
Will vendor hold pricing firm? Renewal Option 3		Yes
Will vendor hold pricing firm? Renewal Option 4		Yes

		Timmons Group
ITEM #	DESCRIPTION	HOURLY PRICE
1	Project Manager	$160.00
2	Systems Analyst/ Administrator	$145.00
3	Database Administrator	$135.00
4	GIS Applications Developer	$140.00
5	GIS Analyst	$110.00
6	Internet Web Applications and Mobile Site Developer	$125.00
7	Administrative Support	$80.00
OTHER CHARGES		
8	Business Analyst	$125.00
9	QA Analyst	$120.00
10	UI/UX and Graphics	$120.00
11	Program Manager	$0.00
12	Project Manager- JR	$115.00
13	GIS Analyst- JR	$80.00
14	GIS Technician	$55.00
	TOTAL PRICE	$895.00
Will vendor hold pricing firm? Renewal Option 1		2.5% increase
Will vendor hold pricing firm? Renewal Option 2		2.5% increase
Will vendor hold pricing firm? Renewal Option 3		2.5% increase
Will vendor hold pricing firm? Renewal Option 4		2.5% increase

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, APRIL 25, 2022
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	An Ordinance to Amend Article 7, Signs, Section 702 of the Zoning Ordinance
Department:	Planning and Development
Date of Meeting:	Monday, April 25, 2022
Presented By:	Todd Hargrave, Director of Planning and Development
Planning Department Recommendation:	**Approval of Amendment**
Planning Commission Recommendation:	**Approval**

Summary: An amendment to Article 7, Section 702 Types of Signs, Subsection 702.1 Billboard: to regulate billboards in relationship to their location, height, separation, setbacks, and zoning classification of the City of Lawrenceville Zoning Ordinance 2020.

Attachments/Exhibits:

- **Ordinance draft**

Staff Recommendation
Presented: April 4, 2022
Planning and Development Department

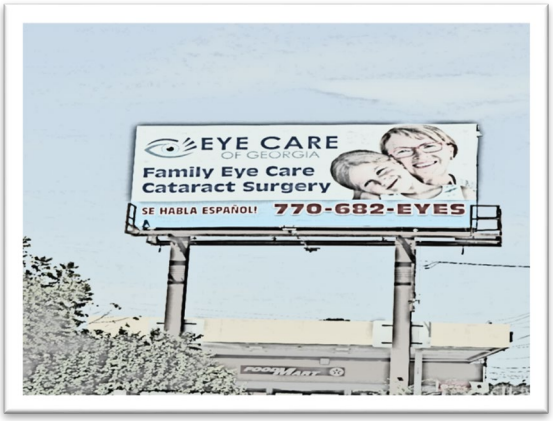
AN ORDINANCE TO AMEND
THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE

The City Council of the City of Lawrenceville, Georgia hereby ordains that The Zoning Ordinance of the City of Lawrenceville is amended as follows:

Section 1. **Delete Article 7, Signs, Section 702.1 Billboard in its entirety and replace it as follows:**

702.1 Billboard

A sign, larger than 200 square feet in area.



Permitted Sign Dimensions

Maximum Height (including structure)
45 feet

Minimum Setback from Right-of-Way
60 feet

Maximum Sign Display Size
672 square feet- 14 feet (H) x 48 feet (W)

Quantity Permitted
Special Use Permit required

The standards for billboards shall also apply to digital billboards, electronic message centers (EMCs) billboards and multiple-display area billboards, unless otherwise provided in this Section;

A. Special Use Permit Required

Permitted in an HSB, LM or HM zoning classification with the approval of a Special Use Permit;

B. Restrictions

1. Georgia Highway 316/University Parkway

a. Billboards shall be strictly limited to parcels of land adjacent to and located between the intersection of Georgia Highway 316/University Parkway and Georgia Highway 20/124 and the intersection of Georgia Highway 316/University Parkway and Hi Hope Road;

b. Billboards shall be strictly prohibited at any other location;

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2. ***Height***

a. Billboards, including base and Sign Surface Display Area, shall not exceed an overall height of forty-five (45) feet, as measured from normal grade to the top of the highest attached component;

b. The bottom of a Billboard Sign Surface Display Area shall be thirty-one (31) feet above normal grade to the lowest attached component;

c. Billboards below grade and adjacent to an elevated segment of Georgia Highway 316/University Parkway may be granted permission to increase the overall height requirement to not more than forty-five (45) feet above the centerline elevation of Georgia Highway 316/University Parkway with the approval of a Variance by the Board of Appeals. Variance request shall be limited to a particular hardship upon the owner relating specifically to the physical surroundings, shape, or topographical condition of the property;

3. ***Maximum Sign Surface Display Area***

The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border but excluding any supports. Curved, spherical, or any other shaped sign face shall be computed based on the actual Sign Surface Display Area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices as well as spaces between each letter, words, lines or device. The Sign Surface Display Area calculation for a double-faced sign shall be the area of one (1) only where the Sign Surface Display Areas are parallel or whether the interior angle formed by the Sign Surface Display Areas is sixty (60) degrees or less. The area of the larger Sign Surface Display Areas shall be computed in cases in which the two (2) sides do not coincide.

a. Billboards containing a double-faced Sign Surface Display Area shall be limited to a Maximum Display Area of 672 square feet or fourteen (14) feet in height and forty-eight (48) feet in width;

b. Billboard Sign Surface Display Area shall be limited to one (1) display area facing in any one direction. Each sign structure shall have no more than one (1) EMC Sign Surface Display Area per direction with a maximum of three (3) Sign Surface Display Areas per structure;

c. Billboards containing multiple display areas shall be limited to three panels totaling a Maximum Sign Surface Display Area of 672 square feet. The Maximum Sign Surface Display Area for each Sign Surface

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Display Area shall not exceed 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width;

d. Any extension, structure or temporary cutout protruding beyond the Sign Surface Display Area of any billboard, excluding aprons, is specifically prohibited;

4. Separation

Sign separation standards are not subject to variation;

a. Billboards located along the same side of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 1,000 feet;

b. Billboards located on opposite sides of Georgia Highway 316/University Parkway between its intersection with Georgia Highway 20/124 and Hi Hope Road shall be separated a minimum distance of 600 feet;

c. Billboards (base or sign) shall not be located within 1,500 feet of any property zoned RS-180, RS-150 or RS-60;

5. Setbacks

a. Billboard base shall be setback a minimum of sixty (60) feet, and no further than one-hundred (100) feet from the right-of-way of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road *(See Article 7 Signs, Section 702, Subsection H. Fall Zone);*

b. Billboard Sign Surface Display Area shall be setback a minimum of twelve (12) feet from the right-way of Georgia Highway 316/University Parkway, Georgia Highway 20/124 and Hi Hope Road *(See Article 7 Signs, Section 702, Subsection H. Fall Zone);*

6. Design Standards

a. Billboards shall be designed and constructed to an engineering standard capable of withstanding one-hundred twenty-five (125) mile per hour (mph) wind velocity;

b. Billboards shall be freestanding and not supported by another structure (i.e. bridges, buildings, chimneys, dams, retaining walls, towers, etc.) or affixed, drawn or painted upon rocks, trees or other natural features;

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Planning and Development Department

c. Billboard (base, display area, supports) shall be constructed from a metal material with no more than two (2) upright support poles. Wood materials shall be prohibited in the construction or design of a billboard;

d. Billboard base and supports shall be uniformly painted or covered with other protected coatings. Color of base and supports shall be limited to black, dark brown or dark green;

e. No portion of the supporting structure shall be visible above the top of the sign display area;

f. A billboard may be constructed so as to provide back-to-back display areas facing opposite directions *(See Article 7 Signs, Section 702, Subsection 3. Maximum Sign Surface Display Area)*;

g. Billboards shall not rotate or have any moving parts;

h. No auditory message or mechanical sounds may be emitted from the sign;

i. All illuminated billboards other than EMCs must use base mounted LED, florescent or mercury vapor lights and shall be activated by photocells. Any additional lights, including but not limited to, neon, animation or running lights is specifically prohibited by this Ordinance;

C. EMC Design Standards and Restrictions

Billboard Sign Surface Display Areas may consist of an Electronic Message Center (EMC), which is a computer programmable sign capable of displaying multiple messages figures, images, pictures, symbols or words altered or rearranged on-site or remotely without altering the Sign Surface Display Area;

1. EMCs shall not interfere with any public safety vehicle or traffic control device;

2. EMCs shall have light sensors/monitors to control brightness as specified below for all times and all weather conditions; day, night, twilight, overcast skies and dark clouds. Excessive brightness is a distraction to vehicular traffic and as such is a hazard. Failure to control a sign's brightness will result in the sign being turned off until the brightness is within the standards;

3. Upon the request of the Director of Planning and Development, the agent/applicant/owner of a EMC located within the city limits shall

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provide a certification of the light intensity indicating compliance with the minimum standards of this Section. If the owner of a sign fails to control brightness within these limits the sign permit will be revoked. Should a permit be revoked the sign must be turned off immediately and remain off unless and until the sign is re-permitted. Re-permitting requires the owner to reapply in accordance with the procedures in place at the time of the new permit application, including paying fees required for a new permit;

4. EMC light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter. The Billboard owner and installer shall provide a letter to the Planning and Development Department certifying that the light sensors are operational and in conformance with this standard;

5. Text messages shall not scroll or flash. All Text messages shall be static for a minimum of 10 seconds;

6. The display of video from an EMC is strictly prohibited regardless of applicant. Failure to abide by this ordinance will result in the revocation of an EMC permit;

7. Types of screens permitted include Color and Monochrome in Light Emitting Diode (LED);

8. For LED sign display areas no screen may have a density of less than 16 mm (Bulb Cluster Spacing on center);

9. All EMCs shall have a switch or circuit breaker located on the property that allows electrical power to be turned off. The Owner of each EMC shall provide to the Planning and Development Department contact information for a twenty-four (24) hour, seven (7) day/week contact person who has the authority and is able to turn off the sign promptly if a malfunction occurs. If at any time more than forty (40%) percent of the digital display lights malfunction or are no longer working properly, the owner of said EMC shall turn off the electronic display until repairs are made.

10. No EMC shall utilize, house or contain any interactive features or components or in any way function as an interactive sign.

11. In considering the Special Use Permit, the City Council shall consider whether the applicant has agreed to publish public service announcements for the benefit of the citizens of the City of Lawrenceville. Public service announcements shall include, but are not

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limited to, dates and times of meetings of the Mayor and Council of the City, and the date, time, and place of City elections. These announcements would be published in accordance with an agreement consented to by the applicant and made a part of the Special Use Permit.

12. All EMC Billboards shall meet all requirements of the Georgia Department of Transportation for construction, placement and operation of such billboards.

D. Fall Zone

In order to construct a billboard under the standards of this provision, the applicant is required to own a fee simple property interest in the site large enough for a Fall Zone. A Fall Zone shall be defined as an area large enough and set back far enough from any buildings, structures or property lines equal to 133% of the height of the entire structure in every direction. Within the Fall Zone, no buildings or other structures may be constructed;

E. Access

Each billboard site shall have a designated driveway access point which is shown on the site plan presented with the application. The applicant shall have a property interest specifically providing for ingress and egress to the site. The ingress and egress driveway shall be paved and two (2) additional paved parking spaces shall be provided for inspection, maintenance and supervision of the billboard;

F. Abandoned or Discontinued Sign

Any Billboard or Sign adjacent to a state, county or municipal controlled route that has not contained a message for six (6) consecutive months and which has not had a message displayed within thirty (30) days after receipt of notice by certified mail from the Planning and Development Department shall be considered as an Abandoned or Discontinued Sign;

The addition of a “for rent” panel or a phone number shall not qualify as a message for purposes of this subsection, but a self-promotional copy covering at least one entire sign face, advertising copy benefitting charitable, nonprofit, religious, or other noncommercial groups shall qualify as a message;

Billboards and relating base considered by the Planning and Development Department as Abandoned or Discontinued Sign shall be removed at the expense of the sign owner;

G. Maintenance

Staff Recommendation
Presented: April 4, 2022
Planning and Development Department

Billboards, together with their supports, braces, guy-wires, and anchors shall be kept in good repair. All trash and unused materials shall be removed from the area by the sign owner;

H. Issuance of the Special Use Permit

1. At the time of issuance of a special use permit for a billboard, the applicant shall complete a registration form that contains the name of the owner of the property, the tenants if the site is leased, the billboard company operating the billboard sign, addresses and telephone numbers of all interested parties, as well as, other contact information necessary to communicate with the billboard owners in the event of an emergency. The actual form of the registration shall be devised by the Director of the Planning and Development Department;

2. Should the City have a reasonable belief that the safety of a billboard may be in question, the Director of Planning and Development may request submission of an inspection report. The inspection report shall certify and guarantee that the billboard is being maintained in a sound and safe condition. It will certify that all the welds and structural components of the sign have been physically inspected within the last two (2) months by a Professional Engineer Registered in the State of Georgia. The certification shall guarantee and certify that there is no structural weakness in the sign and that it will withstand the wind conditions established for a new permit in the existing billboard sign Ordinance. This certification shall be in a form acceptable to the Director of Planning and Development. The form shall contain a provision for the current operator to certify that it will hold harmless the City from any structural defects not disclosed in the report and will indemnify the City, its agents, employees and related parties from any liability resulting from a failure that occurs after the inspection. The certification required by this provision shall be executed by a certified professional engineer;

3. When property is annexed into the City of Lawrenceville and the property to be annexed already has a billboard constructed on the property at the time the application is filed, the owner shall submit with the annexation petition a registration form pursuant to paragraph *702.1.H.2* above and an inspection report pursuant to paragraph *702.1.H.2* above before the annexation hearing. The Property shall not be annexed unless this inspection report shows the billboard meets all existing regulations and requirements of the City;

Staff Recommendation
Presented: April 4, 2022
Planning and Development Department

IT IS SO ORDAINED, this ____ day of _____, 2022.

_____
Mayor David R. Still

Attest: _____
City Clerk

LAWRENCEVILLE
GEORGIA

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

Item:	RZC2022-00033, SUP2022-00059 & SUP2022-00065; DeThomas Investments, LLC; Northeast intersection of State Route 20 and State Route 316
Department:	Planning and Development
Date of Meeting:	Monday, April 25, 2022
Presented By:	Todd Hargrave
Planning Department Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	**Approval with Staff Recommended Conditions**

Summary: The applicant request rezoning of a 1.87-acre parcel assemblage from BG (General Business District) to HSB (Highway Service Business District), along with two Special Use Permit(s) to allow the installation of a Billboard with an Electronic Message Center (EMC), and an increase in the overall height of Billboard from 45 to a maximum height of 75 feet. The subject property is located at the northeast intersection of Georgia Highway 20/Buford Drive and Georgia Highway 316/University Parkway, with road frontage along the western right-of-way of Reynolds Road. In addition, access to site is limited to two (2) existing curb cut along Reynolds Road. The property has been vacant for several years and was utilized as a staging area during the construction of the Georgia Department of Transportation (GDOT) Buford Drive Project; which included the Reynolds Road Extension.

Attachments/Exhibits:
RZC2022-00033- Report
RZC2022-00033- Planning Development Recommendations

RZC2022-00033- Application
RZC2022-00033- Letter of Intent
RZC2022-00033- Alta NSPS
RZC2022-00033- Schedule B
RZC2022-00033- Deed
RZC2022-00033- Miscellaneous documents
RZC2022-00033- Aerial Zoom out
RZC2022-00033- Aerial Zoom in
RZC2022-00033- Zoning Map Zoom out
RZC2022-00033- Zoning Map Zoom in
RZC2022-00033- PC Recommendations
RZC2022-00033- Applicant Recommendations
RCZ2022-00033- Council Recommendations

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

CASE NUMBER:	**RZC2022-00033, SUP2022-00059 AND SUP2022-00065**
APPLICANT:	DeTHOMAS INVESTMENTS, LLC.
CONTACT:	RONNIE DeTHOMAS
PHONE NUMBER:	678.584.9990
LOCATION:	733 BUFORD DRIVE, 346 REYNOLDS ROAD
PARCEL ID:	R7012 016A, R7012 017, R7012 020
ACREAGE:	1.87
ZONING PROPOSAL:	GDOT RIGHT-OF-WAY (GDOT RAMP "Z") AND BG (GENERAL BUSINESS DISTRICT) TO HSB (HIGHWAY SERVICE BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	REZONING WITH SPECIAL USE PERMIT(S) ALLOWING THE INSTALLATION OF A BILLBOARD WITH AN ELECTRONIC MESSAGE CENTER (EMC), AND AN INCREASE IN THE OVERALL HEIGHT OF A BILLBOARD FROM FORTY-FIVE (45) FEET TO SEVENTY-FIVE (75) FEET
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject properties have been zoned BG (General Business District) since 1971.

PROJECT DATA

The applicant request rezoning of a 1.87-acre parcel assemblage from BG (General Business District) to HSB (Highway Service Business District), along with two Special Use Permit(s) to allow the installation of a Billboard with an Electronic

Message Center (EMC), and an increase in the overall height of Billboard from 45 to a maximum height of 75 feet. The subject property is located at the northeast intersection of Georgia Highway 20/Buford Drive and Georgia Highway 316/University Parkway, with road frontage along the western right-of-way of Reynolds Road. In addition, access to site is limited to two (2) existing curb cut along Reynolds Road. The property has been vacant for several years and was utilized as a staging area during the construction of the Georgia Department of Transportation (GDOT) Buford Drive Project; which included the Reynolds Road Extension.

Since 2012, the existing EMC Billboard has been at its present location (PIN 7012 016A), pursuant to the approval of an application and permit for an outdoor advertising sign by the City of Lawrenceville Planning and Development Department (Ref#: 2674656) and the Georgia Department of Transportation (G.D.O.T.S.P D3840). The approval allowed the construction of one illuminated billboard, consisting of two (2) back-to-back panels measuring 672 square feet each with a point of view extended to the north and south along Buford Drive.

Due to the completion of the Buford Drive Project the applicant is requesting approval of a Special Use Permit allowing the installation of a new EMC billboard consisting of three (3) EMC sign display areas directed towards the south (Lawrenceville), east (Athens) and west (Atlanta). The overall square footage of the combination of sign display area would be approximately 1,342 square feet. Additionally, the applicant is requesting a Special Use Permit allowing overall sign height of 75 feet to potentially avoid existing and proposed man-made structures (i.e. bridge, building, topography) from obstructing the view of the proposed sign to the west. Therefore, the applicant is requesting a sign height increase from 45 feet to 75 feet. In addition, the billboard would be located approximately sixty 60 feet to the east of the Buford Drive right-of-way and approximately seven (7) feet to the north of the Georgia Highway 316/University Parkway intersection.

The area along the Georgia Highway 316/University Parkway corridor could be characterized by commercial, office institutional and light industrial uses and zoning. There are a total of eight (8) approved billboards located along the Georgia Highway 316/University Parkway corridor, four (4) of which were constructed with either EMC sign surface display areas or movable parts. Additionally, six (6) of the billboards are located along Georgia Highway 316/ University Parkway between its intersections with Georgia Highway 20/Buford Drive and Hi-Hope Road, three (3) of which, including the subject property, contain EMC sign surface display areas or movable parts. Therefore, the proposed relocation and enhancement of the an

existing billboard could be considered to be consistent with the precendent established by the City.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. Policies of this character area recognize the distinct possibility of higher intensity relating to transportation, use and zoning. The request to install an electronic billdboard at this location could be consistent with the previous approvals of similar request along the Georgia Highway 316/University Parkway corridor.

The proposal could be consistent with the precedent established by the City relating to the number of billboards located along the segment of Georgia Highway 316/University Parkway between the intersections of Georgia Highway 20/Buford Drive and Hi-Hope Road. Therefore, the rezoning, relocation and enhancement of an existing billboard with an EMC sign surface display area at this location may be appropriate if properly conditioned. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?**
   Yes. The proposed rezoning and Special Use Permits would be suitable of in view of similar uses and zoninig in the immediate area.

2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?**
   No. The proposed zoning classification and EMC billboard would be compatible with surrounding zoning and billboards located in the immediate area.

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

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

5. **Is the Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?**
   Yes. Due to the construction of the Buford Drive Project, the subject property has remained vacant for several years. The proposed rezoning and Special Use Permits would allow a redevelopment opportunity for under utilized parcels of land. Therefore, the proposal could be considered to be in conformity with the policies and intent of the 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 and Special Use proposal?**
   Yes. The proposed rezoning and Special Use Permits would allow the applicant an opportunity to use the property in compliance with the rules and regulations of the City of Lawrenceville.

PLANNING AND DEVELOPMENT RECOMMENDATION_03162022
RZC2022-00033, SUP2022-00059, SUP2022-00065

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

A. Auction House

B. Automobile Accessories Sales and Installation

C. Automobile Body Repair, Painting or Rebuilding

D. Automobile Broker

E. Automobile Manufacturing Plant

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

G. Automobile Parts Store (with/without installation)

H. Automobile Repair and Maintenance (Principal Use)

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

J. Automobile Wash (Carwash)

K. Bail Bonding

L. Building Materials Sales (indoors/outdoors)

M. Depot / Passenger Terminal (bus or rail)

N. Garden Supply Center

O. Hookah/Vapor Bar or Lounge

P. Machine Shop

Q. Maintenance Shop (fleet vehicles)

R. Motorcycle and Personal Watercraft Sales and Related Service

S. Motorcycle and Personal Watercraft Service and Repair

T. Motorcycle Parts, Accessories and Apparel Store

U. Pawn Shop

V. Smoke or Novelty Shop

W. Tobacco or Novelty Shop

X. Tattoo and Body Piercing

Y. Title Loan Facility

2. To satisfy the following site development considerations:

A. 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;

B. 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;

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

D. Outdoor storage shall be prohibited;

E. Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;

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

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

B. Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of 224 square each, or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 672 square feet;

C. Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center (EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

B. One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.

C. One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;

D. Each or three (3) Sign Surface Display Areas shall be limited to a maximum of 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed 672 square feet;

E. Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

F. Existing Billboard and Structure shall be demolished and removed from the site;

PUBLIC HEARING APPLICATION

City of Lawrenceville

Planning and Development Department

70 S. Clayton Street

Lawrenceville, Georgia 30046

678.407.6583

Rezoning	**Special Use Permit**	**Board of Appeals**
Architectural Review Board	**Change in Conditions**	**Buffer Reduction (> 50%)**
Annexation	**Administrative Variance**	

RZC2022-00033
Received: February 28, 2022
Planning and Development Department

ONLY COMPLETE APPLICATIONS ACCEPTED

LAWRENCEVILLE
Planning & Development

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: DeThomas Investments, LLC. ADDRESS: 1505 Lakes Parkway, Suite 190 CITY: Lawrenceville STATE: Georgia ZIP: 30043 PHONE: 678.584.9990	NAME: DeThomas Investments, LLC. ADDRESS: 1505 Lakes Parkway, Suite 190 CITY: Lawrenceville STATE: Georgia ZIP: 30043 PHONE: 678.584.9990

CONTACT PERSON: Ronnie DeThomas PHONE: 678.584.9990

CONTACT'S E-MAIL: rdthomas@swopedethomas.com or rdethomas@abernathytimberlake.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 (General Business District) ACREAGE: 0.657 Acres

PARCEL NUMBER(S): R7012 017

ADDRESS OF PROPERTY: State Route 20 (Buford Drive) @ Ramp "Z"

PROPOSED USE: General Business

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

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZC2022-00033
Received: February 28, 2022
Planning and Development Department

LAWRENCEVILLE
Planning & Development

NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

_____ _____

CASE NUMBER DATE

_____ _____

AKNOWLEDGED BY (PRINT NAME) SIGNATURE

RZC2022-00033
Received: February 28, 2022
Planning and Development Department

LAWRENCEVILLE
Planning & Development

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZC2022-00033
Received: February 28, 2022
Planning and Development Department

LAWRENCEVILLE
Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: ___7___ - ___012___ - ___017___
(Map Reference Number) District Land Lot Parcel

_____
Signature of Applicant Date

_____
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

_____ _____
NAME TITLE

_____
DATE

RZC2022-00033
Received: February 28, 2022
Planning and Development Department

LAWRENCEVILLE
Planning & Development

Application Checklist

The following is a checklist of information required for submission of a Special Public Hearing application.

- Application Form with Notarized Signature
- Disclosure of Campaign Contribution Form
- Letter of Intent
- Legal Description
- Boundary Survey
- Site Plan (one (1) 11”x17” copy and one (1) full-size copy)
- Application Fee
- Other exhibits :
    - Elevations
    - Drawings
    - Legal representation letter
- Traffic Study (If applicable)
- Review Form for Development of Regional Impact (if applicable)

PLEASE BRING THIS CHECKLIST WHEN FILING FOR A PUBLIC HEARING

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LAWRENCEVILLE
Planning & Development

INSTRUCTIONS FOR REQUIRED ITEMS

PRE-APPLICATION MEETINGS (if applicable)

A pre-application meeting will be required prior to the submittal of Rezoning, Special Use Permit, Buffer Reduction, and Change in Conditions applications. This process will provide Applicants and staff time to have preliminary discussions and review intended submittal information prior to official application submittal.

The following will require a pre-application meeting prior to official application submittal:

- Single-Family residential zoning district rezoning applications (10 lots or greater);
- Townhouse district rezoning applications;
- Multi-family apartment district rezoning applications;
- Mixed-use district rezoning applications;
- Office, Commercial, and Industrial district rezoning applications;
- Special Use Permit applications (related to the above listed districts);
- Buffer reduction applications; and
- Change in Condition applications.

A pre-application meeting may be scheduled by emailing a site plan of the project to planning@lawrencevillega.org

Minimum site plan requirements for the pre-application meeting should include:

- Project/building locations or lot design/layout;
- Gross and net density;
- Open space/common area;
- Access driveways and parking;
- Buffers and setbacks; and
- Anticipated stormwater management facility location(s).

The Applicant is required to attend the pre-application meeting; however, the Applicant's legal counsel and design professionals are also encouraged to attend. At the conclusion of the pre-application meeting, the Applicant and a staff member will sign a required acknowledgment form. The signed form and all action items/site plan changes noted at the pre-application meeting must be included with the future officially submitted application.

APPLICATION FORM

One (1) copy of the appropriate Application Form must be submitted. Separate applications will be required for non-contiguous property and a separate application will be required for each zoning classification requested (BG and OI, for example, would require two applications) even if properties are contiguous.

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APPLICATION FEE

See attached Fee Schedules. Acceptable payment methods are: cash, check. debit or credit card (Visa, MasterCard, or Discover). Checks should be made payable to City of Lawrenceville.

LEGAL DESCRIPTION

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc.) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.

BOUNDARY SURVEY

One (1) copy of a boundary survey to scale for the subject property, displaying all metes and bounds. This is not necessary if the Site Plan (next item) includes this information.

SITE PLAN

Four (4) copies of a Site Plan to scale (except rezoning applications requesting one single family residence). This site plan must show (as applicable):

- Gross and net acreage (net acreage excludes 50% of 100-year floodplain or electric/gas transmission easements)
- Existing and proposed streets (paving and right-of-way)
- Existing and proposed building locations
- Driveways and parking spaces
- Required or proposed setbacks and buffers
- Floodplain
- Additional exhibits as may be required.
- One 8-1/2" X 11" reduction of the site plan and any other supporting documents/ exhibits shall be provided by the Applicant.

ADDITIONAL SITE PLAN REQUIREMENTS IF APPLICABLE

LETTER OF INTENT

A. One (1) copy of a Letter of Intent

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information (as applicable):

- A statement regarding the proposed use of the property
- The acreage or size of the tract

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- The zoning classification requested
- The number of lots or number of dwelling units proposed house size proposed
- The density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use)
- The number of parking spaces
- The height of buildings
- Any requested change in buffers

NOTARIZED SIGNATURES

The application form must have notarized signatures of both the property owner(s) and the Applicant(s), and an attachment if multiple owners are involved.

CONFLICT OF INTEREST CERTIFICATION FORM

This form must be signed, notarized and submitted with the required information.

PROOF OF PAID PROPERTY TAXES

The Applicant must provide proof that current property taxes have been paid on the land proposed for rezoning, change in condition or Special Use Permit. The form provided must be signed by the Applicant, verified and signed by the Tax Commissioner's Office, and submitted when the application is filed. The Tax Commissioner's Office is located at the Gwinnett Justice and Administration Center, 75 Langley Drive, Lawrenceville, GA 30046.

ADDITIONAL INFORMATION:

NOTIFICATION

Staff will provide a list of tax parcel numbers and property owner's names and mailing addresses for properties within 250 feet of the proposed Rezoning, Change in Conditions, or Special Use Permit. Each property owner of record within 250 feet of the subject property must be sent the following information by mail:

- The rezoning, change in conditions, and/or special use permit case number(s)
- The contact person and phone number
- The dates, time and place of the public hearings (Council Chambers, 4th floor, City Hall at 70 S Clayton Street, Lawrenceville, GA 30046
- The submitted application form (first page only)
- The Applicant's letter of intent
- A vicinity map indicating the location of the property

This mailing must go to the Property Owner of Record with the Tax Commissioner's Office, and not to the tenant or lessee of the property. This list will only include tax parcels within the City limits and Gwinnett County.

RZC2022-00033
Received: February 28, 2022
Planning and Development Department

Letters must be mailed with first class postage (certified or registered mail is not required). You MUST use Postal Service Form(s) 3877 (copy attached), and include the itemized name and address of each and every addressee, and it must be postmarked no later than the Notification Deadline stated on the parcel list. Each and every PS Form 3877 must be stamped by the U.S. Postal Service showing the date of mailing. The original Postal Service Form(s) 3877 must be submitted to the Planning and Development Department by the Notification Deadline.

TRAFFIC STUDIES

A traffic study is required for a Rezoning or Special Use Permit proposal which meets any of the following criteria:

- Office proposals in excess of 200,000 gross square feet
- Commercial proposals in excess of 250,000 gross square feet
- Industrial proposals which would employ over 500 persons
- Multi-family residential proposals in excess of 200 units

CONVERSION OF RESIDENTIAL STRUCTURES TO COMMERCIAL OR OFFICE USE

- Conversion of an existing one-family or two-family residential structure will typically require substantial code related upgrades to the homes mechanical systems and may require new installation of fire and life safety upgrades.
- Concurrent with the zoning process, the Department suggests that the Applicant consult with a registered architect or third-party engineer to determine the extent and costs of these code related improvements.
- You may contact the Fire Plan Review Sections (678.518.6000) at Gwinnett County with any additional questions regarding building and fire code requirements.

DEVELOPMENT OF REGIONAL IMPACT (DRI)

For information regarding thresholds for a DRI please contact the Planning and Development Department.

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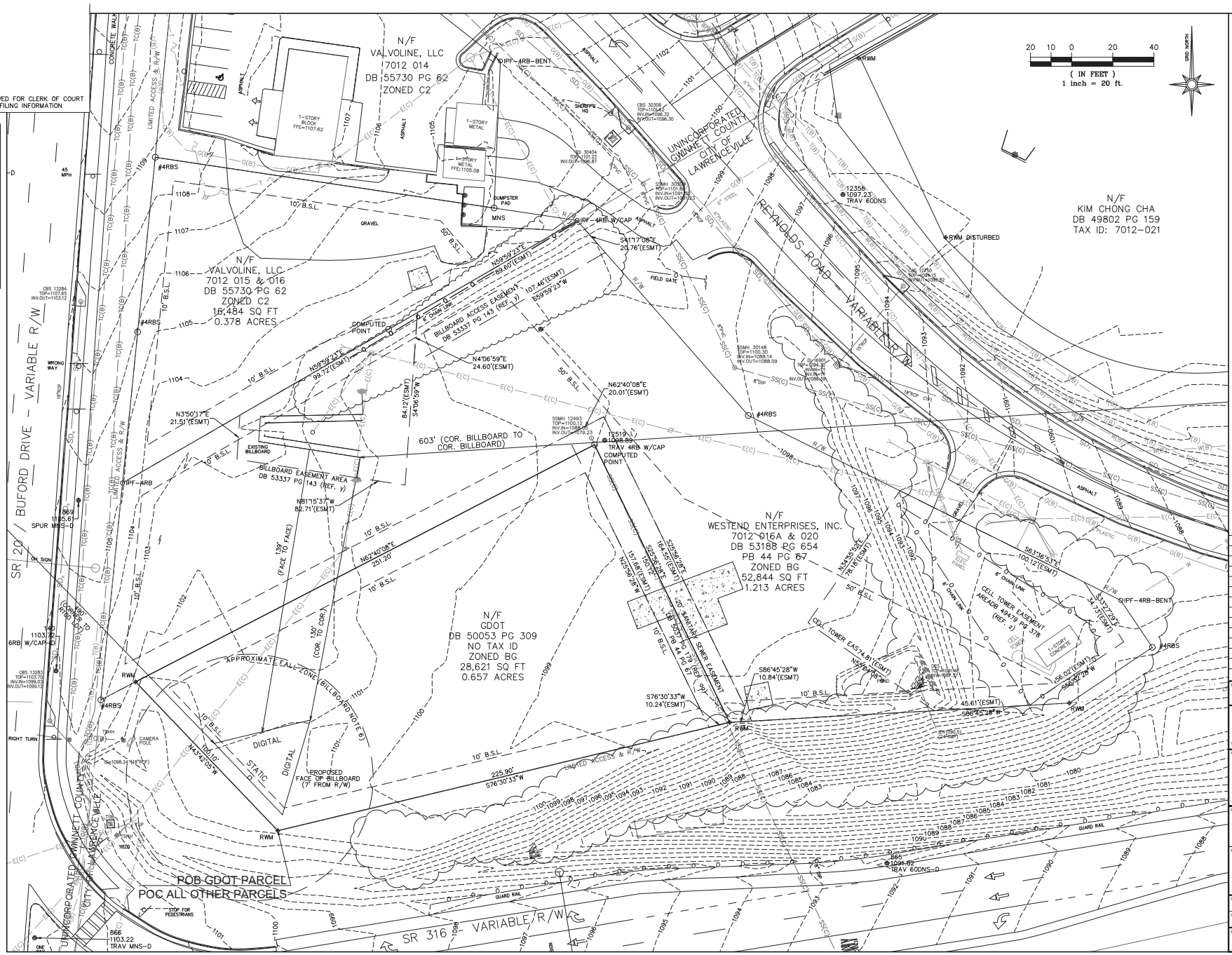
Letter of Intent
DeThomas Investments, LLC
State Route 20 (Buford Highway at Ramp "Z")
Tax Parcel R7012 017

The Applicant and Owner seek rezoning to BG to allow the relocation of a billboard sign. An existing non-conforming sign is "grandfathered" at a location along Highway GA Hwy. 20. The proposed rezoning would allow the City to permit a new location for that sign more in conformance with the purpose and intent of the City's sign ordinance.

The Applicant respectfully requests approval of the rezoning to permit the sign as shown on the site plan. The Applicant would be happy to meet with City staff, Planning Commission members, Council members and any neighboring property owners as necessary.

If you have any questions or need any additional information, please do not hesitate to contact me.

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: February 28, 2022
Planning and Development Department



RZC2022-00033
Received: February 28, 2022
Planning and Development Department

RESERVED FOR CLERK OF COURT FILING INFORMATION

CERTIFICATE OF TITLE FILE NO. MISC 21-343 & 21-344
EFFECTIVE DATE: SEPTEMBER 1, 2021

PROTECTIVE COVENANTS AND PLAT RESTRICTIONS

NO COMMENT — a. No Restrictive Covenants found of record. THIS IS NOT A PUD.

AFFECTS AS SHOWN — b. All matters as shown on recorded plat at Plat Book 44, Page 67, aforesaid records.

EASEMENTS, RIGHT-OF-WAY DEEDS AND AGREEMENTS

BOUNDS NO LONGER EXIST AND CANNOT BE PLOTTED — a. Easement in favor of Georgia Power Company, filed December 5, 1949, recorded in Deed Book 94, Page 274,
i. filed September 6, 1952, recorded in Deed Book 108, Pages 275,
ii. filed December 5, 1957, recorded in Deed Book 141, Page 127 and
iii. filed October 13, 1948, recorded in Deed Book 90, Page 214, aforesaid records.

ESTABLISHED PORTIONS OF SR 20 AND SR 316 R/W — b. Right of Way Deed in favor of the Department of Transportation filed April 27, 1978, recorded in Deed Book 1467, Page 115,
i. filed April 27, 1978, recorded in Deed Book 1467, Page 117,
ii. filed April 27, 1978, recorded in Deed Book 1467, Page 120 and
iii. filed April 27, 1978, recorded in Deed Book 1467, Page 113, aforesaid records.

ACCESS RIGHTS NO LONGER VALID DUE TO LIMITED ACCESS ALONG SR 20 — c. Conveyance of Access Rights in favor of Georgia Department of Transportation filed January 21, 1988, recorded in Deed Book 4725, Page 160.

OLD BILLBOARDS "A" AND "B" — d. Declaration of Reserved Easements and Air Rights reserved to Gwen H. Harris filed February 5, 1988 recorded in Deed Book 4748, Page 8, aforesaid records.

OLD R/W OF SR 316 WB OFF RAMP – DOES NOT AFFECT — e. Right of Way Deed in favor of the Department of Transportation filed July 17, 1975, recorded in Deed Book 986, Page 90, aforesaid records.

AFFECTS AS SHOWN — f. Slope Easement in favor of Globe Oil Company, U.S.A., filed November 25, 1980, recorded in Deed Book 2102, Page 345, aforesaid records.

LOCATED 1550 FEET EAST OF SR 20 CL – DOES NOT AFFECT — g. Easement for Outdoor Advertising Sign in favor of Powell Outdoor Advertising, Inc., filed October 8, 1985, recorded in Deed Book 3436, Page 48, aforesaid records.

BOUNDS NO LONGER EXIST AND CANNOT BE PLOTTED — h. Easement in favor of Georgia Power Company, filed December 5, 1949, recorded in Deed Book 94, Page 275, aforesaid records.

OLD BILLBOARD "A" — i. Easement for Outdoor Advertising Sign in favor of Powell Outdoor Advertising, Inc., filed September 18, 1985, recorded in Deed Book 3494, Page 152, aforesaid records.

OLD BILLBOARD "A" — j. Easement Amendment for Outdoor Advertising Sign in favor of Powell Outdoor Advertising, Inc., filed September 18, 1985, recorded in Deed Book 3528, Page 119, aforesaid records.

ACCESS RIGHTS NO LONGER VALID DUE TO LIMITED ACCESS ALONG SR 20 — k. Conveyance of Access Rights in Favor of the Department of Transportation filed January 21, 1980, recorded in Deed Book 4725, Page 160, aforesaid records.

OLD BILLBOARDS "A" AND "B" — l. Declaration of Reserved Easements and Air Rights in favor of John W. Bennett, Robin F. Bennett and Charles C. Bennett filed February 5, 1988, recorded in Deed Book 4748, Page 8; as re-recorded at Deed Book 5070, Page 313, aforesaid records.

POWER POLES AND LINES FOR CELL TOWER & OLD BILLBOARD SW OF CELL TOWER — m. Easement in favor of Georgia Power Company filed December 6, 2001, recorded in Deed Book 26664, Page 266, aforesaid records.

PARCEL 63 ON PI0004086 — n. Order and Judgment in favor of the Department of Transportation filed December 21, 2010, recorded in Deed Book 50451, Page 694, aforesaid records.

OLD BILLBOARD LOCATION PARCEL 63B ON PI0004086 — o. Order and Judgement in favor of the Department of Transportation filed March 2, 2011, recorded in Deed Book 50566, Page 58, aforesaid records.

OLD BILLBOARD LOCATION PARCEL 63A ON PI0004086 — p. Order and Judgement in favor of the Department of Transportation filed March 2, 2011, recorded in Deed Book 50566, Page 90, aforesaid records.

OLD BILLBOARD LOCATION PARCEL 63A ON PI0004086 — q. Order and Judgement in favor of the Department of Transportation filed May 31, 2011, recorded in Deed Book 50701, Page 715, aforesaid records.

OLD BILLBOARD LOCATION PARCEL 63B ON PI0004086 — r. Order and Judgement in favor of the Department of Transportation filed January 7, 2013, recorded in Deed Book 51920, Page 171, aforesaid records.

OLD BILLBOARD LOCATION PARCEL 63B ON PI0004086 — s. Order and Judgement in favor of the Department of Transportation filed January 7, 2013, recorded in Deed Book 51920, Page 188, aforesaid records.

NO PLOTTABLE DESCRIPTION — t. Consent Final Order and Judgement in favor of the Department of Transportation filed January 7, 2013, recorded in Deed Book 51920, Page 192, aforesaid records.

NO PLOTTABLE DESCRIPTION — u. Consent Settlement Agreement and Final Order in favor of the Department of Transportation filed January 10, 2014, recorded in Deed Book 52736, Page 261, aforesaid records.

ESTABLISHED CURRENT SR 316 R/W — v. Order and Judgement in favor of the Department of Transportation filed January 10, 2014, recorded in Deed Book 52736, Page 265, aforesaid records.

NO PLOTTABLE DESCRIPTION — w. Order and Judgement in favor of the Department of Transportation filed October 3, 2014, recorded in Deed Book 53163, Page 770, aforesaid records.

NO PLOTTABLE DESCRIPTION — x. Amended Final Consent Judgment and Order in favor of the Department of Transportation filed September 25, 2014, recorded in Deed Book 53163, Page 774, aforesaid records.

AFFECTS AS SHOWN — y. Easements contained in Notice of Lease in favor of The Lamar Companies, filed July 7, 2011, recorded in Deed Book 51435, Page 570; as further Assigned in Deed Book 53337, Page 143, Deed Book 53337, Page 144, Deed Book 54292, page 222, Deed Book 54292, Page 231 and Deed Book 55694, Page 559, aforesaid records.

AFFECTS AS SHOWN — z. Grant of Easement in favor of Prime Sites, LLC., filed May 11, 2009, recorded in Deed Book 49479, Page 378; As affected by assignments in Deed Book 49479, page 440, and Deed Book 49695, Page 191, aforesaid records.

AFFECTS AS SHOWN — aa. Easement in favor of Gwinnett County, Dated January 19, 1988, Filed August 5, 1988, Recorded in Deed Book 5037, Page 179, aforesaid records.

FLOOD ZONE NOTES

As per FEMA panel 13135C0074F dated 9/29/2006, Property lies in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

ZONING

BULK AND AREA REGULATIONS ZONED LM
CONDITIONS PER CITY OF LAWRENCEVILLE

Minimum Lot Size:	25,000 sq.ft.
Minimum Lot Width:	50 ft.
Maximum Building Height:	50 ft.
Minimum Front Yard:	50 ft.
Minimum Side Yard:	10 ft.
Minimum Side Yard on Corner lot:	10 ft.
Minimum Rear Yard:	40 ft.
Maximum Impervious Surface:	85%

BULK AND AREA REGULATIONS ZONED BG CONDITIONS PER CITY OF LAWRENCEVILLE

Minimum Lot Size:	None for business
Minimum Lot Width:	None for business
Maximum Building Height:	35 ft.
Minimum Front Yard:	50 ft.
Minimum Side Yard:	10 ft.
Minimum Side Yard on Corner lot:	25 ft.
Minimum Rear Yard:	10 ft.

BULK AND AREA REGULATIONS ZONED C2 CONDITIONS PER GWINNETT COUNTY

Minimum Lot Size:	None for business
Minimum Lot Width:	None for business
Maximum Building Height:	45 ft.
Minimum Front Yard:	15 ft.
Minimum Side Yard:	10 ft.
Minimum Rear Yard:	30 ft.

SECTION 10.8 BILLBOARDS

A. Billboards shall be allowed only in LM and HM Zoning Districts under the City of Lawrenceville zoning classifications and provided that a Special Use Permit is obtained from the Lawrenceville City Council. The Special Use Permit shall be issued if the billboard and application meet all of the following conditions:

(1) (a) Within the City Limits of the City of Lawrenceville, a Special Use Permit may be applied for to allow the construction of a billboard within a corridor along Georgia Highway 316 (no further than one hundred (100) feet from the right-of-way line) between the intersection of Georgia Highway 316 and Georgia Highway 20/124 and the intersection of Georgia Highway 316 and High Hope Road.
(THE ENTIRE PROPOSED BILLBOARD STRUCTURE SHOWN HEREON IS WITHIN 100 FEET OF GEORGIA HIGHWAY 316 R/W)

(a) The Special Use Permit shall be applied for by filing a standard sign permit application with the Department of Planning and Zoning.
(NO COMMENT BY THIS SURVEYOR)

(b) The Special Use Permit may be granted only by the affirmative vote of the majority of the Mayor and Council after a review and recommendation from the Planning Commission. The standard procedure for securing a Special Use Permit under Article IV, Section 4.19 of this Ordinance shall be followed.
(NO COMMENT BY THIS SURVEYOR)

(2) In granting the Special Use Permit, the Mayor and Council shall be limited as follows:

(a) The maximum square footage of the face of the billboard may be six hundred seventy-two (672) square feet.
(NO COMMENT BY THIS SURVEYOR)

(b) The minimum space between billboards shall be no less than one thousand (1000) feet.
(NO COMMENT BY THIS SURVEYOR)

(c) The dimensions of the sign shall not exceed fourteen (14) feet in height by forty-eight (48) feet in length with or without trim. The height of the entire structure shall not exceed forty-five (45) feet.
(NO COMMENT BY THIS SURVEYOR)

(3) Signs may only be located within one hundred (100) feet of Georgia Highway 316 R/W.
(THE ENTIRE PROPOSED BILLBOARD STRUCTURE SHOWN HEREON IS WITHIN 100 FEET OF GEORGIA HIGHWAY 316 R/W)

(4) No billboard shall rotate or have any moving parts.
(NO COMMENT BY THIS SURVEYOR)

(5) No billboard shall be located within 1,500 feet of any residentially zoned property.
(PROPOSED BILLBOARD WILL BE LOCATED WITHIN 485 FEET OF A R100 ZONED PARCEL)

(6) In order to construct a billboard under the standards of this provision, the applicant is required to own a fee simple property interest in the site large enough for a Fall Zone. A Fall Zone is defined as an area large enough and set back far enough from any buildings, structures or property lines equal to one hundred thirty-three percent (133%) of the height of the entire structure in every direction. Within the Fall Zone, no buildings or other structures may be constructed.
(FALL ZONE PERIMETER SHOWN HEREON IS ESTIMATED AT 60 FEET BASED ON 45-FT PROPOSED HEIGHT. THE FALL ZONE AS CALCULATED BY BILLBOARD DESIGNER/MANUFACTURER MAY DIFFER.)

(7) Each billboard site shall have a designated driveway access point which is shown on the site plan presented with the application. The applicant shall have a property interest specifically providing for ingress and egress to the site. The ingress and egress driveway shall be paved and two (2) additional paved parking spaces shall be provided for inspection, maintenance and supervision of the billboard.
(NO COMMENT BY THIS SURVEYOR)

(8) All billboard construction must meet engineering standards which are capable of withstanding one hundred twenty-five (125) mile per hour wind velocity.
(NO COMMENT BY THIS SURVEYOR)

(9) All illuminated billboards other than EMC's must use base mounted florescent or mercury vapor lights and shall be activated by photocells. Any additional lights, including but not limited to, neon, animation or running lights is specifically prohibited by this Ordinance.
(DEVELOPER PLANS TO REQUEST TWO DIGITAL FACES AND ONE STATIC FACE ON THE PROPOSED 3 SIDED BILLBOARD. THE ONE STATIC FACE WILL BE ILLUMINATED BY BASE MOUNDED LIGHTS AS SPECIFIED).

(10) Any structure extending beyond the face of any billboard, excluding the aprons is specifically prohibited.
(NO COMMENT BY THIS SURVEYOR)

(11) All billboard applications shall meet all of the other requirements set forth in the current Article 10 of this Ordinance.
(NO COMMENT BY THIS SURVEYOR)

GDOT PARCEL - PROPERTY DESCRIPTION

All that tract or parcel of land lying in Land Lot 12, 7th/ District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCE at concrete right-of-way monument found at the southeast end of the mitered intersection of the northerly right-of-way line of SR 316 (having a variable right-of-way) and the easterly right-of-way line of SR 20 – Buford Highway (having a variable right-of-way), said monument being the POINT OF BEGINNING;

Thence run along said mitered right-of-way line, North 43 degrees 42 minutes 05 seconds West for a distance of 100.10 feet to a concrete right-of-way monument found;

Thence leaving said mitered right-of-way line, run North 62 degrees 40 minutes 08 seconds East for a distance of 251.20 feet to a point;

Thence, South 25 degrees 56 minutes 28 seconds East for a distance of 150.12 feet to a concrete right-of-way monument found on the northerly right-of-way line of SR 316;

Thence run along said northerly right-of-way line, South 76 degrees 30 minutes 33 seconds West for a distance of 225.90 feet to the POINT OF BEGINNING.

Said tract or parcel of land contains 28,621 square feet or 0.657 acres.

SURVEYOR'S NOTES

1. *BASIS OF BEARING IS GEORGIA STATE PLANE GRID, WEST ZONE, NORTH AMERICAN DATUM (NAD '83).*
2. *ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88). THE CONTOUR INTERVAL SHOWN HEREON IS ONE FOOT.*
3. *ALL DISTANCES SHOWN ARE GROUND DISTANCES. THE AVERAGE COMBINED SCALE FACTOR FOR THIS SITE IS 0.999985652.*
4. *FIELD MEASUREMENTS FOR THIS SURVEY WERE OBTAINED WITH A LEICA TORP 1201 ROBOTIC TOTAL STATION AND A TRIMBLE S6 ROBOTIC TOTAL STATION. THE LEICA TORP 1201 WAS USED FOR THE TRAVERSE.*
5. *THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION RATIO OF ONE PART IN 62,429 AND WAS ADJUSTED USING THE NETWORK LEAST SQUARES METHOD.*
6. *THIS PLAT HAS BEEN CALCULATED FOR PLAT CLOSURE AND HAS BEEN FOUND TO HAVE CLOSURE PRECISION RATIOS OF*

7012 015 & 016 PARCEL	*– 1 PART IN 151,632*
7012 016A & 020 PARCEL	*– 1 PART IN 157,147*
GDOT PARCEL	*– 1 PART IN 82,639*
COMBINED PARCEL	*– 1 PART IN 123,881*

7. *ALL PROPERTY CORNERS SHOWN HEREON ARE ½" REBAR WITH PLASTIC CAPS UNLESS OTHERWISE NOTED.*
8. *THERE ARE NO GAPS OR GORES IN BOUNDARY LINE BETWEEN SUBJECT LAND AND THAT OF ADJOINING PARCELS, AND SAME ARE CONTIGUOUS WITH EACH OTHER.*
9. *NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.*
10. *NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.*
11. *NO EVIDENCE THAT THE SITE HAS BEEN USED AS A DUMP, SUMP, NOR SANITARY LANDFILL WAS OBSERVED AT THE TIME OF SURVEY.*
12. *NO BUILDINGS EXISTED ONSITE AT THE TIME OF THE SURVEY.*
13. *NO PARKING SPACES EXISTED ONSITE AT THE TIME OF THE SURVEY.*
14. *THE SUBJECT PROPERTY HAS ACCESS TO REYNOLDS ROAD, A PUBLIC RIGHT-OF-WAY.*

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To: DeThomas Investments, LLC

This is to certify that this map or plat and the survey on which it is based was made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 8, 11(a), 11(b), 13, 16, 17, 18, 19 ($1,000,000) of Table A thereof. The fieldwork was completed on 11/23/2021.

No evidence of building was observed on the subject property.

No evidence of recent earth moving work, building construction, or building additions were observed.

No proposed changes in street right of way lines were made available to the surveyor by the controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs were observed.

No evidence of wetland flagging was observed on the subject property.

Robert G. Garner, Georgia RLS No. 3060 Dated

GEORGIA REGISTERED No. 3060 LAND SURVEYOR ROBERT G. GARNER

STATE OF GEORGIA SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated heron. Recordation of this plat does not imply approval of any jurisdiction, availability of permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia board of registration for professional engineers and land surveyors and as set forth in O.C.G.A Section 15-6-67.

Robert G. Garner, Georgia RLS No. 3060 Dated

LEGEND

○	PROPERTY CORNER
	BENCH MARK
	LIGHT POLE
E	ELECTRIC MANHOLE
	TRANSFORMER PAD
	WATER VAULT
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	GAS VALVE
T	TELEPHONE BOX
	COMMUNICATION HANDHOLE
	TRAFFIC SIGNAL HANDHOLE
	CATCH BASIN DOUBLE WING
	CATCH BASIN SINGLE WING
	STORM DRAIN MANHOLE
	DROP INLET
	SEWER MANHOLE
	SIGN
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
EOI	END OF INFORMATION
ESMT	EASEMENT
DB	DEED BOOK
PG	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
RBF	REBAR FOUND
RBS	REBAR SET
R/W	RIGHT-OF-WAY
RWM	RIGHT-OF-WAY MONUMENT
TBM	TEMPORARY BENCH MARK
DIP	DUCTILE IRON PIPE
FOC	FIBER OPTIC CABLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
TSC	TRAFFIC SIGNAL CABINET
TSP	TRAFFIC SIGNAL POLE
UHH	UNKNOWN HAND HOLE
—SS(C)—	SANITARY SEWER LINE
—SD$_x$—	STORM SEWER LINE
—W(B)—	WATER LINE
—E(B)—	UNDERGROUND POWER LINE
—E(C)—	OVERHEAD POWER LINE
—G(B)—	UNDERGROUND GAS LINE
—C(B)—	UNDERGROUND COMMUNICATION LINE
—TC(B)—	UNDERGROUND TRAFFIC CONTROL LINE

Rev.	Date	Description	By	Ckd'd	Appr'd

Drawing Status: FOR INFORMATION — Suitability: SO

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Client: DeThomas Investments, LLC

Project Title: ALTA/NSPS LAND TITLE SURVEY GDOT PARCEL

Project Location: LAND LOT 12, 7TH DISTRICT CITY OF LAWRENCEVILLE GWINNETT COUNTY, GEORGIA

Scale	Designed	Drawn	Checked	Authorized
AS SHOWN	–	RGG	AT	–
Original Size	Date	Date	Date	Date
ARCH D	N/A	12/22/21	12/22/21	N/A

Project Number: 100058053 — Revision:

RZC2022-00033
Received: February 28, 2022
Planning and Development Department

GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **MSL-0004-00(86)**
GWINNETT COUNTY
PARCEL **61R**, PI # **0004086**
PM # **3349**

THIS INDENTURE, made this 11 day of April, ~~2018~~ 2019, between the **DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **DeTHOMAS DEVELOPMENT, LLC.** (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever Quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on Exhibit "B".

EXCEPTING AND RESERVING those access rights to **State Route 20 (Buford Drive) and Ramp "Z"** as described in Exhibit "A" and as shown on Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any easement of record.

THIS CONVEYANCE IS MADE SUBJECT TO any utilities facilities permitted by the Department of Transportation, and any utilities existing on the property at the time of this transfer.

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STATE OF GEORGIA
COUNTY OF **FULTON**

PROJECT: **MSL-0004-00(86)**
GWINNETT COUNTY
PARCEL **61R**, PI # **0004086**
PM # **3349**

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

Signed, Sealed, and Delivered this the 6 day of December, 2018 in the Presence of

Witness

Notary Public

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

BY: _____ (Seal)
Russell R. McMurry, P.E.
Commissioner

ATTEST: _____ (Seal)
Angela O. Whitworth
Treasurer

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

PM QCD Form Revised 9/7/2017

RZC2022-00033
Received: February 28, 2022
Planning and Development Department

EXHIBIT "A"

PROJECT NO.:	MSL-0004-00(86)	GWINNETT COUNTY:
P. I. NO.:	0004086	
PARCEL NO.:	PARCEL 61R	
AREA:	0.656 ACRES	
P.M. #:	3349	

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District, Gwinnett County, Georgia, being more particularly described and designated as "Parcel 61R" as follows:

Beginning at a concrete right of way marker at the northwest and westernmost corner of Parcel 61R, 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit "B".

Thence proceeding northeasterly leaving the easterly r/w of State Route 20, Buford Drive, along the original northwesterly property line of Parcel 61R a bearing of N 62° 37' 03" E for a distance of 250.99 feet to a point. Said point being 230.83 feet right of and opposite Station 3336+88.47 on said construction centerline of Ramp "Z", on Georgia Highway Project MSL-0004-00(86). Said point monumenting the northeast and northernmost corner of said Parcel 61R and shown and designated as r/w point number SVX018813 on Exhibit "B".

Thence proceeding southeasterly along the east property line of Parcel 61R a bearing of S 25° 59' 33" E a distance of 150.00 feet to a concrete right-of-way marker 87.25 feet right of and opposite Station 3336+45.04 on said construction centerline of Ramp "Z" on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker monumenting the southeast and easternmost corner of said Parcel 61R. Said concrete right-of-way marker being located along the northeasterly r/w of Ramp "Z" and as shown and designated as r/w point number SVX018300 on Exhibit "B".

Thence proceeding southwesterly along the southerly property line of Parcel 61R and the northerly r/w of Ramp "Z" a bearing of S 76° 27' 12" W for a distance of 225.63 feet to a concrete right-of-way marker monumenting the southernmost corner of Parcel 61R. Said concrete right-of-way marker being 70.00 feet left of and opposite Station 3338+70.00 on said construction centerline of Ramp "Z" on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker being along the southerly property line of said Parcel 61R and the northerly r/w of Ramp "Z". Said concrete right-of-way marker being shown and designated as r/w point number KC50579 on Exhibit "B".

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Thence proceeding northwesterly along the westerly property line of Parcel 61R and along the mitered intersection of State Route 20, Buford Drive and Ramp "Z" a bearing of N 43° 47' 27" W for a distance of 100.08 feet to a concrete right-of-way marker monumenting the westernmost corner of Parcel 61R and **THE TRUE POINT OF BEGINNING.** Said concrete right-of-way marker being located 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit "B".

Said tract or parcel of land contains **0.656 acres** and is the complete tract of that remainder defined as **Parcel 61R** previously conveyed from **Buford Drive Project, LLC** to **Ga. Dept. of Transportation** in Deed Book 50053 Page 300-307, dated April 28, 20104 of Gwinnett County, Georgia, records.

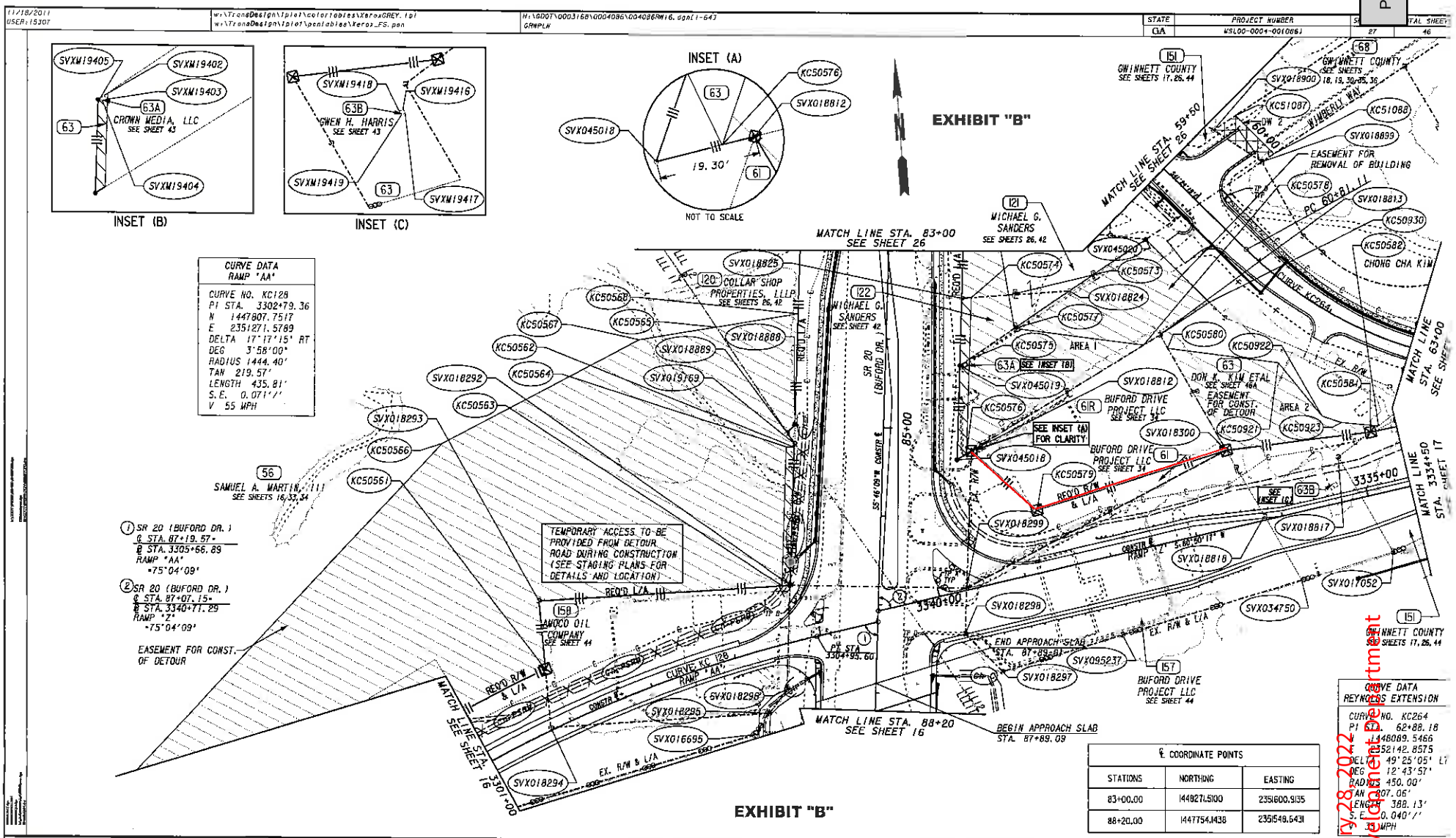
EXCEPTING AND RESERVING those access rights to **State Route 20, Buford Drive, and Ramp "Z"** as described in Exhibit "A" and shown in red on Exhibit "B". Said access rights **BEGINNING** at a concrete right-of-way marker monumenting the southeast and easternmost corner of Parcel 61R. Said concrete right-of-way marker being 87.25 feet right of and opposite Station 3336+45.04 on said construction centerline of Ramp "Z" on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker being located along the northeasterly r/w of Ramp "Z" and as shown and designated as r/w point number SVX018300 on Exhibit "B".

Thence proceeding southwesterly along the southerly property line of Parcel 61R and the northerly r/w of Ramp "Z" a bearing of S 76° 27' 12" W for a distance of 225.63 feet to a concrete right-of-way marker monumenting the southernmost corner of Parcel 61R. Said concrete right-of-way marker being 70.00 feet left of and opposite Station 3338+70.00 on said construction centerline of Ramp "Z" on Georgia Highway Project MSL-0004-00(86). Said point being along the southerly property line of said Parcel 61R and the northerly r/w of Ramp "Z". Said concrete right-of-way marker being shown and designated as r/w point number KC50579 on Exhibit "B".

Thence proceeding northwesterly along the westerly property line of Parcel 61R and along the mitered intersection of State Route 20, Buford Drive and Ramp "Z" a bearing of N 43° 47' 27" W for a distance of 100.08 feet to a concrete right-of-way marker monumenting the westernmost corner of Parcel 61R and **ENDING** of said access rights. Said concrete right-of-way marker being located 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit "B" Containing 325.71 Lineal Feet of Rights of Access.

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



RZC2022-00031
Received February 28, 2022
Planning and Development Department

FOR ILLUSTRATION
PURPOSES ONLY

9/15/2010	w:\TransDesign\plot\colortables\Xerox6REY.tbl	H:\GDOT\0003158\0004086\0040868WTB.dgn[1-64]	STATE	PROJECT NUMBER	SHEET	SHEETS
USER:15307	w:\TransDesign\plot\pentables\Xerox_FS.pen	GWMLW	GA	MSLOD-0004-001086)	34	46

56
SAMUEL A. MARTIN, III
SEE SHEETS 16, 27 & 33

PARCEL 56 REQ'D DETOUR EASM'T. KC5145

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC50557	80.00	L	3295+17.75	RAMP AA
KC50801	113.53	L	3295+36.68	RAMP AA
KC50566	345.00	L	3302+00.00	RAMP AA
KC50567	280.00	R	84+10.00	SR 20 (BUFORD DRIVE)
KC50565	193.21	R	83+93.95	SR 20 (BUFORD DRIVE)
SVX018889	109.21	R	85+08.15	SR 20 (BUFORD DRIVE)
SVX019169	100.81	R	85+20.91	SR 20 (BUFORD DRIVE)
KC50562	100.81	R	85+25.00	SR 20 (BUFORD DRIVE)
KC50564	110.00	R	85+25.00	SR 20 (BUFORD DRIVE)
KC50563	110.00	R	86+82.41	SR 20 (BUFORD DRIVE)
SVX018293	138.02	L	3302+22.11	RAMP AA
KC50561	65.00	L	3301+98.47	RAMP AA

ARC LENGTH = 144.921
CHORD BEAR = S 66°18'05" W
LNTH CHORD = 144.865
RADIUS = 1509.400
DEGREE = 3° 47' 45''
KC50560 65.00 L 3300+59.79 RAMP AA
KC50559 80.00 L 3298+13.27 RAMP AA
ARC LENGTH = 184.865
CHORD BEAR = S 67°21'55" W
LNTH CHORD = 184.729
RADIUS = 1388.400
DEGREE = 4° 7' 36''
KC50557 80.00 L 3296+17.75 RAMP AA
REQD EASMT AREA = 193696.53 SF

PARCEL 56 REQUIRED LIMITED OF ACCESS

KC50557 TO KC50558 = 184.87 LF
KC50558 TO KC50560 = 246.97 LF
KC50560 TO KC50561 = 144.92 LF
KC50561 TO SVX018293 = 77.28 LF (N 01°21'46" W)
SVX018283 TO SVX018292 = 265.43 LF (S 88°40'47" E)
SVX018292 TO SVX019169 = 160.62 LF (N 05°45'57" E)
SVX019169 TO SVX018889 = 14.45 LF (N 29°45'22" W)
TOTAL = 1114.54 LF
TOTAL LENGTH OF REQUIRED LIMITED ACCESS = 1114.54 LF

57
LODGE DEVELOPMENT IV, LLC
SEE SHEETS 16 & 28

PARCEL 57 TRACT 1 REQ'D R/W KC5305

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC50569	83.00	R	2297+71.14	RAMP X
	152.58		N 3°54'24" W	
SVX034509	69.58	L	2297+71.22	RAMP X
	111.08		S 69°51'40" E	
SVX018272	21.51	L	2298+73.85	RAMP X
	133.37		S 31°01'09" E	
SVX018273	101.10	R	2299+25.27	RAMP X
	162.62		N 89°53'22" W	
KC50569	83.00	R	2297+71.14	RAMP X

REQD R/W = 17021.25 SF
REQD R/W = 0.391 ACRES

PARCEL 57 TRACT 2 REQ'D R/W KC5169

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX045005	54.72	R	97+34.64	SR 20 (BUFORD DRIVE)
	64.06		S 12°48'48" W	
SVX019374	53.48	R	98+00.40	SR 20 (BUFORD DRIVE)
	76.57		S 7°27'30" W	
SVX019129	41.91	R	98+73.94	SR 20 (BUFORD DRIVE)
	24.12		N 68°19'54" W	
KC50598	66.15	R	98+77.91	SR 20 (BUFORD DRIVE)

ARC LENGTH = 138.206
CHORD BEAR = N 13°48'48" E
LNTH CHORD = 138.156
RADIUS = 1480.000
DEGREE = 3° 52' 16''
KC50595 69.00 R 97+35.12 SR 20 (BUFORD DRIVE)
14.29 S 78°50'57" E
SVX045005 54.72 R 97+34.64 SR 20 (BUFORD DRIVE)
REQD R/W = 2298.51 SF
REQD R/W = 0.053 ACRES

PARCEL 57 TRACT 3 REQ'D R/W KC5327

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC50927	57.00	L	412+77.10	LIGHTNING ACCESS DRIVE
	72.95		S 65°50'22" E	
KC50816	57.00	L	412+65.06	LIGHTNING ACCESS DRIVE

ARC LENGTH = 96.373
CHORD BEAR = S 67°19'46" E
LNTH CHORD = 96.362
RADIUS = 1852.860
DEGREE = 3° 5' 32''
KC50840 57.00 L 413+84.40 LIGHTNING ACCESS DRIVE
22.17 S 21°40'05" W
SVXM19429 74.83 L 413+64.20 LIGHTNING ACCESS DRIVE
92.71 N 68°19'54" W
SVXM19427 33.32 L 412+69.81 LIGHTNING ACCESS DRIVE
26.83 N 3°54'24" W
KC50927 57.00 L 412+77.10 LIGHTNING ACCESS DRIVE
REQD R/W = 2227.94 SF
REQD R/W = 0.051 ACRES

TOTAL REQD R/W = 0.495 ACRES
REMAINDER = +/- 1.8 ACRES

PARCEL 57 REQ'D EASM'T. KC5170

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC50595	69.00	R	97+35.12	SR 20 (BUFORD DRIVE)

ARC LENGTH = 138.206
CHORD BEAR = S 13°48'48" W
LNTH CHORD = 138.156
RADIUS = 1480.000
DEGREE = 3° 52' 16''
KC50599 66.15 R 98+77.91 SR 20 (BUFORD DRIVE)
18.99 N 68°19'54" W
KC50599 85.00 R 98+76.29 SR 20 (BUFORD DRIVE)
134.86 N 14°58'50" E
KC50597 85.00 R 97+35.67 SR 20 (BUFORD DRIVE)
16.01 S 78°50'57" E
KC50595 69.00 R 97+35.12 SR 20 (BUFORD DRIVE)
REQD EASMT = 2520.01 SF
REQD EASMT = 0.058 ACRES
TOTAL LENGTH OF REQUIRED LIMITED ACCESS = 342.10 LF

PARCEL 57 REQUIRED LIMITED OF ACCESS

KC50569 TO SVX018273 = 162.62 LF (S 89°53'22" E)
SVX018273 TO SVX018274 = 151.38 LF (S 11°16'17" E)
SVX018274 TO SVX018277 = 28.10 LF (S 78°45'23" E)
TOTAL = 342.10 LF

58
GOOD DAY, INC.
SEE SHEETS 16 & 28

PARCEL 58 REQ'D R/W KC5152

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX034509	159.25	R	1298+16.54	SR 316
	134.75		N 76°51'05" E	
SVX018271	159.09	R	1299+51.27	SR 316
	133.00		S 18°17'29" E	
SVX018270	291.54	R	1299+53.14	SR 316
	280.15		S 84°16'25" E	
SVX045015	61.03	R	94+24.35	SR 20 (BUFORD DRIVE)
	98.81		S 5°02'19" W	
SVX018275	39.10	R	95+24.68	SR 20 (BUFORD DRIVE)

ARC LENGTH = 124.589
CHORD BEAR = S 7°48'04" W
LNTH CHORD = 124.570
RADIUS = 2023.480
DEGREE = 2° 49' 53''
SVX045006 96.48 R 96+52.80 SR 20 (BUFORD DRIVE)
199.17 N 78°45'23" W
SVX018277 262.12 R 2299+54.64 RAMP X
28.10 N 78°45'23" W
SVX018274 252.33 R 2299+31.46 RAMP X
151.38 N 11°16'17" W
SVX018273 101.10 R 2299+25.27 RAMP X
133.37 N 31°01'09" W
SVX018272 280.10 R 1299+09.46 SR 316
111.08 N 69°51'40" W
SVX034509 159.25 R 1298+16.54 SR 316
REQD R/W = 6397.14 SF
REQD R/W = 1.469 ACRES
REMAINDER = +/- 0.00 ACRES

59
TRUMAN B. STEARNES
SEE SHEET 16

PARCEL 59 REQ'D R/W KC5151

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX018271	159.09	R	1299+51.27	SR 316
	214.86		N 76°56'04" E	
SVX034511	159.16	R	1301+66.13	SR 316
	146.96		S 57°33'31" E	
SVX045016	60.73	R	92+99.72	SR 20 (BUFORD DRIVE)
	124.63		S 5°54'36" W	
SVX045015	61.03	R	94+24.35	SR 20 (BUFORD DRIVE)
	280.15		N 84°16'25" W	
SVX018270	291.54	R	1299+53.14	SR 316
	133.00		N 18°17'29" W	
SVX018271	159.09	R	1299+51.27	SR 316

REQD R/W = 49135.07 SF
REQD R/W = 1.128 ACRES
REMAINDER = +/- 0.00 ACRES

60
INSURED INCOME PROPERTIES 1983
SEE SHEET 16

PARCEL 60 REQ'D R/W KC5148

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX018278	62.55	L	2305+02.03	RAMP YS
	83.99		S 80°39'52" E	
SVX018279	27.34	L	2305+80.70	RAMP YS
	205.00		S 5°50'13" W	
SVX018280	163.56	R	2305+09.15	RAMP YS
	106.24		S 76°54'49" W	
SVX018281	141.13	L	94+12.38	SR 20 (BUFORD DRIVE)
	24.68		N 84°09'52" W	
SVX018282	116.45	L	94+12.36	SR 20 (BUFORD DRIVE)
	50.99		N 64°27'12" W	
SVX018283	68.84	L	93+95.24	SR 20 (BUFORD DRIVE)
	99.44		N 5°50'13" E	
SVX034760	60.96	L	92+99.80	SR 20 (BUFORD DRIVE)
	159.28		N 39°48'39" E	
SVX018278	62.55	L	2305+02.03	RAMP YS

REQD R/W = 34043.41 SF
REQD R/W = 0.782 ACRES
REMAINDER = +/- 0.00 ACRES

61
BUFORD DRIVE PROJECT LLC
SEE SHEET 27

PARCEL 61 REQ'D R/W KC5131

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX018812	100.29	L	85+22.74	SR 20 (BUFORD DRIVE)
	100.08		S 43°47'27" E	
KC50579	70.00	R	3338+70.00	RAMP Z
	225.63		N 76°27'12" E	
SVX018300	87.25	R	3336+45.04	RAMP Z
	92.55		S 66°04'47" W	
SVX018299	99.55	L	86+78.24	SR 20 (BUFORD DRIVE)
	155.51		N 6°02'25" E	
SVX018812	100.29	L	85+22.74	SR 20 (BUFORD DRIVE)

REQD R/W = 12721.17 SF
REQD R/W = 0.292 ACRES
REMAINDER = +/- 0.66 ACRES

TOTAL LENGTH OF REQUIRED LIMITED ACCESS = 325.70 LF

61R
BUFORD DRIVE PROJECT LLC
SEE SHEET 27

PARCEL 61R REQ'D R/W KC5136

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX018812	100.29	L	85+22.74	SR 20 (BUFORD DRIVE)
	250.99		N 62°37'03" E	
SVX018813	230.83	R	3338+88.47	RAMP Z
	150.00		S 25°59'33" E	
SVX018300	87.25	R	3336+45.04	RAMP Z
	225.63		S 76°27'12" W	
KC50579	70.00	R	3338+70.00	RAMP Z
	100.08		N 43°47'27" W	
SVX018812	100.29	L	85+22.74	SR 20 (BUFORD DRIVE)

REQD R/W = 28571.63 SF
REQD R/W = 0.656 ACRES
REMAINDER = +/- 0.00 ACRES

62
INGLES MARKETS, INC.
SEE SHEETS 16, 17 & 35

PARCEL 62 TRACT 1 REQ'D R/W KC5151

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX018283	68.84	L	93+95.24	SR 20 (BUFORD DRIVE)
	22.18		S 64°27'12" E	
KC50586	90.00	L	94+02.84	SR 20 (BUFORD DRIVE)
	83.86		S 7°10'28" W	
KC50587	86.00	L	94+86.04	SR 20 (BUFORD DRIVE)
	19.90		S 76°05'49" W	
SVX045007	69.32	L	94+92.66	SR 20 (BUFORD DRIVE)
	98.14		N 5°37'30" E	
SVX018283	68.84	L	93+95.24	SR 20 (BUFORD DRIVE)

REQD R/W = 1815.27 SF
REQD R/W = 0.042 ACRES

PARCEL 62 TRACT 2 REQ'D R/W KC5149

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX018278	62.55	L	2305+02.03	RAMP YS
	41.99		N 39°48'39" E	
SVX034762	184.57	R	1305+52.31	SR 316
	694.78		N 76°54'43" E	
SVX034086	184.50	R	1312+47.09	SR 316
	70.03		S 13°08'54" E	
KC50613	75.00	R	2312+24.96	RAMP YS
	530.69		S 68°35'46" W	
KC50614	75.00	R	2306+94.27	RAMP YS

ARC LENGTH = 162.198
CHORD BEAR = S 71°36'11" W
LNTH CHORD = 162.093
RADIUS = 1546.000
DEGREE = 3° 42' 30''
KC50585 75.00 R 2305+39.98 RAMP YS
110.38 N 5°50'13" E
SVX018279 27.34 L 2305+80.70 RAMP YS
83.99 N 80°39'52" W
SVX018278 62.55 L 2305+02.03 RAMP YS

REQD R/W = 80918.35 SF
REQD R/W = 1.858 ACRES

TOTAL REQD R/W = 1.900 ACRES
REMAINDER = +/- 6.0 ACRES

PARCEL 62 REQ'D EASM'T. KC5154

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC50586	90.00	L	94+02.84	SR 20 (BUFORD DRIVE)
	10.63		S 64°27'12" E	
KC50588	100.00	L	94+05.44	SR 20 (BUFORD DRIVE)
	75.94		S 5°47'29" W	
KC50589	100.00	L	94+81.86	SR 20 (BUFORD DRIVE)
	12.77		S 76°05'49" W	
KC50587	86.00	L	94+86.04	SR 20 (BUFORD DRIVE)
	83.86		N 7°10'28" E	
KC50586	90.00	L	94+02.84	SR 20 (BUFORD DRIVE)

REQD EASMT = 879.44 SF
REQD EASMT = 0.020 ACRES

PROPERTY AND EXISTING R/W LINE —@—
REQUIRED R/W LINE ———
CONSTRUCTION LIMITS ---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 50 100 200

PBS&J

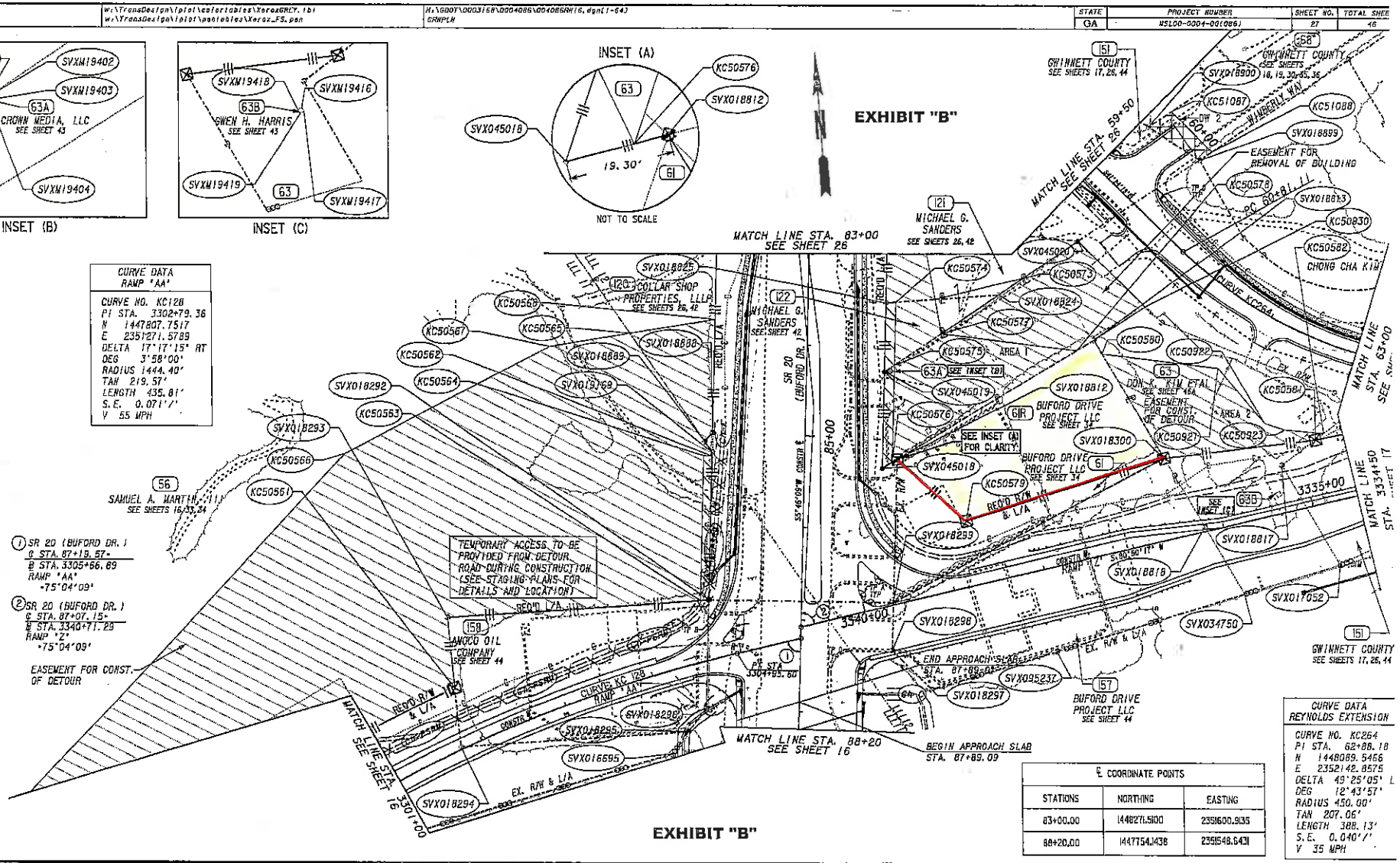
DATE	REVISIONS	DATE	REVISIONS
01/14/08	REV. PARCEL 57	08/02/10	REV. PARCEL 56 TABLES
06/04/08	REV. PARCEL 56, 57, 60-62	09/14/10	REV. PARCEL 57 TABLES
07/06/09	REV. PARCEL 57		
03/12/10	REV. PARCEL 61		
03/16/10	ADDED PARCEL 61R		
03/31/10	REV. PARCEL 61		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
PROJECT NO: MSLOD-0004-001086)
COUNTY: GWINNETT
LAND LOT NO:
LAND DISTRICT:
GMD
DATE 10/11/07 SH 34 OF 46

3/1/2007

RZC2012-00033
Received: February 8, 2012
Planning and Development Department

RZC2022-00033
Received: February 28, 2022
Planning and Development Department



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 50 100 200

PBS&J

DATE	REVISIONS	DATE	REVISIONS
01/14/08	ADDED PARCEL 158, NOTE ON PARCEL 119, REV. PARCEL 63	04/14/10	ADDED DRIVEWAYS FOR PARCEL 119/121, 63
03/11/08	REV. PARCEL 63	05/13/10	REV. PARCEL 151
06/04/08	REV. PARCEL 151	05/20/10	REV. PARCEL 68
03/12/10	REV. PARCEL 61, 63, 121, 151, 157, ADDED PARCEL 63A, 63B	07/22/10	ADDED NOTE ON PARCEL 56
03/16/10	ADDED PARCEL 61R	09/14/10	REV. PARCEL 63
03/31/10	REV. PARCEL 61	11/17/11	REV. PARCEL 63 DETOUR EASEMENT AREA 2

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
PROJECT NO: MSL00-0004-00(086)
COUNTY: GWINNETT
LAND LOT NO: 11, 12
LAND DISTRICT: 7
GMD 407
DATE 10/11/07 SH 27 OF 46

1/2007

ITY OF LAWRENCEVILLE******
P.O. Box 2200
Lawrenceville, GA 30046
(770) 963-2414
****

Date: 02/09/2012

--SIGN PERMIT--

17809
ANT: LAMAR ADVERTISING
ON: 733 BUFORD DRIVE

CITY OF LAWRENCEVILLE

REC#: 04306433 2/09/2012 10:01 AM
OPER: JE TERM: 004
REF#: 2674656

TRAN: 246.0000 SIGN PERMITS
17809/LAMAR ADVERTISING
SIGN PERMITS 672.00CR

TENDERED: 672.00 CHECK
APPLIED: 672.00-

CHANGE: 0.00

Applicant's Signature

Dennis Billew
Planning and Zoning Administrator
(Chief Building Inspector)

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

— PERMIT FEES MAINTENANCE —

Permit Number: 17809 Applicant: LAMAR ADVERTISING

Building Permit Fee:	$0.00	Plan Review Fee:	$0.00
Sign Fee:	$672.00	Development Fee:	$0.00
Certificate Occ Deposit:	$0.00	Temporary Electric:	$0.00
Detector on City Main: No		Sewer Development Permit:	$0.00
Size: 0 Detector Fee:	$0.00	Sewer Development Impact:	$0.00
# of Ponds: 0		Sewer Building Connection:	$0.00
Detention Fee:	$0.00	Sewer Connection Permit:	$0.00
Total Misc Fees:	$672.00	Utility Deposit:	$0.00
Total Sewer Tap:	$0.00		
Water Tap:	$0.00	Meter Size: 0	# Taps: 0
Gas Tap:	$0.00	Capacity: 0	Cap Type:
Hot Water: No Furnace: No			
Other: No DF Heat: No		** Total Tap Fees **	$0.00
Total Due:	$672.00	Opened:)2/09/2012	Closed:

Field Investigation Results

Working Number : 740264 **Field Agent :** Tammi Mullen

*1. **Type of road on which proposed sign is located:** Primary Road

*2. **Is the proposed sign location within the blocked-out area ?** No

*3. **Is there a permitted sign within 1,000 feet on the same side of the roadway ?** Yes

Distance: 617 **Permit #:** D3832

*4. **Has the sign been erected ?** No

*5. **Is any other sign erected at this location ?** No

Comments for Other Signs :

*6. **Proposed location is:**

3775 feet EAST of milepost # 14

209 feet EAST of Reynolds Road

*7. **Does the location fall within the area of an existing right of way project ?**

Yes, Project Numbers & Comments : Project is underway.

8. **Limited/controlled access property only :**

Does this location have apparent access other than the highway rights of way?

*9. **Is the property developed ?** No

100 Distance to nearest development (if within 1,000 feet of sign)

10. **Unzoned Area Only :**

Number of residences within 300 feet of sign location, where the residence owner is:

Different from owner of land on which sign is located

Distance to nearest development (if within 1,000 feet of sign)

Distance to nearest commercial activity, if located on the same side of interstate 100

Note : Please attach at least one photograph of nearest commercial activity.

*11. **Inspection Date :** 04/04/2012

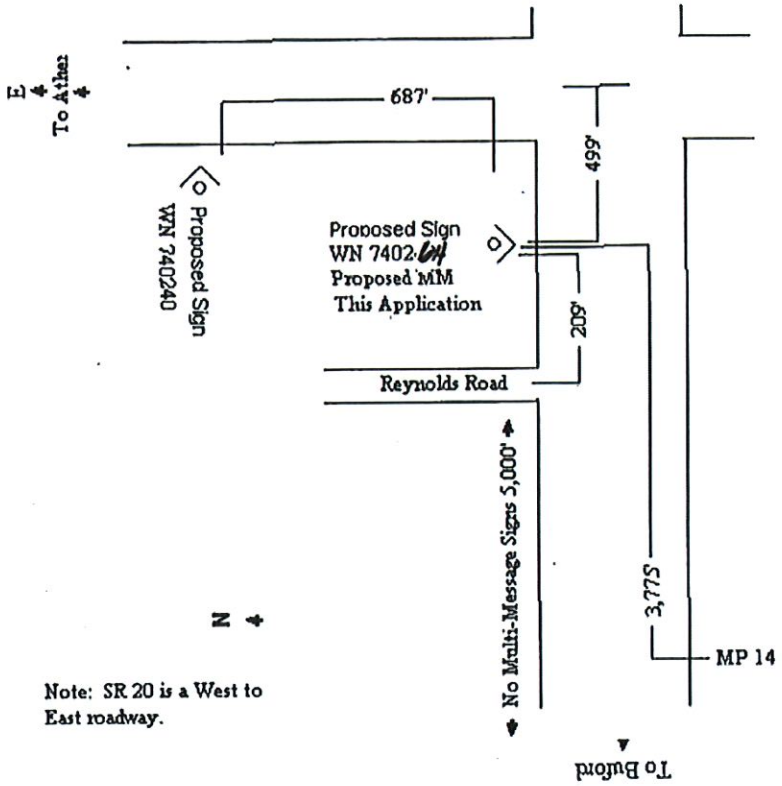
12. **Field Recommendation :** Approved

*13. **Field Comment:** Approval recommended.

14. **Select Upload File:**

Uploaded Files: **View All Images**

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department



Note: SR 20 is a West to East roadway.

#740264

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning & Development Department

COUNTY GWINNETT DISTRICT: 1

PERMIT NUMBER _____

WORKING NUMBER 140264

APPLICANT LAMAR OUTDOOR ADVERTISING-ATLANTA

PHYSICAL ADDRESS: 6597 PEACHTREE INDUSTRIAL BLVD.

NORCROSS, GA 30092

BILLING ADDRESS: SAME AS ABOVE

_____

STATE ROUTE 20

MILE LOG 14.72

OTHER DESCRIPTION _____

		DATE	DATE RENEWED
PRE-FIELD CHECK		_____	_____
RECEIPT NO. 65318		03/26/2012	_____
FIELD CHECK	OUT_____ IN_____		_____
RETURNED TO DISTRICT	OUT_____ IN_____		_____

RETURNED FOR CORRECTION _____

RESUBMITTED	_____	_____
APPROVED	_____	_____
SENT TO APPLICANT	_____	_____
REFUND REQUESTED	_____	_____

COORDINATOR: BRIAN ASHERBRANNER

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

FEB 2 2 2012

Keith Golden, P.E., Commissioner

GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

February 20, 2012

Lamar Outdoor Advertising-Atlanta
6597 Peachtree Ind. Blvd.
Norcross, GA 30092

Dear Sir or Madam:

Re: Outdoor Advertising Conforming Permit

Enclosed please find a copy of the following conforming permit issued to Lamar Outdoor Advertising - Atlanta, as well as the identification tag which must be attached to the first sign support of each sign structure so as to be visible from the roadway (Department of Transportation Rules and Regulations §672-6-.05):

Permit Number	Working Number	Location	Milepost	S.R.	County	Side of Roadway
D3840	740242	3805ft. EAST	14	002000	Gwinnett	North

The above referenced sign must be erected at the exact location for which they are permitted. It is the responsibility of the sign owner to ensure the correct placement of the outdoor advertising sign and structure and to relocate it at his/her expense in the event of an error.

These permits shall be valid for one (1) year from the effective date of February 20, 2012. The permit is issued for and "*shall be valid only if the signs are erected and maintained in accordance with this part during the twelve (12) month period*" following the effective date of the permit (O.C.G.A. §32-6-74). The renewal period for this permit is January 1 to April 1 of each year.

A renewal notice will be mailed to the sign owner each December following the year of issuance. If the renewal fee is not received by April 1 of each year, the Department will notify the sign owner that the renewal fee is overdue and give the sign owner forty-five (45) days to submit the appropriate fee. If the sign owner does not send the permit renewal fee within forty-five (45) days after the postmark of such notice, the permit shall expire and the sign shall then become an illegal sign.

Please send electronic photographs of the outdoor advertising sign and identification tag location within ten (10) days of the sign erection.

If you have any questions or concerns, please contact our office at (404) 631-1392.

Sincerely,

Bill Wright
Outdoor Advertising

Enclosure

cc: Tammi Mullen, Outdoor Advertising Agent
File

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

Print Form

DEPARTMENT OF TRANSPORTATION

One Georgia Center
600 West Peachtree Street N.W., 10th Floor
Atlanta, Georgia 30308

APPLICATION AND PERMIT FOR AN OUTDOOR ADVERTISING SIGN

TYPE OR PRINT LEGIBLY (Please sign original in blue ink- ALL SECTIONS MUST BE COMPLETED)

Rev. Aug. 2011 JANUARY 6, 2012
Date of Application

Working Number 140242

Name of Applicant: LAMAR ADVERTISING
Address: 6597 PEACHTREE INDUSTRIAL BLVD
City: NORCROSS State: GA Zip: 30092
Phone: (770) 447-8610

Name of Landowner: DON KIM
Address: 212 SWANSON DRIVE
City: LAWRENCEVILLE State: GA Zip: 30043
Phone: (678) 549-9446

F.E.I.# or S.S.# (Whichever applicable) 72 1462298

Property Information: ParcelNumber R7012 061A ParcelSize .74 AC ParcelDimensions APPX 120 X 160
Sign Location: State Route No. 20, in GWINNETT County, 10' feet from the nearest edge of right-of-way on the E side of the roadway and ~~4000~~ 3805' E MP 14 feet North of milepost number 14.
Sign Description: Delineate size desired of each face to be permitted. Number of faces 2

Length	48'	Height	14'	Area	672	Sq. Ft. Viewed from the NORTH	Direction
Length	48'	Height	14'	Area	672	Sq. Ft. Viewed from the SOUTH	Direction
Length		Height		Area		Sq. Ft. Viewed from the	Direction
Length		Height		Area		Sq. Ft. Viewed from the	Direction

Type of Construction (circle all that apply: Single Face (Back-to-Back) Double Face (Type-V) (Illuminated)

Is this sign in place? Yes ☐ No ☑ If yes, date sign erected

Is sign located within the Corporate Limits of a Municipality? Yes ☑ No ☐ Name: LAWRENCEVILLE
Is sign to be located in a zoned jurisdiction? (Yes) No
How far is it to the nearest commercial or industrial activity in feet 200'
Name of Activity PENNZOIL LUBE 3000

Residence Owner- Un-zoned areas only: Written consent of the owners of all residences within 300 feet (if different from the owner of the land on which the sign is to be located) must be provided (use additional sheets if necessary)
I hereby give my consent for the sign described on this application to be erected within 300 feet of my residence.

Residence Owner _____ Date _____

Applicant – Landowner Affidavit

State of GEORGIA, County of DEKALB

I, TIM ADRIEN FOR LAMAR (Applicant) and I, SEE ATTACHED LEASE, (Landowner) who being duly sworn do swear that the information given herein is true to the best of their knowledge and belief that we will comply with Georgia Code 32-6-70 through 32-6-97 and the Rules and Regulations of the Georgia Department of Transportation covering the granting, renewal, and revocation of permits for Outdoor Advertising and that the Agent for the applicant attests that he has the authority to contract in this matter and that the landowner does hereby acknowledge that the applicant has my consent to erect and maintain said advertising sign and that both applicant, landowner, and their assigns herein grant to the DOT the right to the enter the property in question for the purpose of inspecting said sign or remove any illegal sign. We also **agree to hold the DOT harmless and indemnify the Department for any damages caused either directly or indirectly by the erection and maintenance of said structure**. In lieu of the landowner's acknowledgment, attach a lease or dated statement signed by the landowner (identify sign location by State Route, County, side of roadway, and distance to milepost). Should the landowner be represented by an Agent in this matter, documentation of said Agent's authority which is satisfactory to the Department is required. A dated statement of lease must include a right of entry in favor of DOT and acceptable to the Department for the purpose of inspecting said sign site or to remove any illegal sign.

Signed, sealed, and delivered this the 6th day of January 2012.

Notary Public: Sharon Phillips
My Commission Expires: 2/7/2015

SHARON PHILLIPS NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 7, 2015

Print Applicant Signature/Agent: TIM ADRIEN FOR LAMAR
Sign Applicant Signature/Agent: TIM ADRIEN FOR LAMAR

Print Landowner Signature/Agent: DON KIM
Sign Landowner Signature/Agent: SEE ATTACHED LEASE

Approval Recommended

Outdoor Advertising Regional Coordinator

For DOT Use Only

Outdoor Advertising Manager

Outdoor Advertising Agent

This permit is granted to erect and/or maintain the above described sign adjacent to State Route 20 in Gwinnett county, Georgia for a period of one year. This is not a building permit. Nothing in this permit shall be construed to abrogate or affect any lawful ordinance, regulation or resolution which is more restrictive than State Law as it pertains to the structure permitted. (O.C.G.A. 32-6-97)

This 28th day of Feb., 2012

Chief Engineer

D3840
Permit Number

RZC2022-00059 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

FEB 2 7 2012

Keith Golden, P.E., Commissioner

GEORGIA DEPARTMENT OF TRANSPORTATION
One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

February 23, 2012

Lamar Advertising-Atlanta
Attn: Tim Adrien
6597 Peachtree Industrial Blvd.
Norcross, GA. 30092

Re: Outdoor Advertising Conforming Permit
Location: Gwinnett County

Dear Mr. Adrien:

This letter is in response to your request to revise an outdoor advertising sign being maintained under DOT permit number D3840 in Gwinnett County, the City of Lawrenceville for a multi-message display(s) described as:

Permit Number	Working Number	Location	Milepost	S.R.	County	Side of Roadway
D3840	740242	3805ft. East	14	002000	Gwinnett	North

Enclosed, please find your approved application for revision. The approved revision will be valid for twelve (12) months from the effective date of February 21, 2012. This revision is subject to and made conditional upon the granting of any required local building permits or compliance with more restrictive local zoning, ordinance, or regulations, if any, at time said revisions are in fact made.

All revisions must be completed prior to the expiration date. In the event the revisions are not completed within the time allotted, the permit will revert back to the original sign configuration prior to the approved revision.

Further, all revisions must be completed prior to the anniversary/expiration date of the original permit should there not be an existing sign structure at the location. The revision of the above referenced permit is not an extension of the 12-month time allotted to erect a sign under the original permit.

Should you have any questions concerning this matter, contact Pam Hooks, Outdoor Advertising Office Manager at (404) 631-1392.

Sincerely,

Bill Wright
Landscape Architect Manager/ODA

BW/lwh

Enclosure

cc: Tammi Mullen, Outdoor Advertising Agent
File

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

GEORGIA DEPARTMENT OF TRANSPORTATION
APPLICATION FOR MULTIPLE MESSAGE SIGN

"Multiple Message" sign means, a sign, display, or device, which changes the message or copy of the sign electronically or mechanically by movement or rotation of panels or slats. **O.C.G.A. §32-6-71**

DOT permit number 03840

_____ **Check here if this application is to change the multi-message type for an already permitted multiple message sign**

APPLICANT:

Applicant: LAMAR ADVERTISING
Address: 6597 PEACHTREE INDUSTRIAL BLVD
NORCROSS, GA 30092
Phone: (770) 447-8610

Landowner: DON KIM
Address: 212 SWANSON DR.
LAWRENCEVILLE, GA 30043
Phone: (678) 549-9446

SIGNATURE OF APPLICANT OR AGENT: [signature] FOR LAMAR

All Signs:

Sign Location:

State Route 20, on the N /S (E) W side of the roadway at milepost 14.75, City of LAWRENCEVILLE, County of GWINNETT Georgia.

Sign Description:

Multiple Message type: Mechanical____ Electronic ✓
Number of Faces: 2 Size of Faces: 672
Configuration: Single Face____ Back to Back____ Side by Side____ V-Type ✓
Number of faces to be Multiple Message: 2 Direction(s) Multiple Message Signs will be viewed from: NORTH & SOUTH

Electronic Signs Only:

After Hours contact: Name JIM ROUSSEAU Phone: (770) 314-5253

Local Government Approval:
[FOR CITY OR COUNTY USE ONLY]

I hereby certify that the (City) or County of LAWRENCEVILLE allows they type multiple message sign (mechanical or electronic), provided all zoning requirements are met at the time application for building permit is submitted.

Name of Authorized Official: JOSHUA MCPHERSON
Signature of Authorized Official: [signature]
Title of Authorized Official: CITY PLANNER
City of LAWRENCEVILLE, **County of** GWINNETT, **Date** 01-06-12

Departmental Approval:
[FOR DEPARTMENT USE ONLY]
Approval for Multiple Message Sign

Note: This is not a building permit. Nothing in this permit shall be construed to abrogate or affect any lawful ordinance, regulation or resolution which is more restrictive than State Law as it pertains to the structure permitted. (O.C.G.A. 32-6-97) In the event this multiple message application is approved, all work must be completed within twelve (12) months from the date of approval, and the underlying outdoor advertising permit must also be kept in good standing during the entire twelve (12) month period.

Effective Date 2/21/2012

Rachel S. Brown
Maintenance Activities Engineer

[signature]
Outdoor Advertising Control Manager

Revised November 27, 2006

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department



RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

Print Form

Georgia Department of Transportation
One Georgia Center
600 West Peachtree Street NW
Atlanta, Georgia 30308 (*Please sign original in blue ink*)

Local Government Certification for Outdoor Advertising

PART 1.

I hereby certify that the (City of) (County of) LAWRENCEVILLE
(Check all that apply):

☒ Has a zoning plan and ordinances dated 2005.

☐ Does not have a zoning plan and ordinances.

☐ Has other land use controls or ordinances. Please specify:

☐ Has a sign ordinance dated _____ separate from any zoning or land use plan.

☒ Has a sign ordinance which requires sign spacing of more than 500', size or height limits, or includes the "I-95 plan". Please specify:

ARTICLE X OF ZONING ORDINANCE BILT APPROVED LOCATION, SIZE & HEIGHT VIA AGREEMENT ~~BY~~ BETWEEN CITY OF LAWRENCEVILLE & ADVANTAGE DATED 12-21-11.

☐ Has no sign controls of any kind.

PART 2.

Current zoning of the parcel where the sign is to be located.

BUSINESS GENERAL (BG)

Approved uses for this zoning type

MANY RETAIL & COMMERCIAL FOUND IN SECTION 7.

Date of MOST RECENT zoning of this parcel UNKNOWN

Previous zoning of this parcel

BG SINCE ANNEXATION

I JOSHUA M. FERGUSON, a duly qualified official of the ~~city~~/county of

LAWRENCEVILLE, do hereby certify that I have reviewed the location and description of the outdoor advertising structure described on the attached application and find the sign is to be located in an area appropriate for such structures and is in compliance with all local laws, ordinances or regulations. I further understand that in evaluating any application for an Outdoor Advertising permit GDOT does not review for compliance with local ordinances and that any such permit issued by GDOT is not a building permit.

This the 06 day of JANUARY, 2012.

Authorized Official Signature

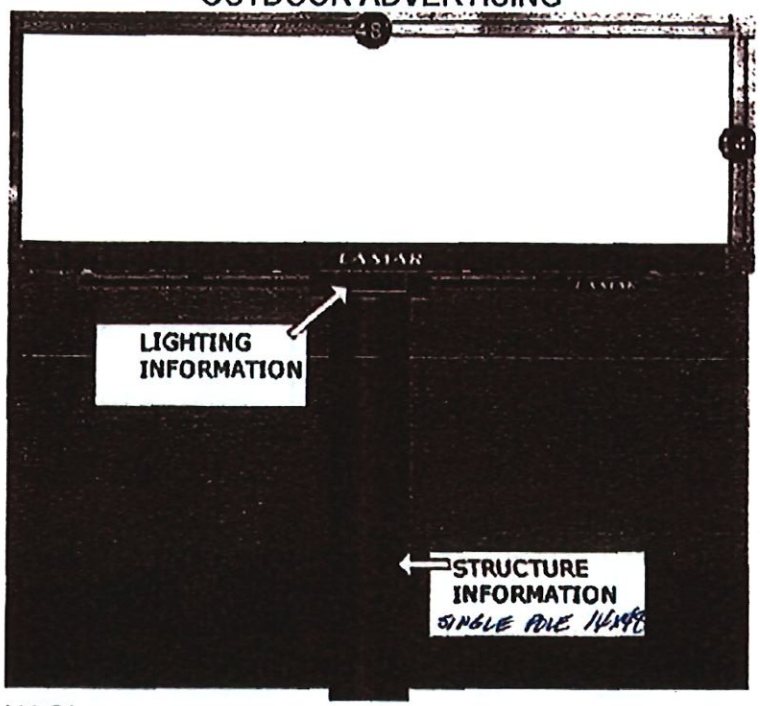
CITY PLANNER
Title



RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

LAMAR

OUTDOOR ADVERTISING



HAGL _____

OVERALL HEIGHT 50'

ADDITIONAL COMMENTS:

BULLETIN
CENTER MOUNT
SINGLE POLE

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

gwinnettcounty

Tax Assessor's Office

Secure Login

Steve Pruitt, Division Director

Real Property eFile System My Portfolio Gwinnett Assessor

Base Maps Map Layers

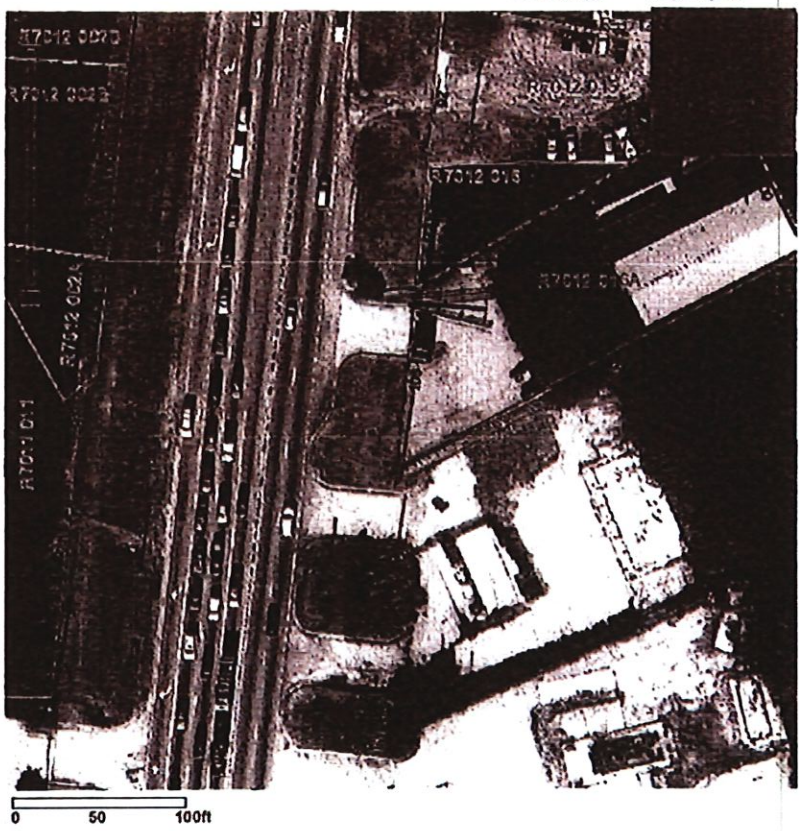
Your search returned 1 records.

KIM DON KIL
212 SWANSON DR
LAWRENCEVILLE,
GA 30043-8529

Map It!

Land:	$388,200
Improvements:	$276,900
Total Market:	$665,100

RETAIL-MULTI OCCUPANCY 0.74 ACRES
733 BUFORD DR LAWRENCEVILLE 30043 | **R7012 016A**



Terms Of Use Privacy Statement Copyright 2011 by Gwinnett County Assessor's Office

THE SIGN AND BUILDING SHOWN HAVE BEEN REMOVED

PREVIOUS PERMIT C0409

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

99205

WR# 740242

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
2 CAPITOL SQUARE
ATLANTA, GEORGIA 30334

64594 No. 82642

Received of Tim Adrien (Lamar Atl.) Date Jan. 11 2012

Street 6597 Peachtree Ind. Blvd. City Norcross State GA

Two hundred fifty dollars and 00/100 Dollars $ 250.00

Descriptive Section New Application fee (2nd partial pymt) for permit # D3840

Payment made by: application #2 DEPARTMENT OF TRANSPORTATION

Cash ☐
Check ☑ No. 1447
Money Order ☐ No.

By Tanya C. Westfield

WR# 740242

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
2 CAPITOL SQUARE
ATLANTA, GEORGIA 30334

64548 No. 82643

Received of Tim Adrien (Lamar Atl.) Date Jan. 11 2012

Street 6597 Peachtree Ind. Blvd. City Norcross State Ga

Fifty dollars and 00/100 Dollars $ 50.00

Descriptive Section New Application fee (1st of partial pymt) for Permit # D3840

Payment made by: application #2 DEPARTMENT OF TRANSPORTATION

Cash ☐
Check ☑ No. 1446
Money Order ☐ No.

By Tanya C. Westfield



02 28 2022
RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department



02 28 2022

RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department



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Received: March 4, 2022
Planning and Development Department



RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department


9.
Property Available
02 28 2022
RZC2022-00033 SUP2022-00029 SUP2022-00030
Received: March 4, 2022
Planning and Development Department



RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department



RZC2022-00033 SUP2022-00059 SUP2022-00065
Received: March 4, 2022
Planning and Development Department

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

Property Owner:
Dethomas Investments, LLC.



Legend

- Subject Parcels
- Parcels
- Roads

N
W E
S

0 65 130



LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

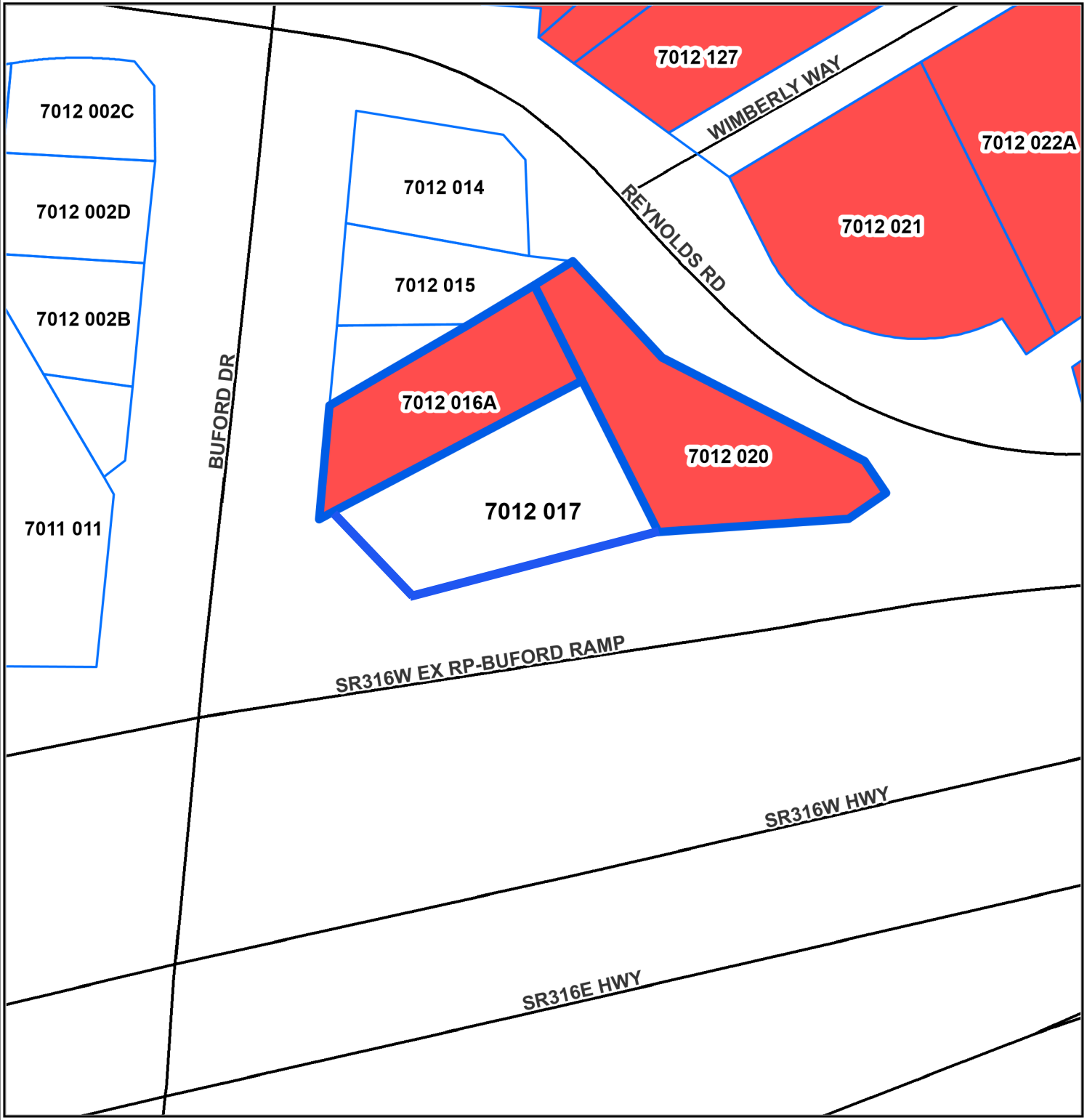
Property Owner:
Dethomas Investments, LLC.

Legend

- Subject Parcels
- Parcels
- Roads

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LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

Property Owner:
Dethomas Investments, LLC.

Legend

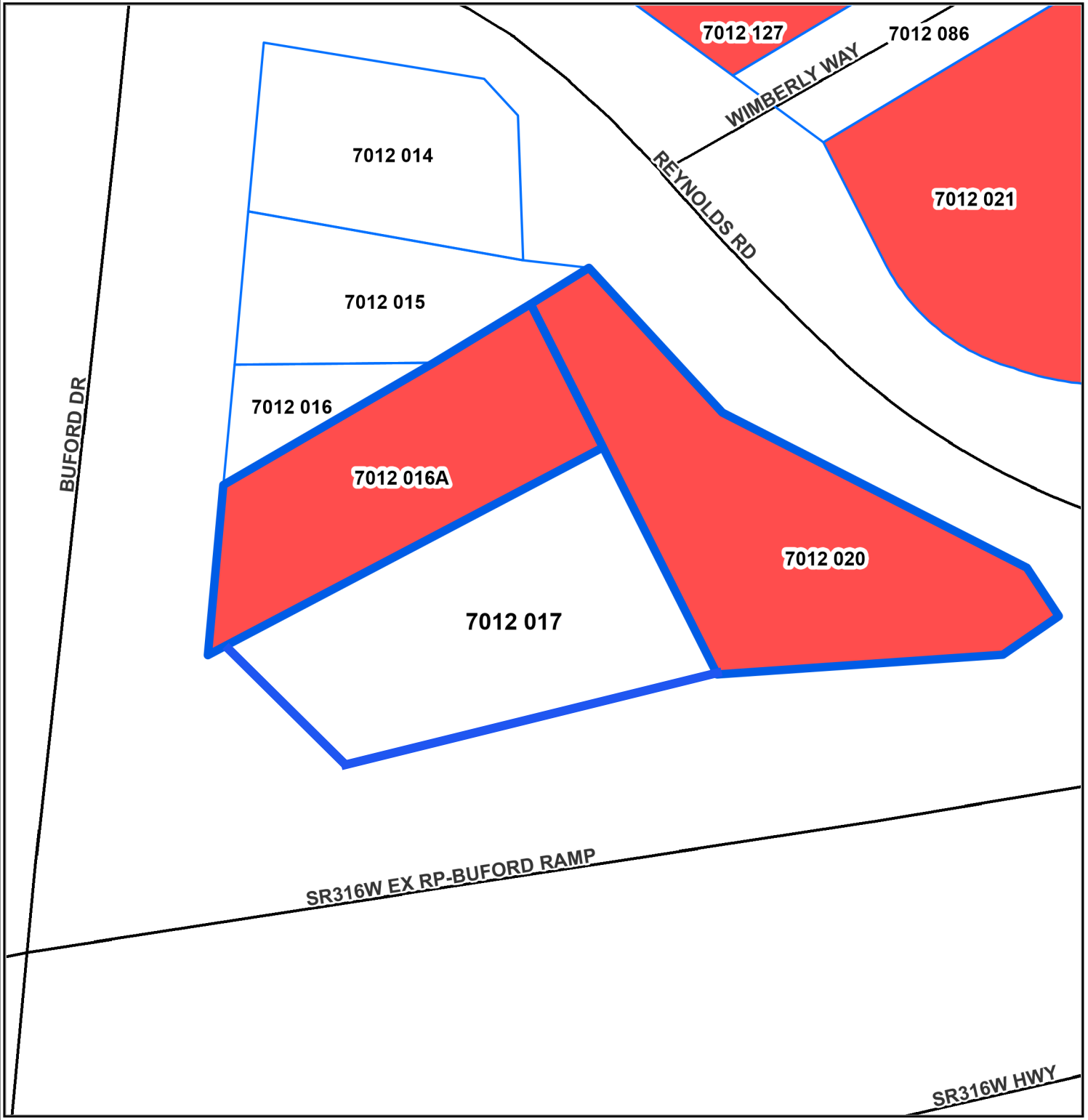
- Subject Parcels
- Parcels

Zoning Districts

- BG General Business
- Roads

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LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZC2022-00033
SUP2022-00059
SUP2022-00065

Applicant:
Dethomas Investments, LLC.

Property Owner:
Dethomas Investments, LLC.

Legend

- Subject Parcels
- Parcels

Zoning Districts

- BG General Business
- Roads

N
W E
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0 45 90

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

   A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

   B. Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of ~~224~~672 square each, or fourteen (14) feet in height and ~~sixteen~~ forty eight (~~16~~48) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed ~~672~~ 2016 square feet;

   C. Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center (EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

B. One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.

C. One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;

D. Each or three (3) Sign Surface Display Areas shall be limited to a maximum of ~~224~~ 672 square feet or fourteen (14) feet in height and ~~sixteen~~forty eight (~~16~~48) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed ~~672~~ 2016 square feet;

E. Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

F. Existing Billboard and Structure shall be demolished and removed from the site;

PLANNING COMMISSION RECOMMENDATION_04042022
RZC2022-00033, SUP2022-00059, SUP2022-00065

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

A. Auction House

B. Automobile Accessories Sales and Installation

C. Automobile Body Repair, Painting or Rebuilding

D. Automobile Broker

E. Automobile Manufacturing Plant

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

G. Automobile Parts Store (with/without installation)

H. Automobile Repair and Maintenance (Principal Use)

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

J. Automobile Wash (Carwash)

K. Bail Bonding

L. Building Materials Sales (indoors/outdoors)

M. Depot / Passenger Terminal (bus or rail)

N. Garden Supply Center

O. Hookah/Vapor Bar or Lounge

P. Machine Shop

Q. Maintenance Shop (fleet vehicles)

R. Motorcycle and Personal Watercraft Sales and Related Service

S. Motorcycle and Personal Watercraft Service and Repair

T. Motorcycle Parts, Accessories and Apparel Store

U. Pawn Shop

V. Smoke or Novelty Shop

W. Tobacco or Novelty Shop

X. Tattoo and Body Piercing

Y. Title Loan Facility

2. To satisfy the following site development considerations:

A. 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;

B. 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;

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

D. Outdoor storage shall be prohibited;

E. Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;

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

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

B. Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of 224 square each, or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 672 square feet;

C. Existing Billboard and Structure shall be demolished and removed from the site;

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center (EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

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shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

F. Existing Billboard and Structure shall be demolished and removed from the site;

DRAFT COUNCIL CONDITIONS
REVISED PLANNING COMMISSION RECOMMENDATION_04042022
RZC2022-00033, SUP2022-00059, SUP2022-00065

RZC2022-00033

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

1. The following uses shall be prohibited:

A. Auction House

B. Automobile Accessories Sales and Installation

C. Automobile Body Repair, Painting or Rebuilding

D. Automobile Broker

E. Automobile Manufacturing Plant

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

G. Automobile Parts Store (with/without installation)

H. Automobile Repair and Maintenance (Principal Use)

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

J. Automobile Wash (Carwash)

K. Bail Bonding

L. Building Materials Sales (indoors/outdoors)

M. Depot / Passenger Terminal (bus or rail)

N. Garden Supply Center

O. Hotel or Motel

~~***O.***~~***P.*** Hookah/Vapor Bar or Lounge

~~***P.***~~***Q.*** Machine Shop

~~***Q.***~~***R.*** Maintenance Shop (fleet vehicles)

~~***R.***~~***S.*** Motorcycle and Personal Watercraft Sales and Related Service

~~***S.***~~***T.*** Motorcycle and Personal Watercraft Service and Repair

~~***T.***~~***U.*** Motorcycle Parts, Accessories and Apparel Store

V. Night Club, Dance Club or Lounge

~~***U.***~~***W.*** Pawn Shop

~~***V.***~~***X.*** Smoke or Novelty Shop

~~***W.***~~***Y.*** Tobacco or Novelty Shop

~~***X.***~~***Z.*** Tattoo and Body Piercing

AA. Taxi or Limousine Service

BB. Title Loan Facility

~~Y.~~CC. Truck Sales, Leasing, or Service

2. To satisfy the following site development considerations:

A. 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;

B. 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;

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

D. Outdoor storage shall be prohibited;

E. Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;

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

SUP2022-00059

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

B. Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of 672~~224~~ square each, or fourteen (14) feet in height and fourty eight (48) ~~sixteen (16)~~ feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 2016~~672~~ square feet;

~~***C.***~~ Existing Billboard and Structure shall be demolished and removed from the site before construction can begin on new Billboard;

D. Fall zone and minimum setback requirement adjacent to GDOT property shall meet GDOT requirements and shall be approved by GDOT. Fall zone interior to the property shall be a minimum of the height of the billboard.

E. Development shall include at no cost to the City a Gateway Standard City of Lawrenceville sign. Design and Construction shall be reviewed and approved by the Planning and Development Director.

SUP2022-00065

Approval of Special Use Permit for a Billboard and Electronic Message Center (EMC) Sign height increase, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;

B. One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.

C. One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;

D. Each or three (3) Sign Surface Display Areas shall be limited to a maximum of 672~~224~~ square feet or fourteen (14) feet in height and forty eight (48) ~~sixteen (16)~~ feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed 2016~~672~~ square feet;

E. Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

F. Existing Billboard and Structure shall be demolished and removed from the site before construction can begin on new Billboard;

G. Fall zone and minimum setback requirement adjacent to GDOT property shall meet GDOT requirements and shall be approved by GDOT. Fall zone interior to the property shall be a minimum of the height of the billboard.

H. Development shall include at no cost to the City a Gateway Standard City of Lawrenceville sign. Design and Construction shall be reviewed and approved by the Planning and Development Director.

~~***F.***~~

LAWRENCEVILLE
GEORGIA

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

Item:	RZM2022-00011; Avrohom Wolf c/o Balfour 419, LLC; 419 Hurricane Shoals Road
Department:	Planning and Development
Date of Meeting:	Monday, April 25, 2022
Presented By:	Todd Hargrave
Planning Department Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	**Approval with Planning Commission Recommendations**

Summary: The applicant request rezoning of a 7.31-acre parcel from RM-12 (General Residence, 3,600 Sq. Ft. District) to RM-12 (Multifamily Residence District) to allow the expansion of the existing Ridgewood Apartment complex with an additional thirty-five (35) multifamily residential dwelling units. The subject property was partially developed in 1972 with fifty-two (52) multifamily units resulting in a density of 7.11 Units Per Acre. The remaining balance of the property or approximately three (3) acres has remained undeveloped since the initial construction in 1972. The property is located along the southern right-of-way of Hurricane Shoals Road, and the western right-of-way of Curtis Road. Access to the overall project is provided from two curb cuts extended from Hurricane Shoals Road, and Curtis Road.

Attachments/Exhibits:
RZC2022-00011- Report
RZC2022-00011- Planning and Development Recommendations
RZC2022-00011- Application
RZC2022-00011- Letter of Intent

RZC2022-00011- Legal Description
RZC2022-00011- Survey
RZC2022-00011- Exhibits
RZC2022-00011- Elevations and floor plan
RZC2022-00011- Sign package
RZC2022-00011- Monument Sign
RZC2022-00011- Aerial Zoom Out
RZC2022-00011- Aerial Zoom In
RZC2022-00011- Zoom Out
RZC2022-00011- Zoom In
RZC2022-00011- Planning Commission Recommendations
RZC2022-00011- Applicant PowerPoint Presentation
RCZ2022-00011- Council Recommendations

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
ANNEXATION & REZONING

CASE NUMBER:	RZM2022-00011
APPLICANT:	AVROHOM WOLF
CONTACT:	AVI WOLF
PHONE NUMBER:	917.586.5179
LOCATION:	419 HURRICANE SHOALS ROAD
PARCEL ID:	R5145 080
ACREAGE:	7.31
ZONING PROPOSAL:	**(**RM-12) GENERAL RESIDENCE, 3,600 SQ. FT. DISTRICT TO RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	MULTIFAMILY REDEVELOPMENT
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property was rezoned from RM (Multifamily Residence District) and R-75 (Single-Family Residence District, Gwinnett) to RM in 1972 pursuant to case RZ-72-01. Later on it was rezoned to RM-12 (General Residence, 3,600 Sq. Ft. District) sometime in the 1980s.

PROJECT DATA

The applicant request rezoning of a 7.31-acre parcel from RM-12 (General Residence, 3,600 Sq. Ft. District) to RM-12 (Multifamily Residence District) to allow the expansion of the existing Ridgewood Apartment complex with an additional thirty-five (35) multifamily residential dwelling units. The subject property was partially developed in 1972 with fifty-two (52) multifamily units resulting in a density of 7.11 Units Per Acre. The remaining balance of the property or approximately three (3) acres has remained undeveloped since the initial construction in 1972. The property is located along the southern right-of-way of Hurricane

Shoals Road, and the western right-of-way of Curtis Road. Access to the overall project is provided from two curb cuts extended from Hurricane Shoals Road, and Curtis Road.

The applicant intends to develop the remaining balance of the property with a three (3) story building consisiting of thirty-five (35) multifamily units and increase the overall number of multifamily units to eighty-seven (87) resulting in a overall density of 11.9 Units Per Acre. As proposed, the plan includes two alternating roof types (flat and gable), common entrances and faux windows on the side elevations, exterior treatments include patios and porches, as well as the required seventy-five (75) brick veneer, with lap siding used on the remaining balance of the proposed building. Additionally, each unit would be accessed internally, via a double-loaded corridor and stairwells, with individual access points on both sides of the passage corridor. In addition, the plan proposes seventy (70) additional parking spaces, a dumpster enclosure, sidewalks (pedestrian connectivity), a cabana and swimming pool. Furthermore, the plan includes stormwater facilities near the southwestern portion of the property, and a retaining wall along the northern and eastern property lines due to topographic contraints. As proposed the plan appears to be consistent with the intent of the rules and regulations of the City of Lawrenceville.

In addition to the application the request includes relief from various development standards relating to the existing multifamily units which includes minimum side yard setbacks, landscape requirements, and staking lanes relating to mail kiosk. As previously mentioned the site was developed in 1972, and the rules and regulations at the time required a twenty (20) foot Side Yard Building Setback, and did not specifically address landscaping and mail kiosk requirements. Therefore, the applicants request for variances from the development standards could be justified due to the initial approvals in 1972. In addition, the applicant has indicated a desire to improve the overall appearance of the site with major improvements to the exterior and interior of the existing fifty-two (52) multifamily units. Initial steps have been taken to improve the exterior of the units; which consist primarily of improvements to landscaping, painting the exterior trim work and routine maintenance. However, redevelopment of the entire site is contingent upon the approval of this request for rezoning. Based on these factors staff could support the applicants requests for variances from the development standards of the Zoning Ordinance.

The surrounding area includes a mix of commercial and residential developments and zoning. Directly adjacent to the south and southwest, is a developed RM-12 (General Residence, 3,600 Sq. Ft. District) duplex neighborhood. To the west, and north across Hurricane Shoals Road, are properties zoned BG (General Business District). Adjacent to the east is another property zoned BG used as a commercial plaza for local services such as small grocery stores and laundry facilities. Southeast across Curtis Road there is a neighborhood zoned RM-12 (General Residence, 3,600 Sq. Ft. District) developed with duplexes. Based on these factors the scale of

the development may be consistent with the developments in the immediate vicinity. The request may be compatible with the zoning and development pattern of its surrounding area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The vision for this character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown. The citywide goals of the Plan includes improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. The proposed redevelopment may be considered consistent with goals and policies of the Comprehensive Plan promoting residential and mixed-use developments throughout the city limits.

In conclusion, the proposed redevelopment could contribute land use patterns that may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

LDP2021-00062 - Ridgewood Apartments Expansion currently in review.

ELECTRIC DEPARTMENT

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

GAS DEPARTMENT

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

CODE ENFORCEMENT

No comment.

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

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

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

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

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

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**
   Policies of the City are intended to provide a transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**
   The request represents an opportunity to redevelop a large tract of underutilized land in proximity to the Georgia Gwinnett College and the College Corridor, in support of the goals of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2022-00011

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

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

   A. Multifamily residential dwellings and accessory uses at a maximum of 87 multifamily units at a density of 11.9 Units Per Acre.

   B. The development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development, dated February 21, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

   C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

   D. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

   E. Renovation plan for the interior of the existing fifty-two (52) multifamily residential units and improvements to the exterior of the existing units shall be submitted to the Planning and Development Department prior to the issuance of a Certificate of Occupancy for the proposed additional thirty-five (35) multifamily residential units.

2. To satisfy the following site development considerations:

   A. Provide a 10-foot wide landscape strip adjacent to all right-of-ways.

   B. Provide a minimum 10-foot wide natural or enhanced buffer along the western property line.

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

D. Fence along the proposed retaining wall shall be decorative, constructed of brick, stone, wrought iron, or split rail.

E. Fence around the Stormwater facility shall be decorative, constructed of brick, stone, wrought iron, or split rail.

F. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

G. Outdoor storage shall be prohibited.

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

I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Avrohom Wolf	NAME: Balfour 419, LLC
ADDRESS: 4488 N. Shallowford Rd Suite 201	ADDRESS: 4488 N. Shallowford Rd, Ste 201
CITY: Dunwoody	CITY: Dunwoody
STATE: GA ZIP: 30338	STATE: GA ZIP: 30338

CONTACT PERSON: AVI WOLF PHONE: (917) 586-5179

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): RM-12 (GEN. RESIDENCE) REQUESTED ZONING DISTRICT: RM-12 MF

PARCEL NUMBER(S): 5145 080 ACREAGE: 7.31

ADDRESS OF PROPERTY: 419 HURRICANE SHOALS RD, LAWRENCEVILLE, GA 30046

2-25-22
SIGNATURE OF APPLICANT DATE

2-25-22
SIGNATURE OF OWNER DATE

Avrohom Wolf
TYPED OR PRINTED NAME

Avrohom Wolf
TYPED OR PRINTED NAME

Rachel Mize 2/25/22
NOTARY PUBLIC DATE

Rachel Mize 2/25/22
NOTARY PUBLIC DATE

RACHEL MIZE NOTARY PUBLIC COBB COUNTY GEORGIA MY COMMISSION EXPIRES FEB 4 2025

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

B Wolf and Sons, LLC
4488 N Shallowford Rd, Ste 201
Atlanta, GA 30338

February 24, 2022

Todd Hargrave
Director of Planning and Zoning
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046

Mr. Hargave,

This letter is to inform you of our request to rezone the property located at 419 Hurricane Shoals Rd, Lawrenceville, GA 30046 (Parcel 5145 080) from RM-12, General Residence to RM-12, Multifamily as currently defined in the Lawrenceville Zoning Ordinances 2020. It is our intent to construct a new, 3-story apartment building with 35 residential units and leasing office, private community pool and cabana, and associated infrastructure. The new apartment building will be a part of the existing development known as Ridgewood Apartments. The purpose of this rezone is to create a clear standard of development that adheres to current zoning and development requirements. Included with this letter is a proposed site plan demonstrating the intended development. In conjunction with the proposed rezoning, we are requesting multiple variations from the zoning code to be incorporated as conditions of development as listed below:

1. The 50' landscaped setback as defined in Article 1, Section 102.6 (E)(10) be waived. In lieu of the required buffer, we proposed leaving the 50' setback along Curtis Road as undisturbed, except as to install necessary utilities for improvements. Monument sign for Curtis Road is to be constructed at the discretion of the developer, as the current entrance is not currently active. Additionally, we propose the frontage of Hurricane Shoals be improved with supplemental plantings to be approved by the Director of Planning at time of development permit, but shall exclude any earthen berms or additional fencing.
2. The existing buildings be exempt from current building setback requirements.
3. The 20-foot grassed or landscaped strip between the building and parking area as defined in Article 1, Section 102.6 (E) (2) be reduced to 10' due to topographical hardships and stormwater infrastructure requirements.
4. The proposed parking bay directly adjacent to the new building be exempt from internal landscaped parking islands due to proposed sewer service locations, easements, and to meet parking requirements for the new portion of the development.
5. The proposed mail kiosk be located adjacent to the pool and cabana, and served by parking spaces with accessible routes. Existing infrastructure and topography are not suitable to stacking lanes.

The previously mentioned requests are reflected on the proposed rezoning site plan included with this letter. Should you have any questions or would like to discuss further, please contact Avi Wolf at (917) 586-5179.

Regards,

Avi Wolf

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

All that tract or parcel of land lying and being in Land Lots 145 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the southerly right of way of Hurricane Shoals Road (R/W Varies) 518.00 feet Southwesterly from the intersection of Hurricane Shoals Road and Curtis Road (R/W Varies), that point being the Point of Beginning; running thence South 13 degrees 12 minutes 56 seconds East a distance of 201.98 feet to a 1/2" rebar, thence North 68 degrees 10 minutes 59 seconds East a distance of 225.84 feet to a 1/2" rebar, thence North 68 degrees 08 minutes 19 seconds East a distance of 223.51 feet to a point on the Westerly right-of-way line of Curtis Road (R/W Varies), thence along said right-of-way South 02 degrees 52 minutes 22 seconds West a distance of 450.51 feet to a 1/2" rebar, thence leaving said right-of-way North 87 degrees 49 minutes 36 seconds West a distance of 293.87 feet to a point, thence South 72 degrees 08 minutes 20 seconds West a distance of 95.06 feet to a 1/2" rebar, thence North 86 degrees 07 minutes 27 seconds West a distance of 144.85 feet to a point, thence South 13 degrees 02 minutes 05 seconds East a distance of 75.10 feet to a point, thence South 81 degrees 00 minutes 00 seconds West a distance of 283.25 feet to 1/2" rebar, thence North 04 degrees 44 minutes 34 seconds West a distance of 351.04 feet to a point, thence North 87 degrees 33 minutes 03 seconds East a distance of 235.71 feet to a point, thence North 13 degrees 04 minutes 35 seconds West a distance of 204.93 feet to a point on the Southerly right-of-way line of Hurricane Shoals Road, thence along said right-of-way North 76 degrees 33 minutes 04 seconds East a distance of 196.05 feet to a point, that point being the Point of Beginning.

Said property contains 7.31 acres as shown on a survey for Wolf Acquisitions, LLC; Balfour 419 LLC; First American Title Insurance Company; Baker & Hostetler LLP & Ameris Bank, by DuSouth Surveying & Engineering, Inc., dated 05/26/21, certified by Jerry D. Wood, Georgia RLS No. 2999.

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

First American Title Insurance Company
Commitment No. 21-34
Effective Date March 18, 2021

EXHIBIT "B"

5. Drainage rights as contained in that certain Right of Way Deed from Mr. V.L. Roebuck to Gwinnett County, Georgia, dated June 7, 1958, and recorded at Deed Book 146, Page 74, Gwinnett County, Georgia Records. Affects – Not Plottable

6. Easement from GSC Properties LP to J.T. Knight & Gregory H. Stephens, dated October 25, 2000, and recorded at Deed Book 21577, Page 18, Gwinnett County, Georgia Records, as assigned by that certain Assignment Easement from J.T. Knight & Gregory H. Stephens to Gwinnett County Water and Sewerage Authority, undated, and recorded at Deed Book 33226, Page 59, aforesaid Records. Affects – See Plat

7. Easement from GSC Properties, L.P., to Gwinnett County Public Utilities, dated March 17, 2004, and recorded at Deed Book 46407, Page 722, Gwinnett County, Georgia Records. Affects – See Plat

8. Nonexclusive Installation and Service Agreement by and between Cable Equities Colorado, LLC and GSC Properties, L.P., dated October 14, 2011, and recorded at Deed Book 51140, Page 619, Gwinnett County, Georgia Records. Affects – Not Plottable

9. Those matters as disclosed by that certain survey entitled ALTA/ACSM Land Title Survey for Greenleaf Investment Partners L028, LLC, State Bank and Trust Company, and Chicago Title Insurance Company, prepared by DuSouth Surveying & Engineering, Inc., bearing the seal and certification of Jerry D. Wood, GRLS No. 2999, dated January 21, 2016, last revised January 26, 2016, being designated as Project No. 16-006-01S, as follows:
   a. Fence crossing the northeasterly and southerly boundary lines of subject property;
   b. Sign located in the northerly portion of subject property;
   c. Pavement crossing the southerly boundary line of subject property;
   d. Fifty (50') foot building setback line along Rights-of-Way of Hurricane Shoals Road and Curtis Road;

EXHIBIT "B"

   e. Twenty-five (25') foot building setback line along the northeasterly, westerly and northwesterly boundary lines of subject property;
   f. Forty (40') foot building setback lines along the southerly boundary line of subject property;
   g. Buildings A and B in the northern portion of subject property lying within the twenty-five (25') building setback lines in the northerly portion of subject property;
   h. Building C in the central portion of subject property lying within the twenty-five (25') foot building setback line along the northeasterly boundary line of subject property; and
   i. Building D encroaches upon the sanitary sewer easement in the southerly portion of subject property.

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

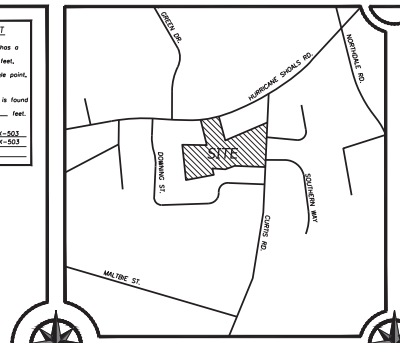
Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6, 6b, 7b, 8, 9, 10, 11a, 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The Field Work was completed on May 25, 2021.

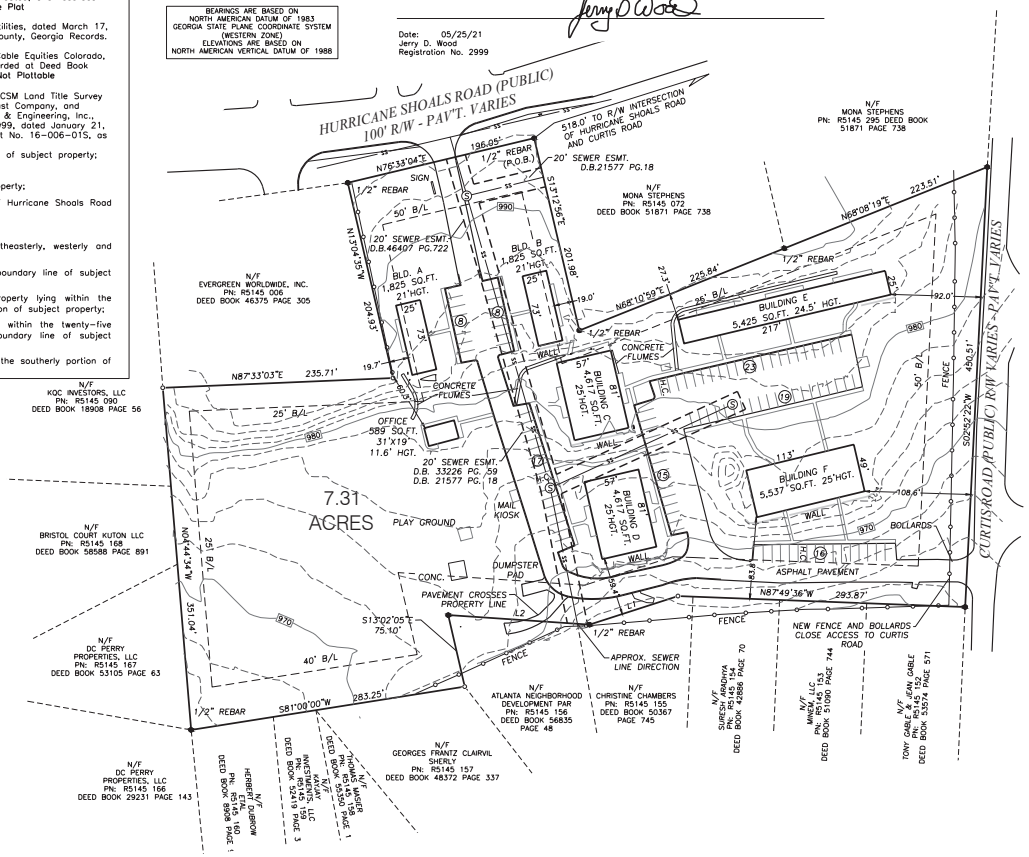
Date: 05/25/21
Jerry D. Wood
Registration No. 2999

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 108,110 feet, and an angular error of 1" per angle point, and was not adjusted.
This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.
Linear Measurement obtained using SOKKIA iX-503
Angular Measurement obtained using SOKKIA iX-503
Field Work completed 5/25/21



VICINITY MAP (NTS)



LINE TABLE		
LINE	BEARING	CHORD
L1	S72°08'20"W	95.06'
L2	N86°07'27"W	144.85'

GRAPHIC SCALE
0' 30' 60' 120' 180'
SCALE: 1" = 60'

PROJECT DATA

CLIENT: Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns

1. TOTAL PROJECT ACREAGE: 7.31 ACRES
2. TAX PARCEL #: R5145 080
3. FLOOD PLAIN: THIS PROPERTY LIES WITHIN A "ZONE X" FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13135C0073F DATED SEPTEMBER 29, 2006.
4. WATER SUPPLY: GWINNETT COUNTY WATER SUPPLY
5. SEWAGE DISPOSAL: GWINNETT COUNTY SANITARY SEWER SYSTEM
6. EXISTING ZONING: CITY OF LAWRENCEVILLE RM-12
7. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
8. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
9. EXISTING PARKING: 103 REGULAR PARKING SPACES
   3 HANDICAP PARKING SPACES
10. REQUIRED SETBACKS ACCORDING TO ZONING REPORT BY THE PLANNING & ZONING RESOURCE COMPANY, DATED 05/11/2021:

FRONT	50'
SIDE	25'
REAR	40'

11. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
13. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN FOUND.
14. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THE SUBJECT PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO CURTIS ROAD, PUBLIC RIGHTOF WAY, AND TO HURRICANE SHOALS ROAD, PUBLIC RIGHT OF WAY.

PLAT ABBREVIATIONS	
IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
CL	CENTERLINE
PL	PROPERTY LINE
SF	SQUARE FOOT
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING
HGT	HEIGHT
N/F	NOW OR FORMERLY
B/L	BUILDING SETBACK LINE

MONUMENTATION LEGEND	
	Depicts Computed Point Only
	Depicts Iron Pin Set
	Depicts Iron Pin Found
	Depicts Monument Set
	Depicts Monument Found
	Fire Hydrant
S	Sanitary Sewer
	Power Pole
	Transformer
	Drop Inlet
	Light Pole

All that tract or parcel of land lying and being in Land Lots 145 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the southerly right of way of Hurricane Shoals Road (R/W Varies) 518.00 feet Southwesterly from the intersection of Hurricane Shoals Road and Curtis Road (R/W Varies), that point being the Point of Beginning; running thence South 13 degrees 12 minutes 56 seconds East a distance of 201.98 feet to a 1/2" rebar, thence North 68 degrees 10 minutes 59 seconds East a distance of 225.84 feet to a 1/2" rebar, thence North 68 degrees 08 minutes 19 seconds East a distance of 223.51 feet to a point on the Westerly right-of-way line of Curtis Road (R/W Varies), thence along said right-of-way South 02 degrees 52 minutes 22 seconds West a distance of 450.51 feet to a 1/2" rebar, thence leaving said right-of-way North 87 degrees 49 minutes 36 seconds West a distance of 293.87 feet to a point, thence South 72 degrees 08 minutes 20 seconds West a distance of 95.06 feet to a 1/2" rebar, thence North 86 degrees 07 minutes 27 seconds West a distance of 144.85 feet to a point, thence South 13 degrees 02 minutes 05 seconds East a distance of 75.10 feet to a point, thence South 81 degrees 00 minutes 00 seconds West a distance of 283.25 feet to 1/2" rebar, thence North 04 degrees 44 minutes 34 seconds West a distance of 351.04 feet to a point, thence North 87 degrees 33 minutes 03 seconds East a distance of 235.71 feet to a point, thence North 13 degrees 04 minutes 35 seconds West a distance of 204.93 feet to a point on the Southerly right-of-way line of Hurricane Shoals Road, thence along said right-of-way North 76 degrees 33 minutes 04 seconds East a distance of 196.05 feet to a point, that point being the Point of Beginning.

Said property contains 7.31 acres as shown on a survey for Wolf Acquisitions, LLC; Balfour 419 LLC; First American Title Insurance Company; Baker & Hostetler LLP & Ameris Bank, by DuSouth Surveying & Engineering, Inc., dated 05/26/21; certified by Jerry D. Wood, Georgia RLS No. 2999. The property shown hereon is the same property described in First American Title Insurance Company Commitment No. 21-34.

ZONING AND SITE REQUIREMENTS SUMMARY

ZONING REPORT PROVIDED BY PZR REPORT, THE PLANNING & ZONING RESOURCE COMPANY DATED 05/11/2021

–	EXISTING ZONING DESIGNATION:	RM-12 MULIIFAMILY RESIDENTIAL DISTRICT
–	SETBACK REQUIREMENTS: A. FRONT 50' B. SIDE 25' C. REAR 40'	
–	MAXIMUM BUILDING HEIGHT:	3 STORIES / 35'
–	PARKING SPACE REQUIREMENTS:	208 TOTAL PARKING SPACES, INCLUDING 104 CAR GARAGE SPACES

RZM2022-00011
Received: February 28, 2022
Planning and Development Department

DU SOUTH
SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
706.310.1964 FAX

SURVEY FOR:
Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns

419 HURRICANE SHOALS ROAD
CITY OF LAWRENCEVILLE
LAND LOT 145
OF THE 5th DISTRICT
GWINNETT COUNTY, GEORGIA

CHANGES	DATE
REV. PER LENDER COMMENTS & PZR REPORT	6-14-21

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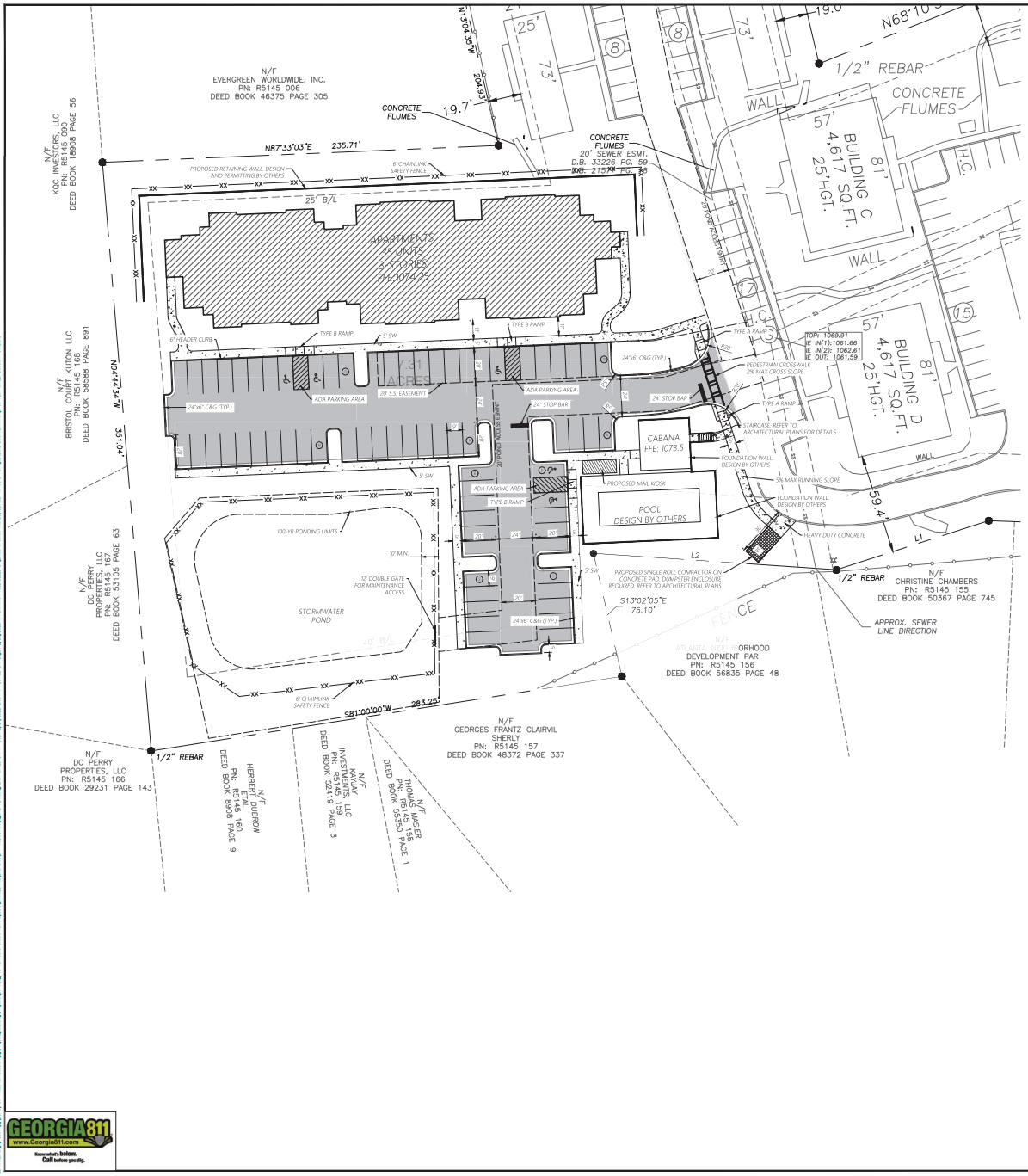
DATE
05-26-2021

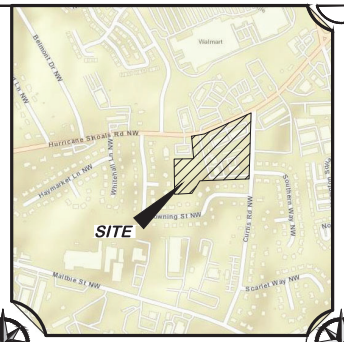
PROJECT
21-181

ALTA/NSPS
LAND TITLE SURVEY

SHEET
1 OF 1

GEORGIA REGISTERED No. 2999 LAND SURVEYOR JERRY D. WOOD





VICINITY MAP
(NOT TO SCALE)

PROJECT DATA

OWNER OF RECORD: B WOLF & SONS LLC
AVI WOLF
(917) 586-5179
4488 N SHALLOWFORD RD, STE 201
ATLANTA, GA 30338

24HR. CONTACT: MILTON GARLAND
(770) 725-9000

1. PROJECT ACREAGE:
TOTAL AREA: 7.31 AC
DISTURBED AREA: 2.50 AC
*IMPERVIOUS AREA: 1.20 AC
*PERVIOUS AREA: 1.15 AC
*VALUES BASED ON DISTURBED PORTION OF PROJECT SITE

2. ZONING:
PROJECT: RM-12
ADJACENT: RM-12, BG

3. TAX PARCEL #: 5145 080

4. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13135C0073F, DATED 8-26-2006.

5. WATER SUPPLY: GWINNETT COUNTY

6. SEWAGE DISPOSAL: GWINNETT COUNTY

7. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.

8. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY DUSOUTH, DATED 5-26-2021.

9. ALL PROPOSED LOTS WILL BE SERVED BY PUBLIC SEWER.

10. NO PART OF THE PROPOSED SUBDIVISION INCLUDES AREAS INVOLVING SOIL OR TOPOGRAPHICAL CONDITIONS WHICH PRESENT HAZARDS OR REQUIRE SPECIAL PRECAUTIONS.

11. BUILDING SETBACKS:
FRONT: 50'
SIDE: 25'
REAR: 40'

12. 25' UNDISTURBED BUFFER IS REQUIRED FOR ALL STATE WATERS.

13. INITIAL RECEIVING WATERS ARE REDLAND CREEK

14. ALL CONSTRUCTION DEBRIS MUST BE MUST BE REMOVED IN A LEGAL MANNER PRIOR TO BUILDING PERMITS BEING ISSUED FOR ANY LOTS.

15. PARKING REQUIREMENTS
PARKING REQUIRED: 70 SPACES (2 SPACES PER UNIT)
PARKING SIZE: 9'x20'
PARKING PROVIDED: 70 SPACES (5HC)

UTILITY CAUTION NOTE:
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR

EXISTING UTILITIES NOTE:
CONTRACTOR IS RESPONSIBLE FOR MAINTAINING UTILITY SERVICES (WATER, SEWER, POWER, PHONE, ETC.) THROUGHOUT CONSTRUCTION. CONTRACTOR IS REQUIRED TO NOTIFY THE PROPERTY OWNER PRIOR TO ANY SERVICE DISRUPTION.

PAVEMENT LEGEND
STANDARD DUTY PAVEMENT
CONCRETE PAVING
REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS

N

GRAPHIC SCALE
0' 15' 30' 60' 90'
SCALE: 1" = 30'

GWINNETT COUNTY #2021-03070

DUSOUTH
SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
#ATKINSVILLE, GA 30677
706.310.1961 OFFICE
Email: dusouthsurveying@gmail.com
Online: www.dusouthsurveying.com

ENGINEERING PLANS FOR:
RIDGEWOOD APARTMENTS EXPANSION
419 HURRICANE SHOALS RD
LAWRENCEVILLE, GA 30043
GWINNETT COUNTY
145th LAND LOT - 5th DISTRICT
PARCEL #5145 080

24HR CONTACT:
MILTON GARLAND
(770) 725-9000

PREPARED FOR:
B WOLF & SONS LLC
4488 N SHALLOWFORD RD, STE 201
ATLANTA, GA
AVI WOLF
(917) 586-5179

CHANGES	DATE

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DATE
10/20/2021

DUSOUTH #21-181

SITE PLAN

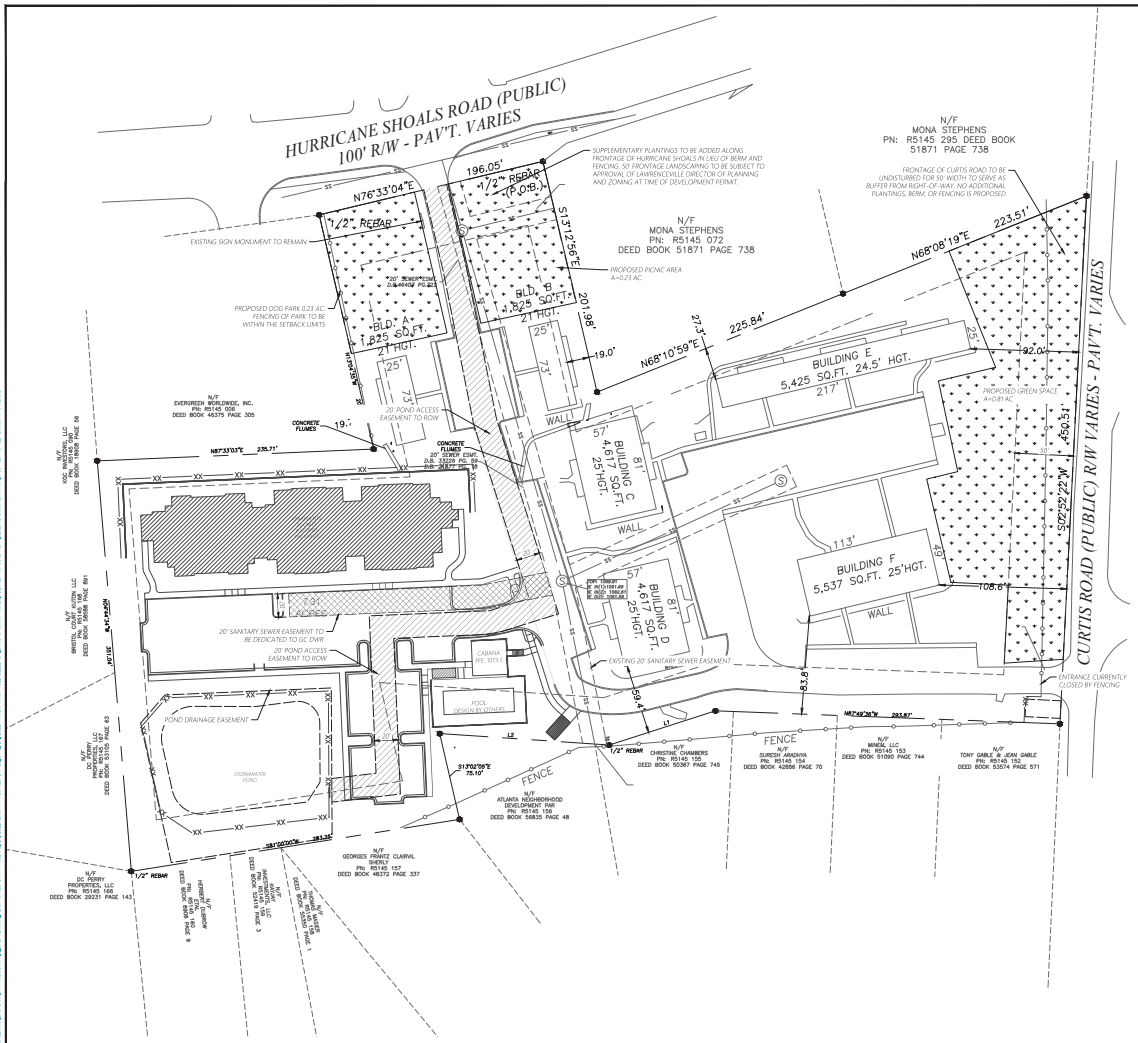
C3.0

GEORGIA REGISTERED No. PE045271 PROFESSIONAL ENGINEER LOGAN WATERS
GEORGIA CERTIFICATE OF AUTHORIZATION EXP: 06/01/2023

NOT-FOR-CONSTRUCTION

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep



HATCH LEGEND

- POND ACCESS EASEMENT
- SANITARY SEWER EASEMENT
- GREEN SPACE PER CITY OF LAWRENCEVILLE REQUIREMENTS

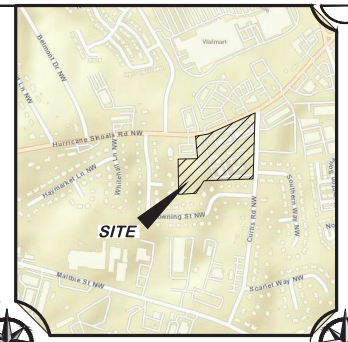
GREEN/COMMON SPACE :

PER SECTION 103.6.1(b) OF THE LAWRENCEVILLE DEVELOPMENT CODE:

GREEN SPACE REQUIRED: 15% = 7.31*0.15 = 1.10 ACRES

GREEN SPACE PROVIDED = 1.27 ACRES
- DOG PARK = 0.23
- GREENSPACE = 0.23
- PICNIC AREA = 0.81

ALL GREEN SPACE TO BE DESIGNATED ON A RECORDED PLAT AS A PERMANENT COMMON AREA FOR USE BY RESIDENTS OF THE DEVELOPMENT.



VICINITY MAP
(NOT TO SCALE)

PROJECT DATA

OWNER OF RECORD: B WOLF & SONS LLC
AVI WOLF
(917) 586-5179
4488 N SHALLOWFORD RD, STE 201
ATLANTA, GA 30338

24HR. CONTACT: MILTON GARLAND
(770) 725-9000

1. PROJECT ACREAGE:
   TOTAL AREA: 7.31 AC
   DISTURBED AREA: 2.50 AC
   *IMPERVIOUS AREA: 1.20 AC
   *PERVIOUS AREA: 1.15 AC
   *VALUES BASED ON DISTURBED PORTION OF PROJECT SITE
2. ZONING:
   PROJECT: RM-12
   ADJACENT: RM-12, BG
3. TAX PARCEL #: 5145 080
4. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13135C0073F, DATED 9-26-2006.
5. WATER SUPPLY: GWINNETT COUNTY
6. SEWAGE DISPOSAL: GWINNETT COUNTY
7. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
8. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY DUSOUTH, DATED 5-26-2021.
9. ALL PROPOSED LOTS WILL BE SERVED BY PUBLIC SEWER.
10. NO PART OF THE PROPOSED SUBDIVISION INCLUDES AREAS INVOLVING SOIL OR TOPOGRAPHICAL CONDITIONS WHICH PRESENT HAZARDS OR REQUIRE SPECIAL PRECAUTIONS.
11. BUILDING SETBACKS:
    FRONT: 50'
    SIDE: 25'
    REAR: 40'
12. 25' UNDISTURBED BUFFER IS REQUIRED FOR ALL STATE WATERS.
13. INITIAL RECEIVING WATERS ARE REDLAND CREEK
14. ALL CONSTRUCTION DEBRIS MUST BE MUST BE REMOVED IN A LEGAL MANNER PRIOR TO BUILDING PERMITS BEING ISSUED FOR ANY LOTS.
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    PARKING REQUIRED: 70 SPACES (2 SPACES PER UNIT)
    PARKING SIZE: 9'x20'
    PARKING PROVIDED: 70 SPACES (5HC)

UTILITY CAUTION NOTE:
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N

GRAPHIC SCALE
0' 25' 50' 100' 150'
SCALE: 1" = 50'

GWINNETT COUNTY #2021-03070

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

DUSOUTH
SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
Email: dusouthsurveying@gmail.com
Online: www.dusouthsurveying.com

ENGINEERING PLANS FOR:
RIDGEWOOD APARTMENTS EXPANSION
419 HURRICANE SHOALS RD
LAWRENCEVILLE, GA 30043
GWINNETT COUNTY
145th LAND LOT - 5th DISTRICT
PARCEL #5145 080

24HR CONTACT:
MILTON GARLAND
(770) 725-9000

PREPARED FOR:
B WOLF & SONS LLC
4488 N SHALLOWFORD RD, STE 201
ATLANTA, GA
AVI WOLF
(917) 586-5179

CHANGES	DATE

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DATE
10/20/2021

DUSOUTH #21-181

EASEMENTS AND GREEN SPACE

C3.1

GEORGIA REGISTERED No. PE045271 PROFESSIONAL ENGINEER LOGAN WATERS
GAWUC MEMBER#275
EXP: 06/30/2023

NOT-FOR-CONSTRUCTION

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SECTION

WALL TYPE

ELEVATION

DOOR TAG

ROOM 101

ROOM TAG

WINDOW TAG

MATERIALS LEGEND

CONCRETE

E.I.F.S.

INSULATION (BATT,LOOSE OR FRICTION)

LUMBER (ROUGH)

LUMBER (FINISHED)

PLYWOOD

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ENGINEER BEFORE BEGINNING CONSTRUCTION.
2. ANY CONFLICTS FOUND BETWEEN THE PLANS, DETAILS, AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL CONFORM TO AND ABIDE BY ALL LOCAL, STATE, & NATIONAL CODES THAT HAS JURISDICTION OVER THIS PROJECT. ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY BY THE CONTRACTOR.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING OF THE STRUCTURE DURING CONSTRUCTION TO ENSURE STABILITY.
5. CONTRACTOR TO BE RESPONSIBLE FOR COMPLYING WITH ALL ACCESSIBILITY REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION, AND SHALL PAY ALL APPLICATION FEES.
7. MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS WILL BE PROVIDED BY THE TRADE SUBCONTRACTORS.
8. PLUMBING, HVAC, AND ELECTRICAL SUBCONTRACTORS SHALL PERMIT AFFIDAVITS FOR EACH BUILDING PERMIT PRIOR TO INSPECTIONS.

PROJECT INFORMATION

CODE JURISDICTION: CITY OF LAWRENCEVILLE GEORGIA
BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES:

CONSTRUCTION CODES

2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS
2012 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS
2020 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA AMENDMENTS
LATEST GEORGIA ACCESSIBILITY STANDARDS – COMPLY WITH STIPULATIONS

FIRE CODES

2018 INTERNATIONAL FIRE CODE WITH NO AMENDMENTS
2018 NFPA 101 LIFE SAFETY CODE WITH LOCAL AND GA STATE AMENDMENTS
GEORGIA ACCESSIBILITY 120-3-20, 2010 ADA FEDERAL
2010 AMERICANS WITH DISABILITIES ACT

PROJECT NAME: NEW APARTMENT BUILDING
PROJECT ADDRESS: 419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

OCCUPANCY GROUP : RESIDENTIAL - R2

TYPE OF CONSTRUCTION: V-B

NUMBER OF STORIES IN BUILDING : RESIDENTIAL - THREE

BUILDING LOADS:
PER 2018 INTERNATIONAL BUILDING CODE, SECTION 1603
ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD: 5 PSF
BASIC WIND SPEED: 115 MPH

SEISMIC DESIGN DATA:
SITE CLASS: D
Ss: 30.0%
S1: 12.0% GRAVITY

24 HOUR CONTACT
MILTON GARLAND
706-340-6113
miltongarlandconstruction.com

SCHEDULE OF DRAWINGS

SHEET NUMBER	DRAWING TITLE	RELEASE DATE	REV. No.	REVISION DATE
T1.1	TITLE SHEET	11.30.21		
	STRUCTURAL DRAWINGS			
	ARCHITECTURAL DRAWINGS			
A1.1	UNIT B1 FLOOR PLAN & SCHEDULES	11.30.21		
A1.2	UNIT C1 FLOOR PLAN & SCHEDULES	11.30.21		
A2.1	LOWER LEVEL FLOOR PLAN	11.30.21		
A2.2	INTERMEDIATE & UPPER LEVEL FLOOR PLAN	11.30.21		
A3.1	ROOF PLAN	11.30.21		
A4.1	EXTERIOR ELEVATIONS	11.30.21		
A5.1	BUILDING SECTION	11.30.21		
A5.2	BUILDING SECTION	11.30.21		
	ELECTRICAL DRAWINGS			
	MECHANICAL DRAWINGS			
	PLUMBING DRAWINGS			

SCHEDULE OF REVISIONS

REVISION NUMBER	DESCRIPTION	SHEETS

UNIT QUANTITIES

BUILDING 1 =	24 TWO BEDROOM
BUILDING 1 =	12 THREE BEDROOM
GRAND TOTAL =	36 UNITS

NEW APARTMENT BUILDING FOR RIDGEWOOD APARTMENTS 419 HURRICANE SHOALS ROAD NW LAWRENCEVILLE, GA 30045

Garland & Associates Contractors, Inc.
GENERAL CONTRACTORS
1020 Garland Dr. - Suite 400
PO BOX 370
Bogart, GA 30622
Phone: 770-725-9000
Fax: 770-725-8900
www.garland-associates.com
Commercial · Industrial · Design/Build

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MK	DATE	SUBMITTAL/REVISION
	02.21.22	REVISED PER CITY COMMENTS
	11.30.21	ISSUED FOR CONSTRUCTION
	10.04.21	REVISED EXTERIOR ELEVATIONS
	08.25.21	ISSUED FOR CLIENT REVIEW

NEW APARTMENT BUILDING
FOR:
RIDGEWOOD APARTMENTS
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
TITLE SHEET

PROJECT NUMBER

SHEET NUMBER
T1.1
OF

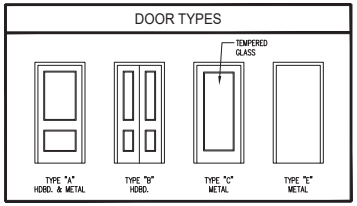
RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

DOOR SCHEDULE

No.	TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	FRAME THRESH	REMARKS
1	A	1'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
2	A	2'-0"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
3	A	2'-4"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
4	A	2'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
5	A	2'-8"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
6	A	2'-10"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
7	B	PR. 2'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
8	A	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	YES	INSUL. ENTRY DOOR, SEE NOTE 1 & 3
9	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	YES	FRENCH, SEE NOTE 2 & 3
10											NOT USED
11	B	PR. 1'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
12	A	3'-0"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
13	E	2'-8"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	YES	FLUSH STEEL DOOR
14											NOT USED
15	E	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	NO	FLUSH
16	E	3'-0"	7'-0"	1 3/4"	METAL	PAINTED	METAL	PAINTED	K.D.	YES	FLUSH, LEVER ENTRANCE LOCK, WEATHER STRIPPING
17	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	YES	FRENCH

NOTES:
1. ENTRY DOOR TO BE 20 MINUTE DOOR, SELF LATCHING AND PEEP HOLE.
2. "LOOK SET" ON EXTERIOR DOORS WILL INCLUDE PASSAGE LATCH AND SINGLE DEADBOLT.
3. ALL UNIT EXTERIOR DOORS TO HAVE DEADBOLT BORE.
4. ALL GLASS TO BE TEMPERED AND INSULATED. ALL GLASS WITHIN 24" OF DOOR TO BE TEMPERED.
5. "NOT USED"
6. ALL UNIT ENTRY DOORS AT GROUND LEVEL SHALL RECEIVE LEVER HARDWARE TO COMPLY WITH FAIR HOUSING ACT.

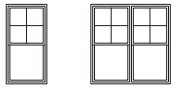
DOOR TYPES



WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION	REMARKS
A			NOT USED
B	2'-8" X 3'-6"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
C	3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
D	PR. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
E	TRPL. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
F	2'-0" X 2'-0"	VINYL FIXED WITH INSULATED GLASS	WHITE, NOTES 1 & 2

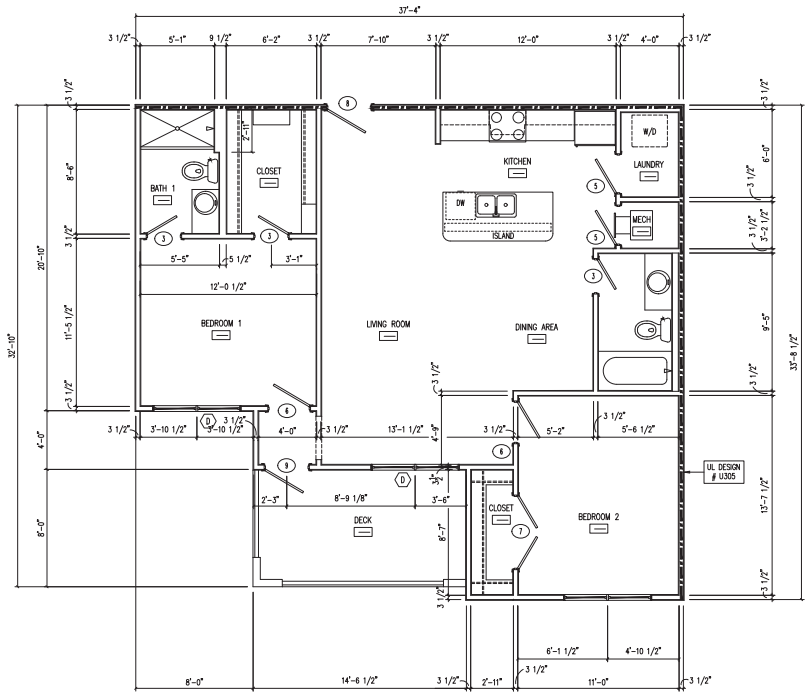
WINDOW STYLES



NOTES:
1. WINDOWS TO HAVE MIN. 24" SILL HEIGHT A.F.F., SECOND LEVEL AND UP, TYP. – OPERABLE WINDOWS MORE THAN 72 INCHES ABOVE THE EXTERIOR SURFACE WHICH ARE LESS THAN 36 INCHES A.F.F. MUST HAVE OPENING CONTROL DEVICES OR ONE OF THE FOUR OTHER PROTECTION METHODS LISTED IN IBC 1015.8.
2. PER SECTION 1013.8 OF THE IBC UPPER FLOOR WINDOWS SHALL BE PROVIDED WITH FALL PREVENTION DEVICE COMPLYING WITH ASTM F 2006 OR ASTM F 2090.
3. BOTTOM SASH WHEN IN OPEN POSITION SHALL HAVE A NET OPEN AREA OF 5.7 S.F. IN ACCORDANCE WITH SECTION 1029.2 2012 IBC.
4. INSULATED LOW "E" GLASS.
5. WINDOWS TO BE MULL TOGETHER AT FACTORY.
6. NO VALUE ENGINEERING OF WINDOWS MAY BE DONE WITHOUT BUILDING DEPARTMENT APPROVAL, MAY REQUIRE REVISED ENERGY FORMS.

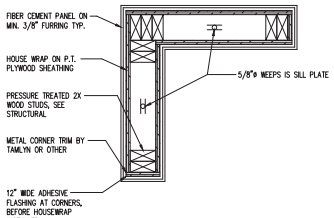
ROOM FINISH SCHEDULE

ROOM	DESCRIPTION	FLOOR FINISH	BASE TYPE	WALL FINISH	CEILING TYPE	CEILING HT.	REMARKS
	LIVING ROOM	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	DINING AREA	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	KITCHEN	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	BEDROOM	CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	CLOSET	CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	BATH	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	LAUNDRY	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	PANTRY	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	



FLOOR PLAN - UNIT B1 TWO BEDROOM (1026 SQ. FT.)
SCALE: 1/4" = 1'-0"

NOTE:
ALL WALL DIMENSIONS ARE FROM STUD FACE TO STUD FACE.



DECK SUPPORT DETAIL
SCALE: 1 1/2" = 1'-0"

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	11.30.21	ISSUED FOR CONSTRUCTION
	10.04.21	REVISED EXTERIOR ELEVATIONS
	08.25.21	ISSUED FOR CLIENT REVIEW

NEW APARTMENT BUILDING

FOR:
RIDGEWOOD APARTMENTS

419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
2 BEDROOM UNIT (B1) FLOOR PLAN AND SCHEDULES

PROJECT NUMBER

SHEET NUMBER
A1.1
OF

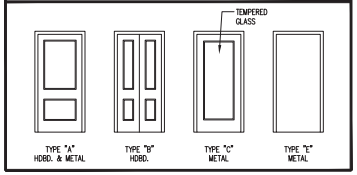
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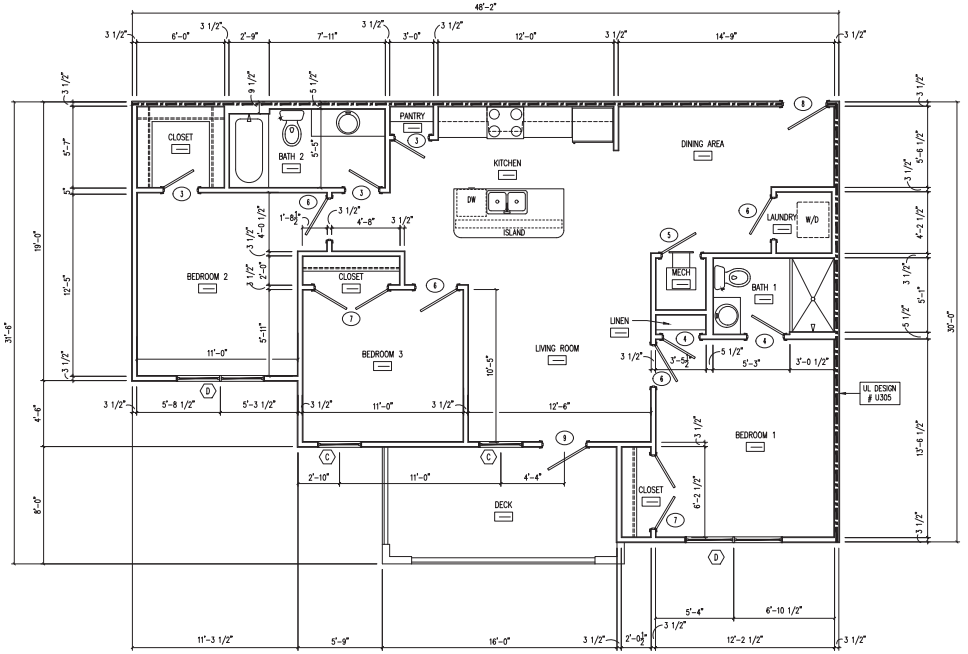
DOOR SCHEDULE

No.	TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	FRAME THRESH	REMARKS
1	A	1'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
2	A	2'-0"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
3	A	2'-4"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
4	A	2'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
5	A	2'-8"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
6	A	2'-10"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
7	B	PR. 2'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
8	A	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	YES	INSUL. ENTRY DOOR, SEE NOTE 1 & 3
9	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	YES	FRENCH, SEE NOTE 2 & 3
10											NOT USED
11	B	PR. 1'-6"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
12	A	3'-0"	6'-8"	1 3/8"	HDBD.	PAINTED	WOOD	PAINTED	P.H.	NO	2 PANEL
13	E	2'-8"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	YES	FLUSH STEEL DOOR
14											NOT USED
15	E	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	NO	FLUSH
16	E	3'-0"	7'-0"	1 3/4"	METAL	PAINTED	METAL	PAINTED	K.D.	YES	FLUSH, LEVER ENTRANCE LOCK, WEATHER STRIPPING
17	C	3'-0"	6'-8"	1 3/4"	METAL	PAINTED	WOOD	PAINTED	P.H.	YES	FRENCH

NOTES:
1. ENTRY DOOR TO BE 20 MINUTE DOOR, SELF LATCHING AND PEEP HOLE.
2. "LOCK SET" ON EXTERIOR DOORS WILL INCLUDE PASSAGE LATCH AND SINGLE DEADBOLT.
3. ALL UNIT EXTERIOR DOORS TO HAVE DEADBOLT BORE.
4. ALL GLASS TO BE TEMPERED AND INSULATED. ALL GLASS WITHIN 24" OF DOOR TO BE TEMPERED.
5. "NOT USED"
6. ALL UNIT ENTRY DOORS AT GROUND LEVEL SHALL RECEIVE LEVER HARDWARE TO COMPLY WITH FAIR HOUSING ACT.

DOOR TYPES





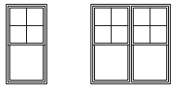
FLOOR PLAN - UNIT C1 THREE BEDROOM (1179 SQ. FT.)
SCALE: 1/4" = 1'-0"

NOTE:
ALL WALL DIMENSIONS ARE FROM STUD FACE TO STUD FACE.

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION	REMARKS
A			NOT USED
B	2'-8" X 3'-6"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
C	3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
D	PR. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
E	TRPL. 3'-0" X 5'-4"	VINYL SINGLE HUNG WITH INSULATED GLASS	WHITE, NOTES 1 & 2
F	2'-0" X 2'-0"	VINYL FIXED WITH INSULATED GLASS	WHITE, NOTES 1 & 2

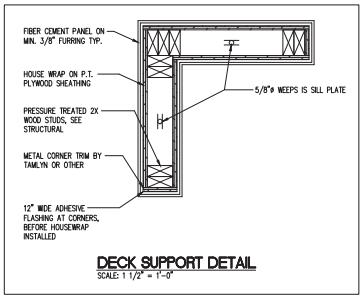
WINDOW STYLES



NOTES:
1. WINDOWS TO HAVE MIN. 24" SILL HEIGHT A.F.F., SECOND LEVEL AND UP, TYP. – OPERABLE WINDOWS MORE THAN 72 INCHES ABOVE THE EXTERIOR SURFACE WHICH ARE LESS THAN 36 INCHES A.F.F. MUST HAVE OPENING CONTROL DEVICES OR ONE OF THE FOUR OTHER PROTECTION METHODS LISTED IN IBC 1015.8.
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ROOM FINISH SCHEDULE

ROOM	DESCRIPTION	FLOOR FINISH	BASE TYPE	WALL FINISH	CEILING TYPE	CEILING HT.	REMARKS
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	DINING AREA	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
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	BEDROOM	CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	CLOSET	CARPET COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	BATH	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	LAUNDRY	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	
	PANTRY	LUXURY VINYL TILE COLOR: TBD	3 1/2" SPEED BASE COLOR: WHITE	PAINTED GYPSUM BOARD COLOR: TBD	PAINTED GYPSUM BOARD COLOR: WHITE FLAT	9'-0"	



DECK SUPPORT DETAIL
SCALE: 1 1/2" = 1'-0"

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	08.25.21	ISSUED FOR CLIENT REVIEW

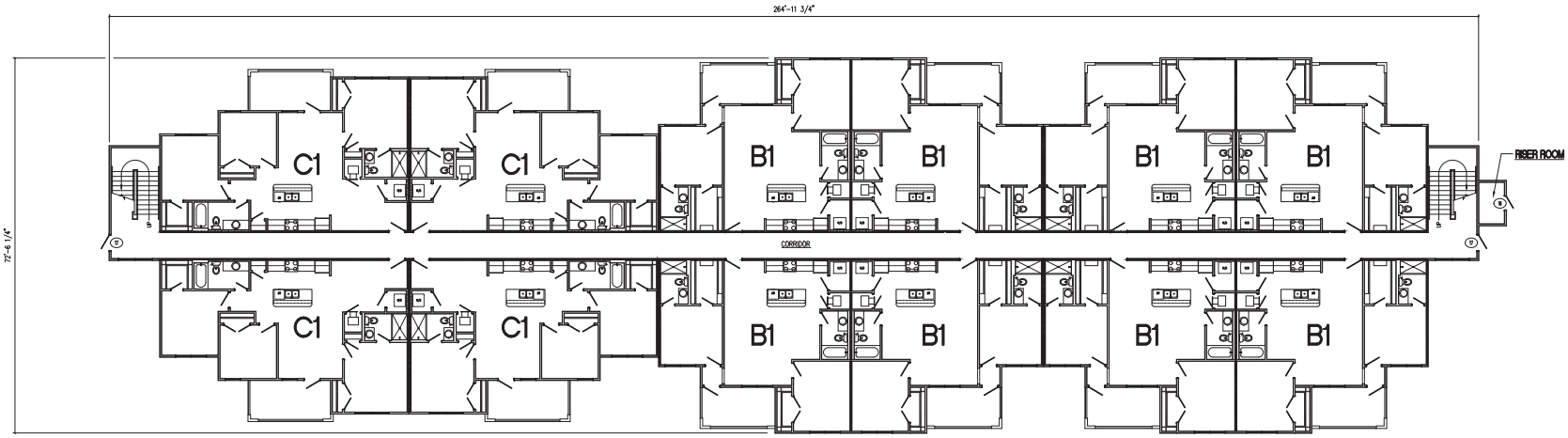
NEW APARTMENT BUILDING
FOR:
RIDGEWOOD APARTMENTS
419 HURRICANE SHOALS RD. NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
3 BEDROOM UNIT (C1) FLOOR PLAN AND SCHEDULES

PROJECT NUMBER

SHEET NUMBER
A1.2
OF

RZM2022-00011
Received: February 28, 2022
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FLOOR PLAN - BUILDING 1 - LOWER LEVEL
SCALE: 3/32" = 1'-0"

BUILDING 1 = (12) THREE BEDROOM UNITS
(24) TWO BEDROOM UNITS

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NEW
APARTMENT
BUILDING

FOR:
RIDGEWOOD
APARTMENTS

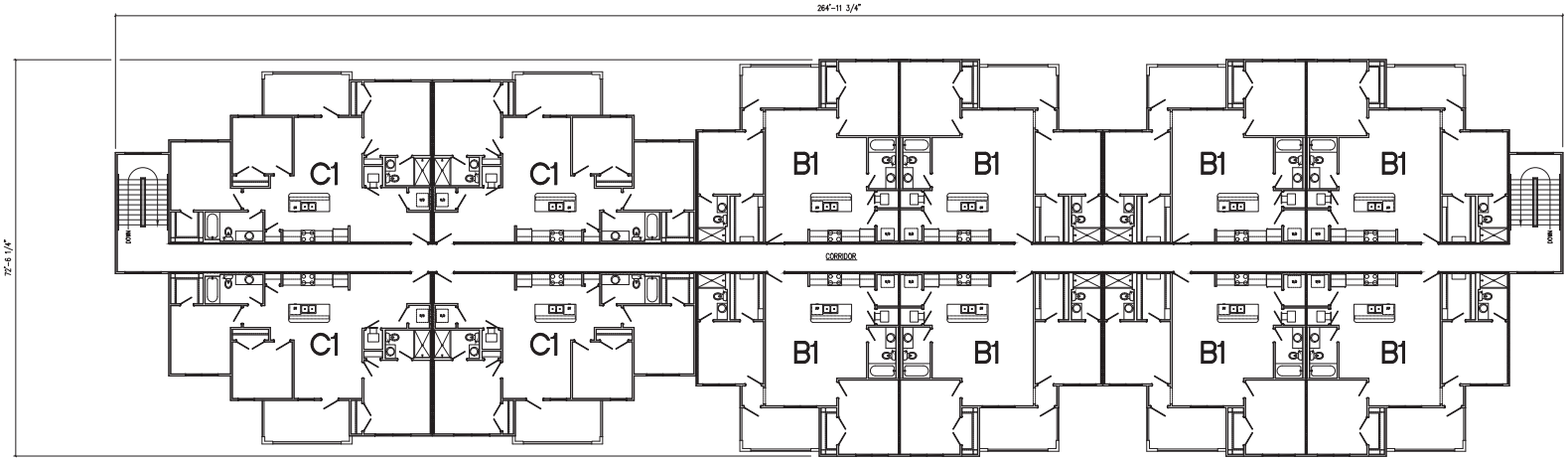
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SHEET TITLE
BUILDING 1
LOWER LEVEL
FLOOR PLAN

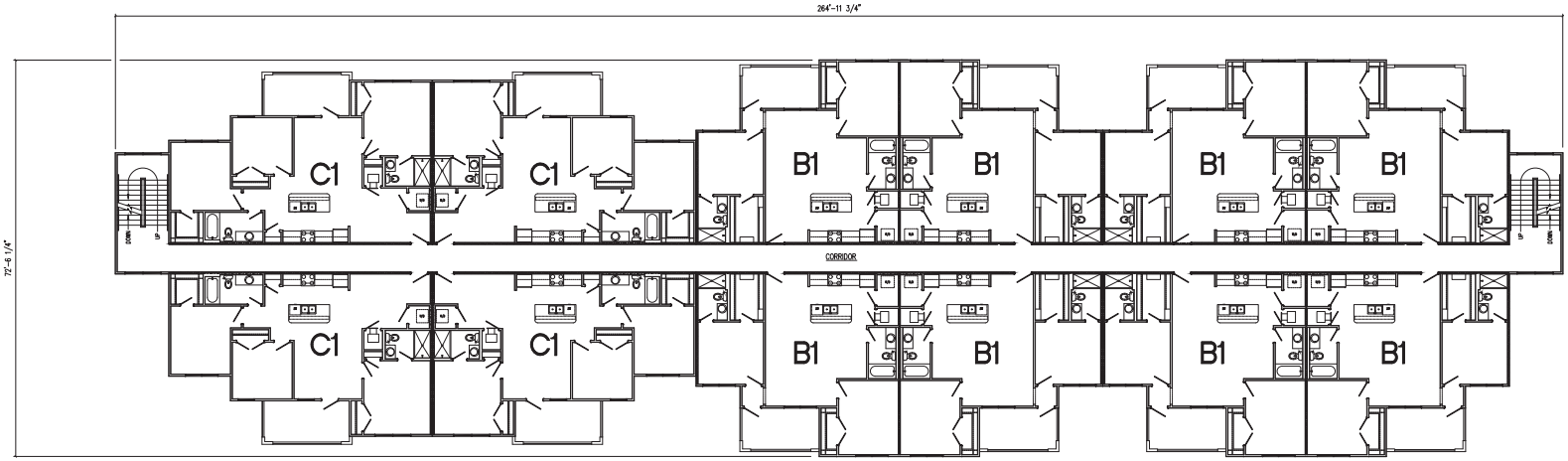
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FLOOR PLAN - BUILDING 1 - UPPER LEVEL
SCALE: 3/32" = 1'-0"



FLOOR PLAN - BUILDING 1 - INTERMEDIATE LEVEL
SCALE: 3/32" = 1'-0"

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NEW APARTMENT BUILDING

FOR:
RIDGEWOOD APARTMENTS

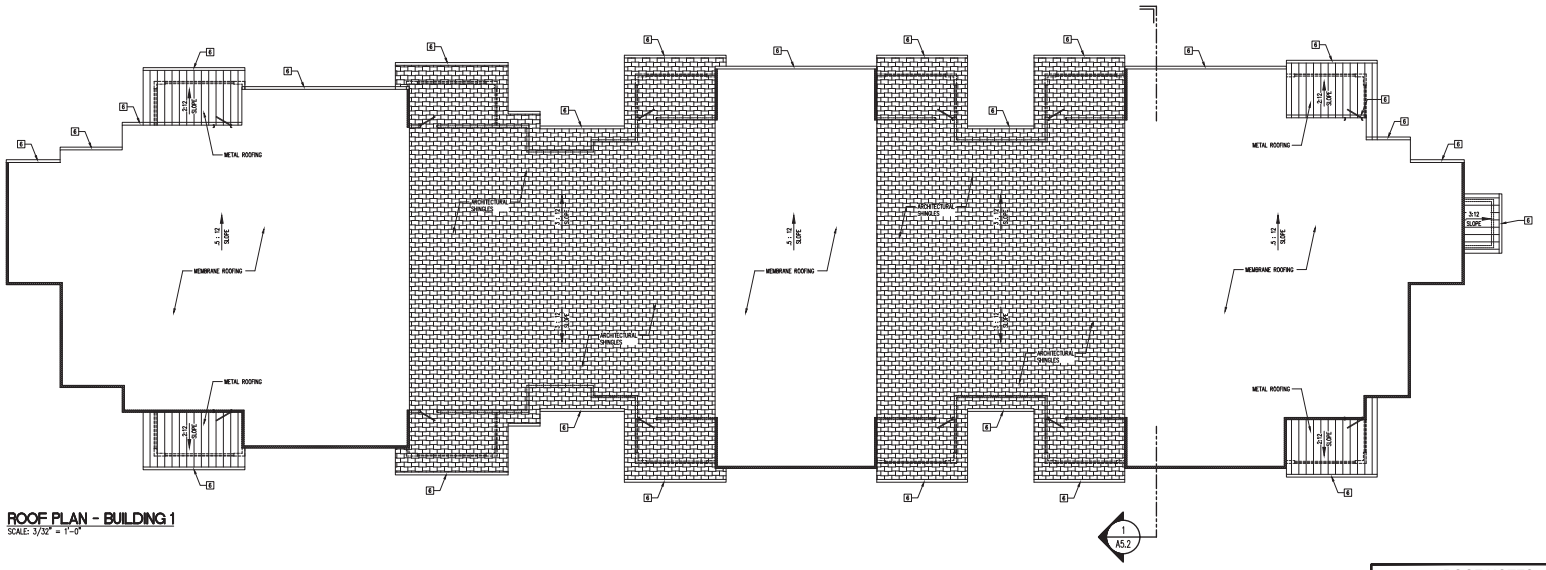
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SHEET TITLE
BUILDING 1 INTER. & UPPER FLOOR PLAN

PROJECT NUMBER

SHEET NUMBER
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OF

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ROOF PLAN - BUILDING 1
SCALE: 3/32" = 1'-0"

ROOF NOTES

DRAFT STOP

1. 1/2" CVR. BD. OR OSB SHEATHING ON ONE SIDE OF TRUSS WITH BLOCKING AS REQUIRED – EXTEND TO FASCIA
2. 24"W X 36"H PLYWOOD ACCESS DOOR WITH SPRING LOADED HINGES. PROVIDE CONTINUOUS SEAL AROUND OPENING FOR DOOR TO CLOSE AGAINST FOR SMOKE PROOFING
3. RATED ATTIC ACCESS
4. WHERE ROOF DECKING IS INSTALLED OVER FRAMING UNDER GABLE ROOFS, A MINIMUM OF TWO 22" X 36" OPENINGS (PLACED AS HIGH AS POSSIBLE) SHALL BE CUT IN DECK FOR VENTILATION
5. PLACE TRUSS OVER SHEAR WALLS BELOW. ANCHOR BOTTOM CHORD OF TRUSS TO TOP PLATE WITH SIMPSON A35 FRAMING ANGLE AT 24" MAX. O.C. PLUS 16D TOENAILS AT 9" O.C. DESIGN TRUSS OVER SHEAR WALL FOR 250#/FT. DRAG STRUT FORCE. NAIL DECK TO TRUSS AT 6" MAX. O.C.
6. DOWNSPOUT AND GUTTER SYSTEM. CONNECT GUTTERS AT FRONT OF BUILDING TO STORM SYSTEM – SEE CIVIL FOR CONNECTION.
   DOWNSPOUTS AT REAR OF BUILDING SHALL CONNECT TO FLEXIBLE, LOW PROFILE, BLACK ABS PIPE EXTENSIONS. THESE EXTENSIONS SHALL BE A MINIMUM OF 5 FT. AWAY FROM THE BUILDING FOUNDATIONS.

NOTES

1. ROUTE ALL PLUMBING AND MECHANICAL VENT ROOF PENETRATIONS TO BACKSIDE OF ROOF. DO NOT CUT TRUSSES.
2. INSTALL SELF SEALING BITUMINOUS MEMBRANE AT VALLEYS AND ROOF DECK PENETRATIONS.
3. ALL BUILDINGS SHALL BE PROVIDED WITH SEAMLESS GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS AT THE FRONT AND SIDES OF THE BUILDING SHALL BE CONNECTED TO STORM SYSTEM – SEE CIVIL FOR CONNECTIONS.
   THE DOWNSPOUTS AT REAR OF BUILDING SHALL CONNECT TO FLEXIBLE, LOW PROFILE, BLACK ABS PIPE EXTENSIONS. THESE EXTENSIONS SHALL BE A MINIMUM OF 5 FT. AWAY FROM THE BUILDING FOUNDATIONS.

ABBREVIATIONS

RV – RIDGE VENT
HRV – HIP RIDGE VENT
ORV – OFF RIDGE VENT
BW – BEARING WALL

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NEW APARTMENT BUILDING

FOR:
RIDGEWOOD APARTMENTS

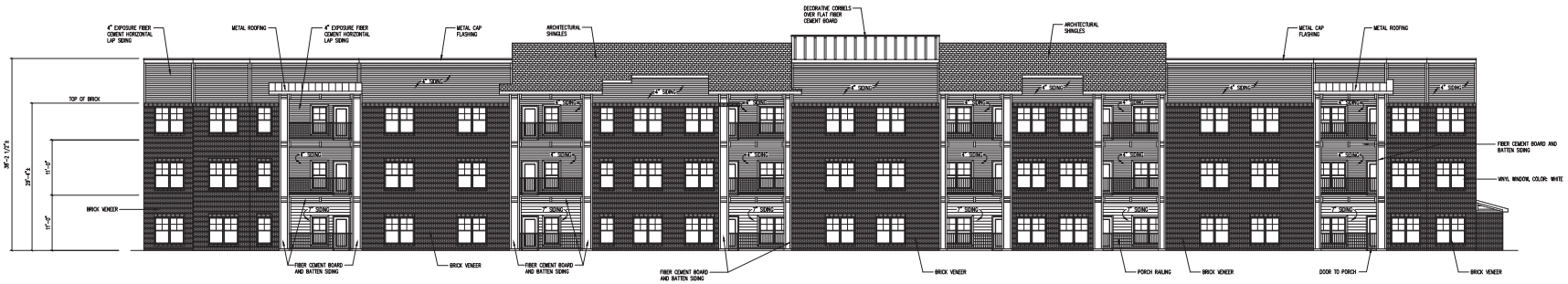
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SHEET TITLE
BUILDING 1
ROOF PLAN

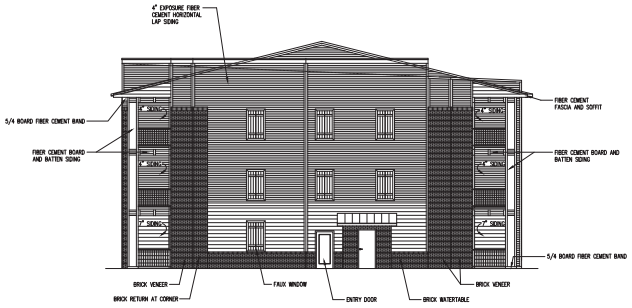
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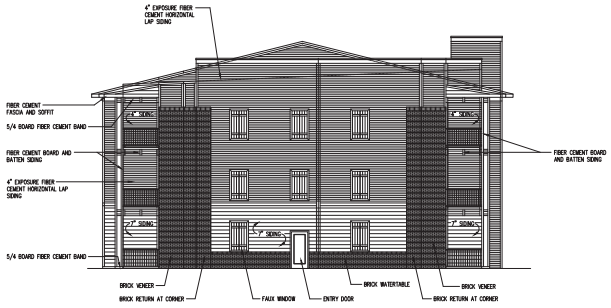
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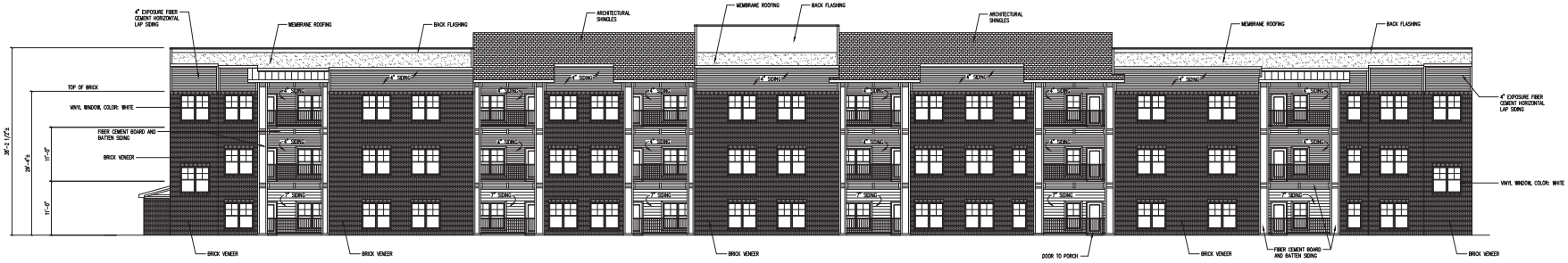
FRONT ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"



REAR ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"

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MK	DATE	SUBMITTAL/REVISION
	02.21.22	REVISED PER CITY COMMENTS
	11.30.21	ISSUED FOR CONSTRUCTION
	10.04.21	REVISED EXTERIOR ELEVATIONS
	08.25.21	ISSUED FOR CLIENT REVIEW

NEW APARTMENT BUILDING

FOR:
RIDGEWOOD APARTMENTS

419 HURRICANE SHOALS RD., NW
LAWRENCEVILLE, GA 30045

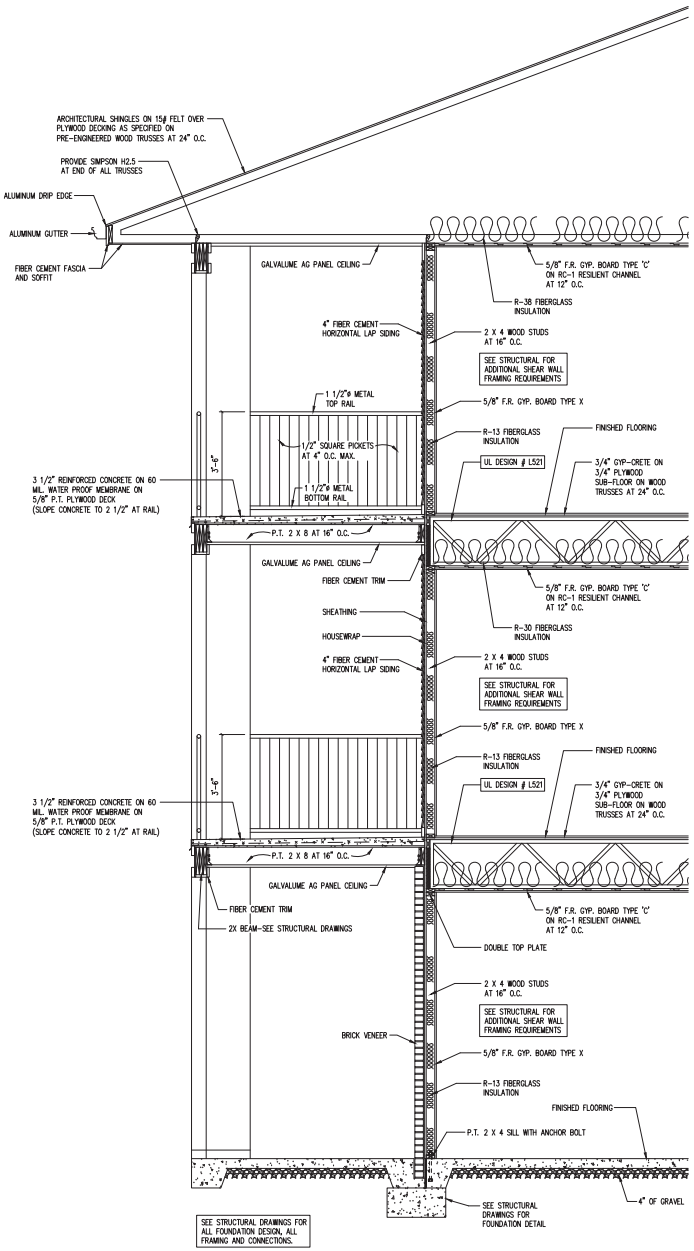
SHEET TITLE
BUILDING 1 EXTERIOR ELEVATIONS

PROJECT NUMBER

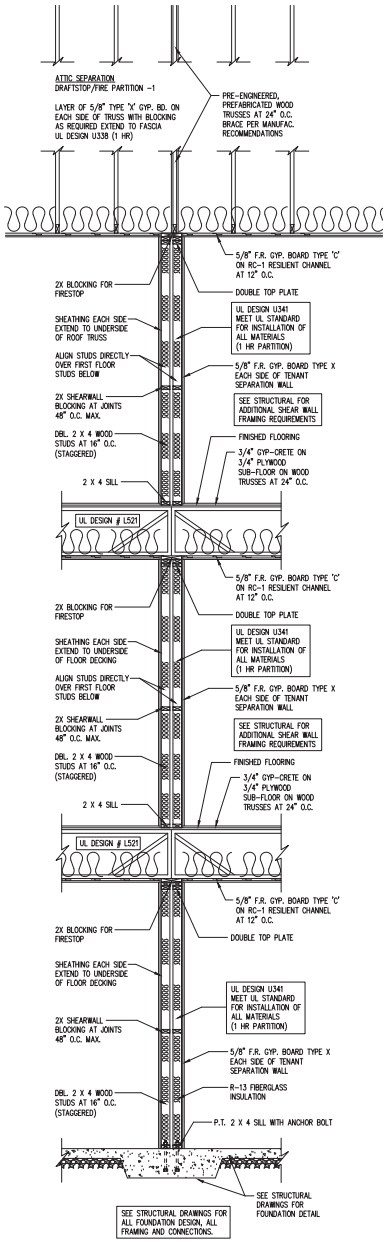
SHEET NUMBER
A4.1

OF

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep



TYPICAL SECTION AT DECK AND APARTMENT
SCALE: 1/2" = 1'-0"



TYPICAL SECTION AT TENANT SEPARATION
SCALE: 1/2" = 1'-0"

Garland
& Associates Contractors, Inc.
GENERAL CONTRACTORS
1020 Garland Dr. - Suite 400
PO BOX 370
Bogart, GA 30622
Phone: 770-725-9000
Fax: 770-725-8900
www.garland-associates.com
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NEW APARTMENT BUILDING

FOR:
RIDGEWOOD APARTMENTS

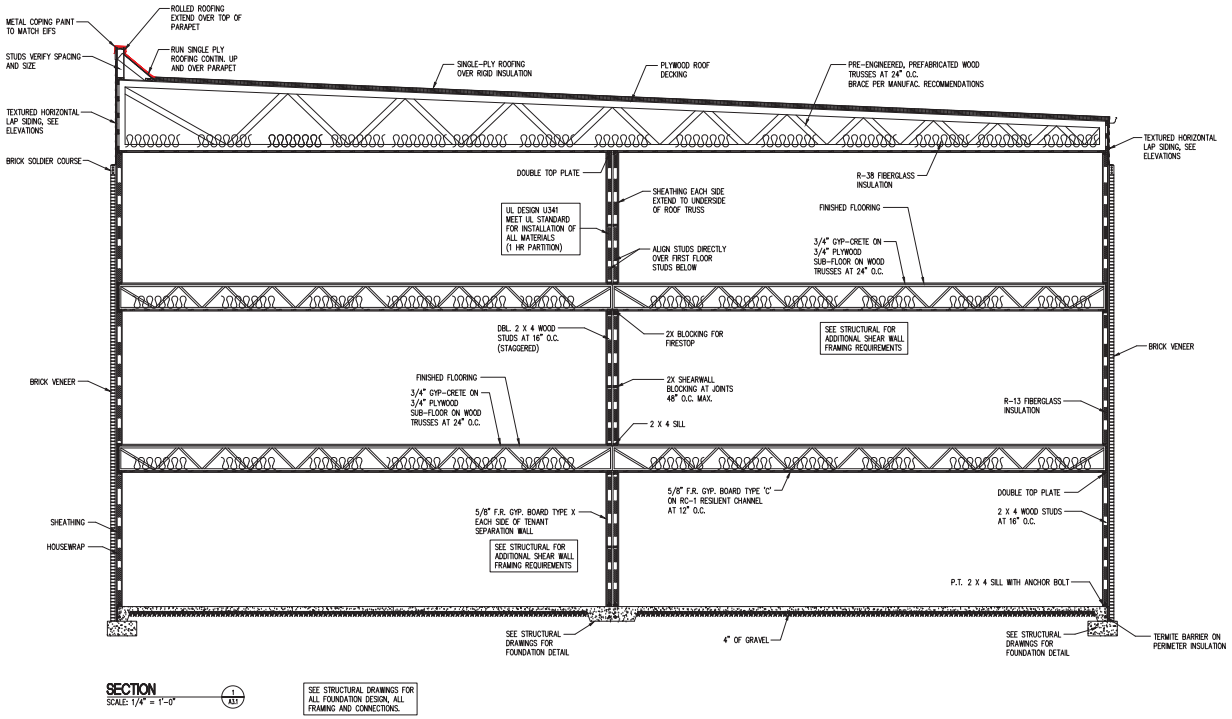
419 HURRICANE SHOALS RD., NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
BUILDING SECTION

PROJECT NUMBER

SHEET NUMBER
A5.1
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RZM2022-00011
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NEW APARTMENT BUILDING

FOR:
RIDGEWOOD APARTMENTS

419 HURRICANE SHOALS RD., NW
LAWRENCEVILLE, GA 30045

SHEET TITLE
BUILDING SECTION

PROJECT NUMBER

SHEET NUMBER
A5.2
OF

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

direct
Signs and Designs

Client Information
Management Company: Balfour Residential
419 Hurricane Shoals RD NW,
Lawrenceville, GA 30045
Management Rep: Karrah
Created By: Haleigh

Ridgewood Sign Package

PROPOSAL #4375 V5

SALES REP: Alex
DATE: 01.05.22

PRODUCT	SIZE	QTY	COST	TOTAL
CMU / Brick Built Structure, Double Sided Logo & Address !/2 Painted Acrylic	8'x4'	1	$18,995.00	$18,995.00
6" Cement Base		1	$1,500.00	$1,500.00
Permit & Handling fees		1	$1,500.00	$1,500.00
Building ID Sign ACM Print with Satin Laminate Includes address Sign for Leasing office	18"x24"	13	$165.00	$2,145.00
Unit ID Sign ACM Print with Laminate	6"x4"	52	$35.00	$1,820.00
Unit Ranges (Exterior) ACM Print with Satin Laminate	12"x4"	13	$65.00	$845.00
Office Hours Sign with 3 Sliders ACM Print with Laminate	15" x 18"	1	$395.00	$395.00
			Subtotal	$27,200.00
			Out of State - No Sales Tax	$0.00
			Installation	$9,995.00
			Total	$37,195.00

TERMS & CONDITIONS:

Design will begin once the terms and conditions have been approved, please circle item and quantity and sign. Above pricing includes design, up to 3 changes, print and fabrication. Any additional changes will be charged at $80/hr. Shipping costs on applicable items are not included in the proposal and will be billed upon order completion. On all signs totaling over $5,000.00, terms are 50% upon approval of design and 50% remaining upon install. Price valid for 30 days, then subject to change.

Approved, please begin design. _____ Date _____

RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

TWO-SIDED MONUMENT SIG



MATERIALS

Hardfoam structure with faux foam white brick. Double-sided.

Logo routed out & raised, painted structure to match proof

*Final printed colors may vary up to 15% depending on substrate.
**If client provided measurements, client is liable if sign is the wrong size.

INSTALL KEY

IN

Height from ground to top: ?

INSTALL WARRANTY

Products not installed by Direct SD are not covered under standard warranty. Direct SD is not held responsible for any damage or errors caused by third party installers.

RR: Remove existing and replace with new sign
PF: paint and fill in holes from removing old
IN: Install new sign. No existing sign exists
INWP: Install new sign WITH POSTS
OV: Overlay existing sign with new sign. No removal.
CL: Client is installing

VERSIONS

1. 11.10.21	5. 1.7.22
2. 12.17.21	6. 1.20.22
3. 12.22.21	7. 2.23.22
4. 1.6.22	8.
Additional charges will apply after the 4th version	9.

DESIGN APPROVAL CLAUSE

☐ BY CHECKING THIS BOX YOU CONFIRM THAT THE DESIGN IS READY TO PRINT. ANY CHANGES MADE AFTER APPROVAL WILL BE CHARGED AN ADDITIONAL FEE.

Please check this carefully for errors and omissions. Your email approval constitutes acceptance of full responsibility for all words, omissions and legal and ethical compliance in this document. Designer will not accept liability for errors overlooked at this stage of proofing. Any changes from your previous approved proof will be charged extra according to both time and materials. All designs owned and copyrighted by Direct Signs & Designs.

PZM2022-00011
Received: February 28, 2022
Planning and Development Dep

TWO-SIDED MONUMENT SIG





RIDGEWOOD APARTMENTS 419

Raised Copy Part of Structure

MATERIALS

CMU Blocks with Brick Face

1” thick Painted Acrylic

*Final printed colors may vary up to 15% depending on substrate.
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INSTALL KEY

IN

Height from ground to top: ?

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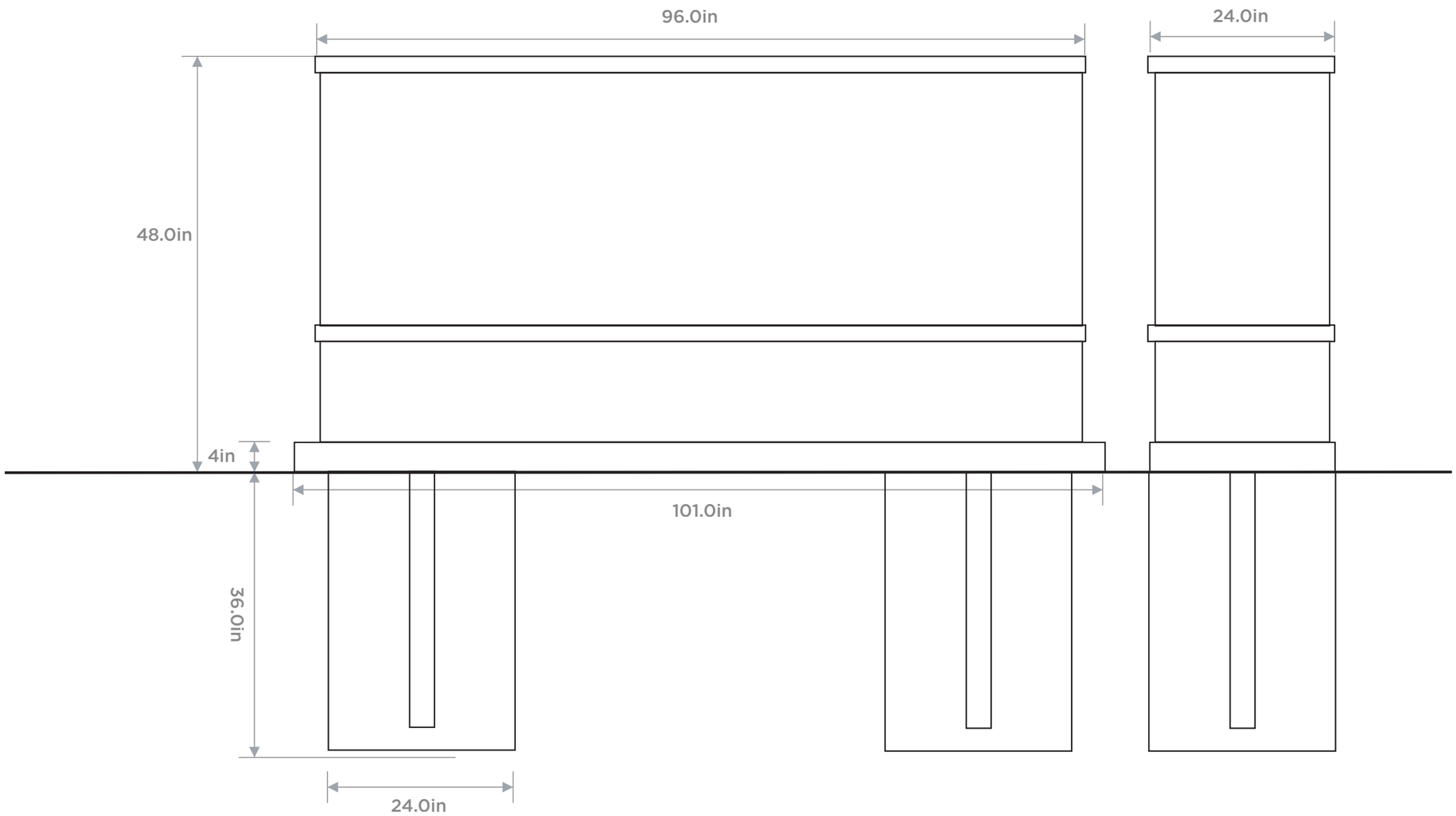
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RZM2022-00011
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TWO-SIDED MONUMENT SIG



Front View

Side View

MATERIALS

CMU Blocks with Brick Face

1” thick Painted Acrylic

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RZM2022-00011
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TWO-SIDED MONUMENT SIG

Front/Back



Left/Right







MATERIALS

CMU Blocks with Brick Face

1” thick Painted Acrylic

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INSTALL KEY

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RZM2022-00011
Received: February 28, 2022
Planning and Development Dep

TWO-SIDED MONUMENT SIG

CURRENT



MOCKUP



*Mockup is approximate. May not be to exact scale.

MATERIALS

CMU Blocks with Brick Face

1” thick Painted Acrylic

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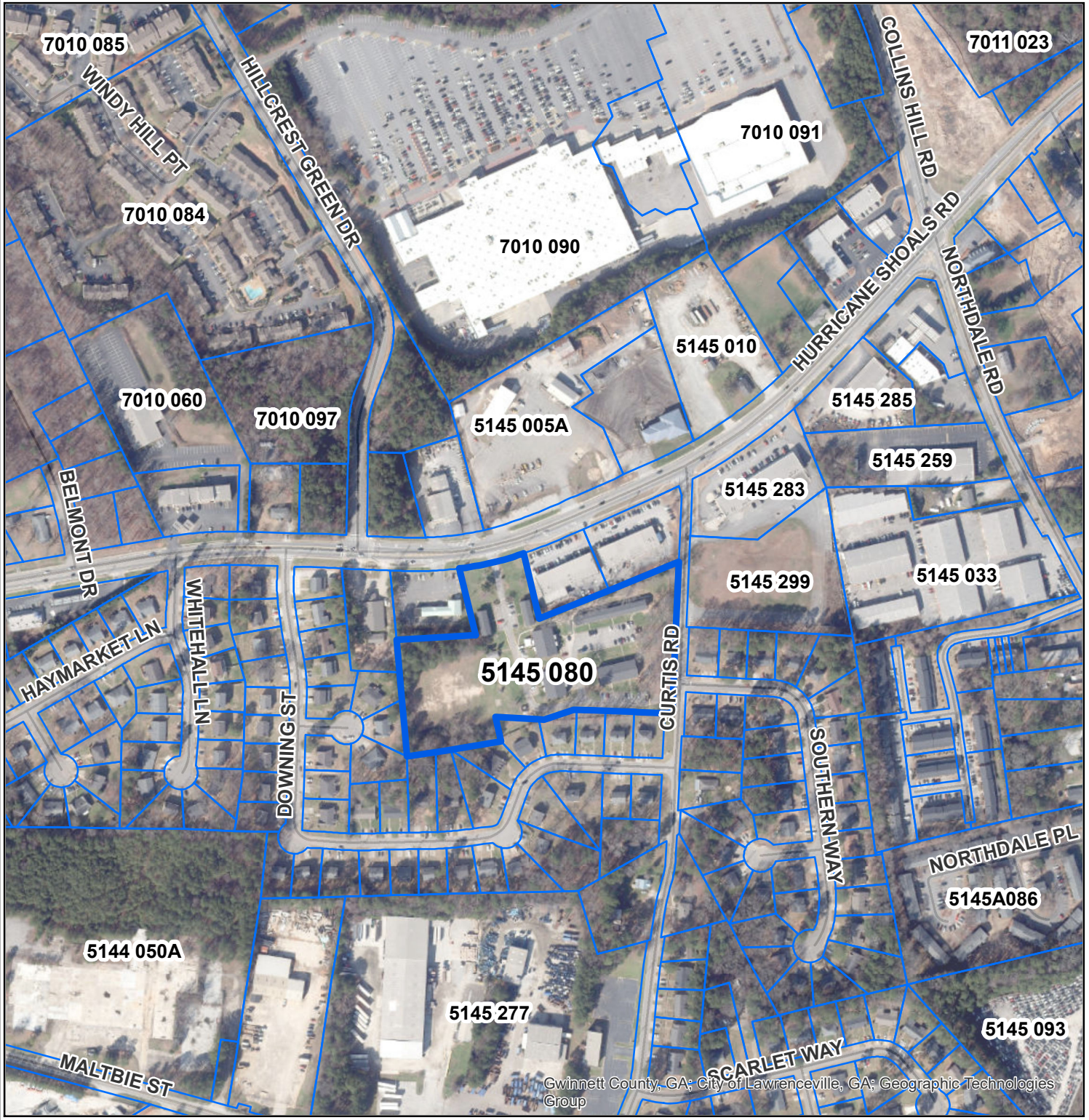
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RZM2022-00011
Received: February 28, 2022
Planning and Development Dep



LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2022-00011

Applicant: Avrohom Wolf
C/O Balfour 419, LLC

Property Owner: Balfour 419, LLC

Legend

- Subject Parcel
- Parcels
- Roads

N
W E
S

0 230 460

LAWRENCEVILLE
GEORGIA

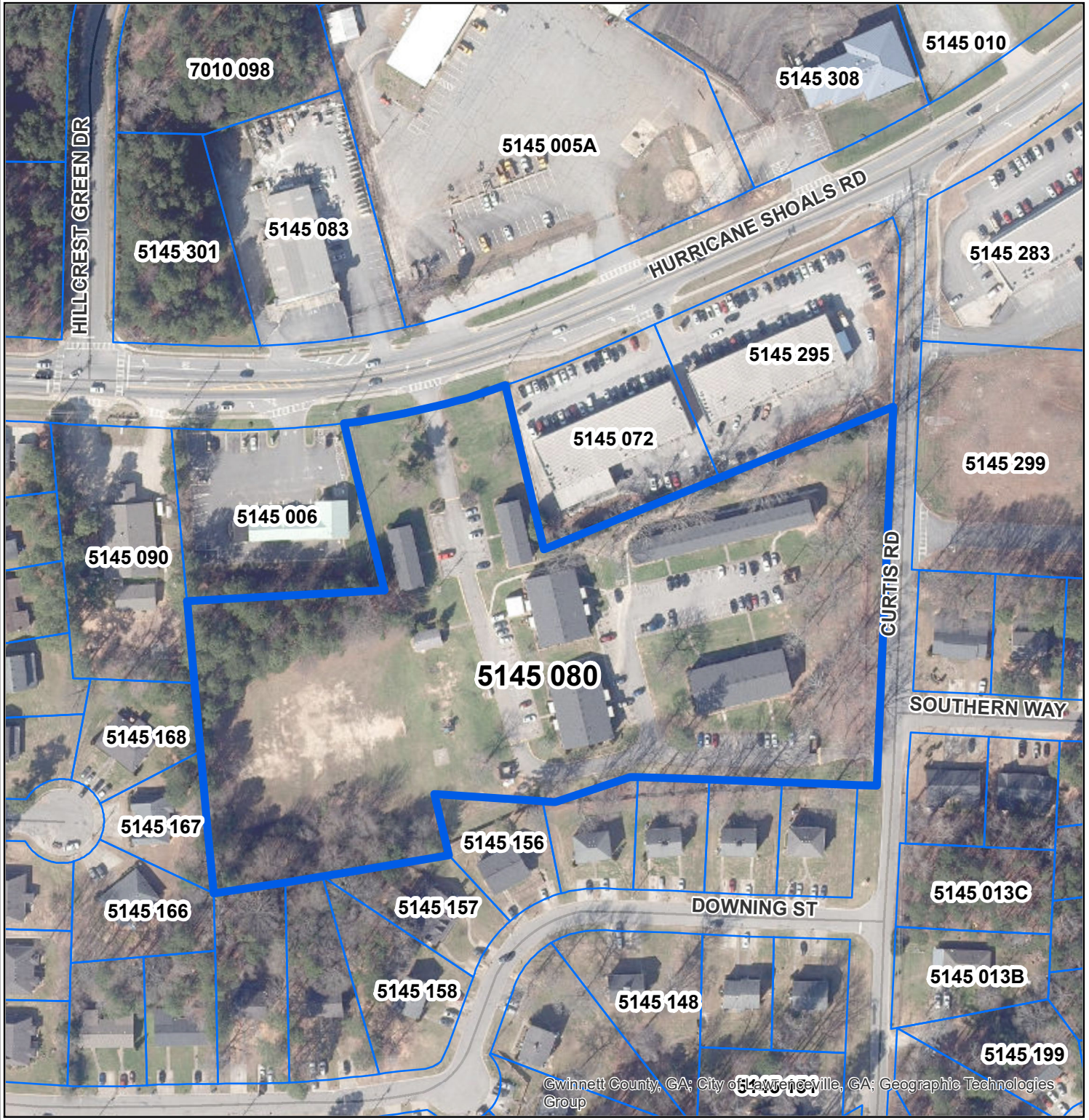
The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

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Property Owner: Balfour 419, LLC

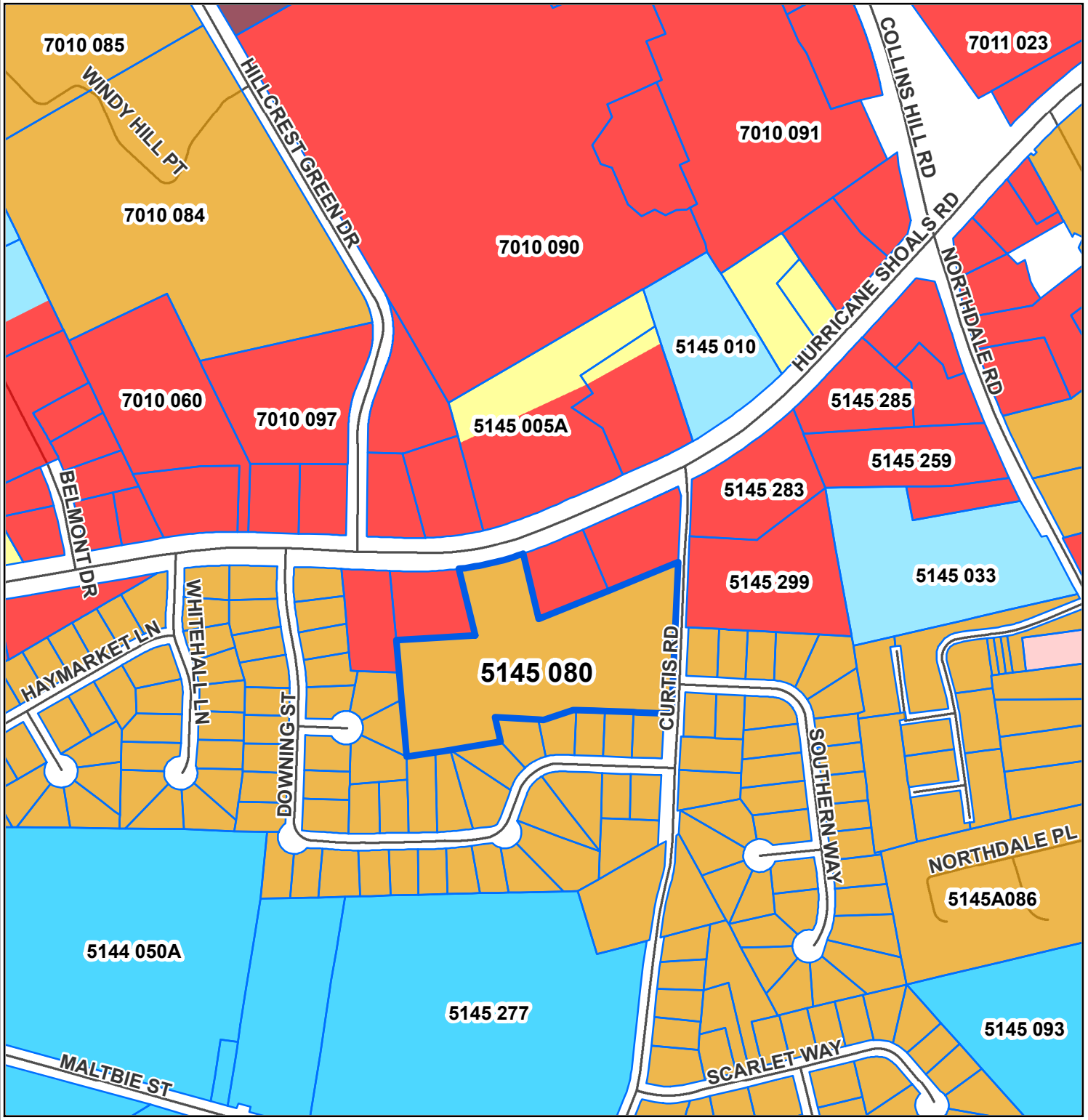


Legend

- Subject Parcel
- Parcels
- Roads

N
W E
S

0 90 180



LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2022-00011

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C/O Balfour 419, LLC

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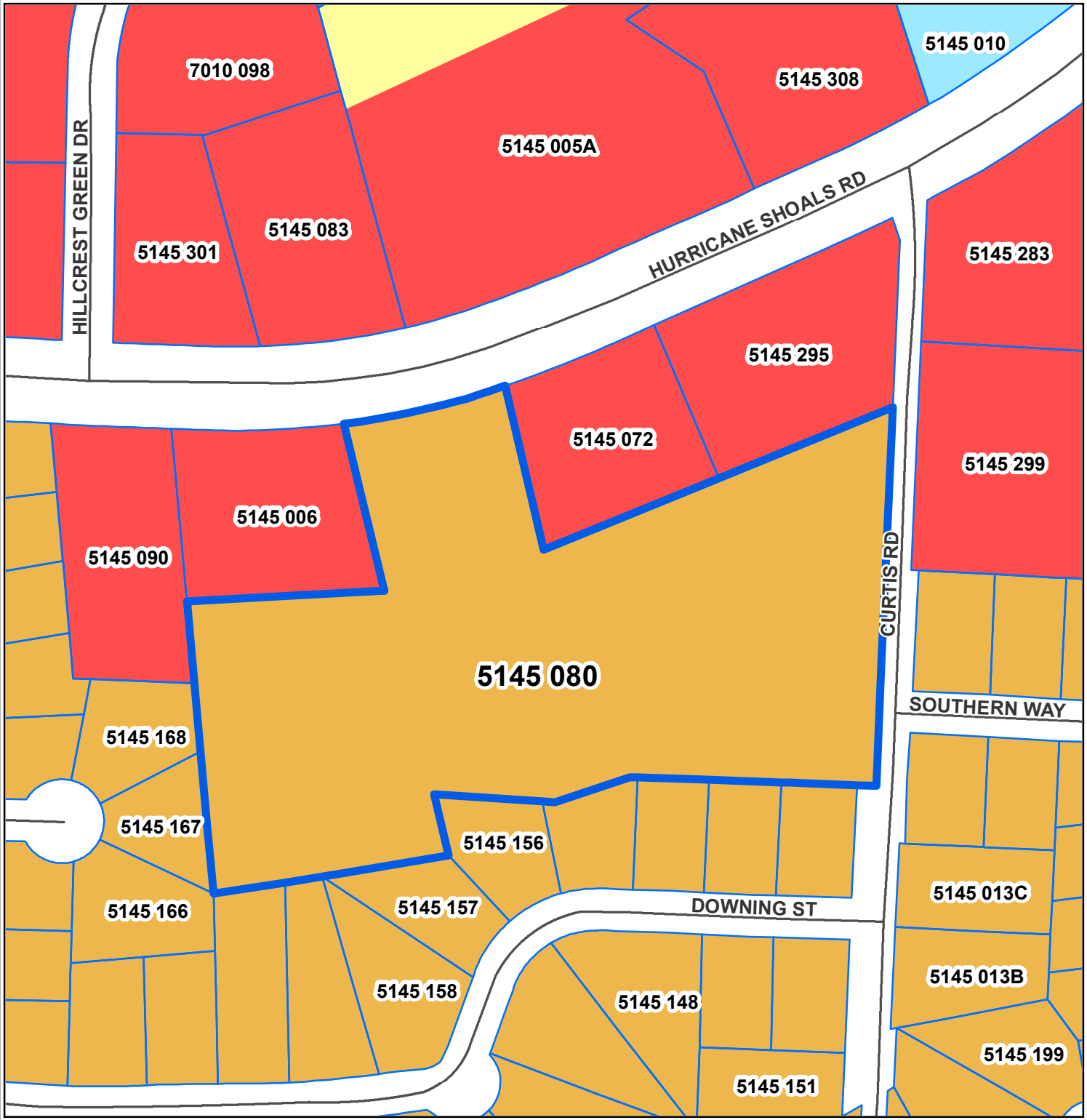
- Subject Parcel
- Parcels

Zoning Districts

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

N
W E
S

0 230 460



LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2022-00011

Applicant: Avrohom Wolf
C/O Balfour 419, LLC

Property Owner: Balfour 419, LLC

Legend

- Subject Parcel
- Parcels

Zoning Districts

- BG General Business
- LM Light Manufacturing
- RM-12 Multifamily Residential
- RS-150 Single-Family Residential
- Roads

N
W E
S

0 90 180

PLANNING COMMISSION RECOMMENDATION_04042022

RZM2022-00011

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

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

   A. Multifamily residential dwellings and accessory uses at a maximum of 87 multifamily units at a density of 11.9 Units Per Acre.

   B. The development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development, dated February 21, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

   C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

   D. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

   E. Renovation plan for the interior of the existing fifty-two (52) multifamily residential units and improvements to the exterior of the existing units shall be submitted to the Planning and Development Department. ~~prior to the issuance of a Certificate of Occupancy for the proposed additional thirty-five (35) multifamily residential units.~~

2. To satisfy the following site development considerations:

   A. Provide a 10-foot wide landscape strip adjacent to all right-of-ways.

   B. Provide a minimum 10-foot wide natural or enhanced buffer along the western property line.

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

   D. Fence along the proposed retaining wall shall be decorative, constructed of brick, stone, wrought iron, or split rail.

E. Fence around the Stormwater facility shall be decorative, constructed of brick, stone, wrought iron, or split rail.

F. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

G. Outdoor storage shall be prohibited.

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

I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

K. Allow encroachments of existing structures into the required twenty-five (25) foot Side Yard Setback as shown on an ALTA/NSPS Land Title Survey prepared for Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns, prepared by DuSouth Surveying & Engineering, Inc., dated May 26, 2021, last revised June 14, 2021.

Ridgewood Before and after

419 Hurricane Shoals

RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

Old patios and decks



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

New Patios and decks



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

Old Cornice and trim



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

New Cornice and trim



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

Old entrances



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

New Entrances



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

Old kitchen



RZM2022-00011
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Planning and Development Dep

New Kitchen



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

Old Bath



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

New Bath



RZM2022-00011
Received: April 4, 2022
Planning and Development Dep

Old Floor and walls



RZM2022-00011
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New Floor and walls



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DRAFT COUNCIL CONDITIONS

REVISED PLANNING COMMISSION RECOMMENDATION ~~04042022~~

RZM2022-00011

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

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

   A. Multifamily residential dwellings and accessory uses at a maximum of 87 multifamily units at a density of 11.9 Units Per Acre.

   B. The development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development, dated February 21, 2022, with changes necessary to meet zoning and development regulations. This includes cabana and pool. Any changes shall be subject to review and approval by the Director of Planning and Development.

   C. Final site plans, landscape plans (including front entrance landscape plan) and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

   D. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

   E. Renovation plan for the interior of the existing fifty-two (52) multifamily residential units and improvements to the interior and exterior of the existing units shall be submitted to the Planning and Development Department~~.~~ prior to the issuance of a Certificate of Occupancy for the proposed additional thirty-five (35) multifamily residential units. The plan shall include date of renovation.

2. To satisfy the following site development considerations:

   A. Provide a 10-foot wide landscape strip adjacent to all right-of-ways.

   B. Provide a minimum 10-foot wide natural or enhanced buffer along the western property line.

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

D. Fence along the proposed retaining wall shall be decorative, constructed of brick, stone, or wrought iron~~, or split rail~~.

E. Fence around the Stormwater facility shall be decorative, constructed of brick, stone, or wrought iron~~, or split rail~~.

F. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

G. Outdoor storage shall be prohibited.

H. Lighting plan for the overall development shall be submitted with Land Disturbance Permit and 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 rights-of-way.

I. Proposed and existing ~~D~~dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

K. Allow encroachments of existing structures into the required twenty-five (25) foot Side Yard Setback as shown on an ALTA/NSPS Land Title Survey prepared for Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns, prepared by DuSouth Surveying & Engineering, Inc., dated May 26, 2021, last revised June 14, 2021.

LAWRENCEVILLE
GEORGIA

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

Item:	RZM2022-00012; WSE Development LLC c/o The Worthing Company; 641 Buford Drive, 655 Buford Drive, 675 Buford Drive, 3675 Buford Drive
Department:	Planning and Development
Date of Meeting:	Monday, April 25, 2022
Presented By:	Todd Hargrave
Planning Department Recommendation:	**Approval with Conditions**
Planning Commission Recommendation:	**Approval with Staff Recommendations**

Summary: The applicant request rezoning of a 17-acre parcel assemblage from BG (General Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southeast quadrant of the intersection of Buford Drive and Georgia State Route 316. The site has been abandoned and demolished by the current owners; it is mostly a surface parking lot and building foundations.

Attachments/Exhibits:
RZM2022-00012- Report
RZM2022-00012- Planning and Development Recommendations
RZM2022-00012- Application
RZM2022-00012- Letter of Intent
RZM2022-00012- Survey
RZM2022-00012- Site Plan
RZM2022-00012- Design
RZM2022-00012- Aerial Zoom Out

RZM2022-00012- Aerial Zoom In
RZM2022-00012- Zoom Out
RZM2022-00012- Zoom In
RZM2022-00012- PC Recommendations
RZM2022-00012- Applicant PowerPoint Presentation
RZM2022-00012- Council Recommendations

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER:	**RZM2022-00012**
APPLICANT:	WSE DEVELOPMENT LLC C/O THE WORTHING COMPANIES
CONTACT:	DARIN COLLIER
PHONE NUMBER:	770.522.5775
LOCATION:	675 BUFORD DRIVE, 641 BUFORD DRIVE-TRACT 1 HWY 20, 3675 BUFORD DRIVE-TRACT 2 HWY 20
PARCEL ID:	R7011 087, R7011 078, R7011 012
ACREAGE:	17.38
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT) TO CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	MIXED-USE DEVELOPMENT; 20,000 COMMERCIAL AND 365 MULTIFAMILY UNITS
DEPARTMENT RECOMMENDATION:	**APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1986.

PROJECT DATA

The applicant request rezoning of a 17-acre parcel assemblage from BG (General Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southeast quadrant of the intersection of Buford Drive and Georgia State Route 316. The site has been abandoned and demolished by the current owners; it is mostly a surface parking lot and building foundations.

The applicant intends to develop the site with a mixed-use development consisting of commercial and retail spaces along Buford Drive, and luxury rental housing to the site's

interior. The proposed concept plans show a central village greenspace intergrated within the development to connect the mixed uses. The commercial component of the development would entail of 20,000 square feet, and the multifamily section would consist of 365 units. The plan proposes eight multistory buildings, four retail spaces; one within the out parcel and another one which would have retail opening on to shared greens pace creating the village atmosphere; a residential clubhouse that would anchor the green space, and a pool to serve the multifamily community. The overall design indicates potential future connection to adjacent properties. A detention pond is proposed at the southeastern end of the property. As proposed, green/common space and connectivity throughout the development is depicted on the attached Exhibits.

Project access would be provided from two curb cuts (right-in/right-out only) extending from Bufrod Drive, and inter-parcel access would be provided to a neighboring outparcel retail center to the south, with future inter-parcel access to the west of the property. The proposed plan includes 459 off-street parking spaces related to the multifamily component which does not meet the minimum requirement of the CMU zoning classification. The minimum number of off-street parking spaces is limited to 1.5 parking spaces for each residential unit, resulting in a required total of 547.5 parking spaces.Therefore, as proposed, a variance will be required to reduce the number of required off-street parking spaces relating to the multifamily component.

The proposed concept plan does not include setbacks, however, the CMU zoning classification is based on mixed of zoning classifications and uses, specifically the RM-24, BG and OI zoning classifications, which at a minimum requires a 50-foot Front Yard Setback along external property lines adjacent to a public right-of-way. In addition, the minimum requirements relating to building setbacks would require a 40-foot Rear Yard Setback along the western property, and a 10-foot Side Yard Setback along the eastern property line. It should be noted the CMU zoning classification specifically limits internal building setbacks to internal streets and private driveways.

The immediate surrounding area includes a mix of commercial developments and zoning. North across 316 undeveloped properties zoned BG, and Gwinnett County commercially zoned properties. To the south, and west across Buford Drive are properties zoned BG (General Business District) and HSB (Highway Service Business District). Adjacent to the east, are multiple properties zoned for LM (Light Manufacturing District). The request may compatible with the zoning and development pattern of its surrounding area and may be an appropriate development as a gateway to the City.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. This character area defines areas that could accommodate a diversity of development types and densities—

including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the "halo effect" of high-quality development already happening nearby. The emphasis is on reduced curb cuts and connectivity between areas; access management for areas that do develop into shopping centers; beautiful landscaping; and the revitalization and re-use of older vacant structures and under-used lots. The proposed development may be consistent with goals and policies of the Comprehensive Plan promoting residential and mixed-use developments throughout the city limits. The project may also be consistent with the updated City's Livable Centers Initiative (LCI) Plan, introducing residential housing density within proximity to Georgia Gwinnett College, the College Corridor and the Downtown Entertainment District.

In conclusion, the proposed development may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan and the updated City's LCI Plan. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

Access off SR 20 will need GDOT approval.

1. The project's design professional is strongly encouraged to consult with the Lawrenceville Engineering Department as early in the engineering design phase of the project as possible.
2. The project's design professional must participate in a pre-submittal meeting with both the Engineering Department and the Planning & development Department at least 14 days prior to submitting the project for initial review.
3. To the maximum extent possible, the green spaces should be utilized to meet the project's runoff reduction requirements.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

This property has natural gas available**.**

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
   The immediate surrounding area includes a mix of commercial, and industrial zoning. The site is surrounded by developed and undeveloped commercial/retail, and industrial properties. A mixed-use development could be suitable in view of the uses and zoning of adjacent and nearby property

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

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

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

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**
   Policies of the City are intended to provide a transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**
   The request represents an opportunity to redevelop a large tract of underutilized land in support of the goals of the 2040 Comprehensive Plan and updated City's LCIPlan.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2022-00012

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

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

   A. Multifamily residential dwellings and accessory uses at a maximum of 365 multifamily units.

   B. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

      - Adult Bookstores or Entertainment
      - Automotive Uses such as:
         i. Parts Stores
         ii. Used Car Sales
         iii. Tire Sales
         iv. Auto Repair/Body Shop
         v. Car/Truck Rental
      - Contractor's Offices
      - Emission Inspection Stations
      - Equipment Rental
      - Extended Stay Hotels or Motels
      - Recovered Materials Processing Facilities
      - Smoke Shops/Novelty Stores
      - Tattoo Parlors
      - Taxidermists
      - Yard Trimmings Composting Facilities

C. The development shall be in general accordance with the submitted concept plans and architectural renderings (Design Intent) received by the Department of Planning and Development, dated February 28, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

E. Garages shall be provided for a minimum of 20% of the units.

F. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

A. Provide a 25-foot wide building setback/landscape strip adjacent to all right-of-ways.

B. Provide a minimum 20-foot wide building setback/natural or enhanced buffer adjacent to the southernmost property line.

C. Provide a 6-foot concrete sidewalk along the road frontage of Buford Drive.

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

E. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

F. Billboards or oversized signs shall be prohibited.

G. Outdoor storage shall be prohibited.

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

I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.

K. Peddlers and/or parking lot sales shall be prohibited.

L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

3. To abide by the following requirements, dedications and improvements:

A. Provide inter-parcel connectivity for future development.

B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: WSE Development LLC c/o The Worthing Companies	NAME: Ingles Markets, INC.
ADDRESS: 10 Glenlake Parkway, South Tower, Suite 300	ADDRESS: 2913 US Hwy 70 W
CITY: Sandy Springs	CITY: Black Mountain
STATE: GA ZIP: 30328	STATE: NC ZIP: 28711

CONTACT PERSON: Darin Collier PHONE: 770-522-5775

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): BG REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7011 087 ACREAGE: +/- 5.97

ADDRESS OF PROPERTY: 675 Buford Dr, Tract 1 Hwy 20, Lawrenceville, GA 30046

MANAGING MEMBER 2/28/22
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

Darin Collier
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

2.28.22
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

TRACI LEON NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES APRIL 11, 2023

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: WSE Development LLC c/o The Worthing Companies	NAME: Sant Nirankari Mission c/o Must Sell Realty, INC.
ADDRESS: 10 Glenlake Parkway, South Tower, Suite 300	ADDRESS: 2841 Club Drive
CITY: Sandy Springs	CITY: Lawrenceville
STATE: GA ZIP: 30328	STATE: GA ZIP: 30044

CONTACT PERSON: Darin Collier PHONE: 770-522-5775

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): BG REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7011-078 ACREAGE: +/- 0.93

ADDRESS OF PROPERTY: 641 Buford Dr, Lawrenceville, GA 30046

Managing Member 2/28/22
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

Darin Collier
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

2.28.22
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

TRACI LEONARD NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES APRIL 11, 2023

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: WSE Development LLC c/o The Worthing Companies	NAME: Lawrenceville Center Associates, LLC
ADDRESS: 10 Glenlake Parkway, South Tower, Suite 300	ADDRESS: 525 Pharr Rd NE
CITY: Sandy Springs	CITY: Atlanta
STATE: GA ZIP: 30328	STATE: GA ZIP: 30305

CONTACT PERSON: Darin Collier PHONE: 770-522-5775

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): BG REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7011-012 ACREAGE: +/- 10.85 Acres

ADDRESS OF PROPERTY: 3675 Buford Dr, Tract 2 Hwy 20, Lawrenceville, GA 30046

MARKEING MEMBER 2/28/22
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

Darin Collier
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

2.28.22
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

TRACI LEONARD NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES APRIL 11, 2023

LAWRENCEVILLE
GEORGIA

PLANNING AND DEVELOPMENT
RZC2022-00034
RECEIVED 2.28.2022

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: WSE Development LLC c/o The Worthing Companies	NAME: Sant Nirankari Mission c/o Must Sell Realty, INC.
ADDRESS: 10 Glenlake Parkway, South Tower, Suite 300	ADDRESS: 2841 Club Drive
CITY: Sandy Springs	CITY: Lawrenceville
STATE: GA ZIP: 30328	STATE: GA ZIP: 30044

CONTACT PERSON: Darin Collier PHONE: 770-522-5775

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): BG REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7011-078 ACREAGE: +/- 0.93

ADDRESS OF PROPERTY: 641 Buford Dr, Lawrenceville, GA 30046

SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE 2/28/22
Darin Collier TYPED OR PRINTED NAME	KAPIL D. BHANDARI TYPED OR PRINTED NAME
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE 2/28/22

GWINNETT COUNTY GEORGIA NOTARY PUBLIC DOAN TRANG MY COMMISSION EXPIRES AUGUST 21 2022

LAWRENCEVILLE
GEORGIA

PLANNING AND DEVELOPMENT
RZC2022-00034
RECEIVED 2.28.2022

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

WORTHING

Letter of Intent

Application for Rezoning

Applicant

WSE Development LLC
Attn: Mr. Darin W. Collier, President
c/o The Worthing Companies
10 Glenlake Pkwy NE
South Tower, Suite 300
Sandy Springs, GA 30328

Assembled Properties

~5.97 acres located at 675 Buford Drive
Parcel I.D.: R7011 087
Owner: Ingles Markets, Inc.

~9.31 acres located at 3675 Buford Drive
Parcel I.D.: R7011 012
Owner: Lawrenceville Center Associates, LLC

~0.64 acres located at 655 Buford Drive
Parcel I.D.: R7011 097
Owner: Lawrenceville Center Associates, LLC

~0.90 acres located at 675 Buford Drive
Parcel I.D.: R7011 144
Owner: Lawrenceville Center Associates, LLC

~0.93 acres located at 641 Buford Drive
Parcel I.D.: R7011 078
Owner: Sant Nirankari Mission

Intended Project

Lawrenceville Corners
Mixed-Use Development
20,000 SF Commercial
365 Multifamily Units

Requested Approval

The Assembled Properties are located within the "Community Mixed Use" character area of the City of Lawrenceville's 2040 Future Development Map, designated as such "*to encourage quality commercial and residential mixed use redevelopment*". In accordance therewith, Applicant hereby requests that the City rezone the Assembled Properties from BG to CMU with concurrent conditions and variances necessary to develop the Intended Project.

Narrative Overview

Assembled Properties are wholly within the jurisdiction of the City of Lawrenceville and are located in southeast quadrant of the intersection of Buford Drive and Georgia State Route 316. The Assembled Properties are highly visible from the eastbound Buford Drive on-ramp to Route 316 as well as the westbound lanes of Route 316.

The Assembled Properties owned by Ingles Markets, Inc., and Lawrenceville Center Associates, LLC, are a former grocery-anchored shopping center which has since been abandoned and demolished except for building foundations and surface parking lot. Those properties appear as raw land from adjacent thoroughfares.



Shopping Center from Northbound Buford Dr.



Shopping Center from Eastbound Route 316

The Assembled Property owned by Sant Nirankari Mission appears as a single-story, pitched roof brick residence but is operated as a gathering center serving the Sant Nirankari Mission spiritual and charitable community.



Mission from Northbound Buford Dr.

Surrounding uses include a used equipment yard and other light industrial to the east, small-scale industrial, office, retail and gas / convenience to the south fronting on Hurricane Shoals Road, and a former extended stay hotel to the west across Buford Dr. The property is in proximity to the Gwinnett County Airport at Briscoe Field (LZU).

Notwithstanding the current appearance and uses in all quadrants of the Buford Dr. / Route 316 interchange, this area does constitute an important "gateway" to the City of Lawrenceville, as recognized by the City's 2018 Comprehensive Plan and 2040 Future Development Map.

Applicant proposes to redevelop the Assembled Properties to a horizontally-integrated, mixed-use development consisting of commercial / retail parcels along Buford Drive and luxury rental housing to the site's interior, seamlessly integrated by a central village green connecting the mix of uses, all s refle3cted in Applicant's Design Intent book submitted with this Application. The project will provide for future interparcel connectivity through private road connection to the east and south, and will propose as a precondition to development a traffic signal serving its main entrance.

The Intended Project satisfies all of the Key Implementation Policies of the Community Mixed Use character area designation, namely:

- LU1.1 – Encourage a mix and concentration of residential and retail uses at key locations;
- LU8.4 – promote new, compact development patterns;
- T1.2 – provide for interparcel connectivity first through the assemblage of separately-owned parcels and then through future points of connection; and
- H2.2 – plan for a variety of housing types, particularly infill housing and housing in mixed-use contexts where none exists today.

In addition, the Intended Project satisfies many of the more-broadly stated "Guiding Policies" as set forth in the City's 2018 Comprehensive Plan:

- LU1.2 – Provide for neighborhood-level services near residential areas;
- LU1.3 – Minimize street frontages lined by parking lots, blank walls, or empty lots;
- LU1.4 – Design with human scale architectural features, including abundant windows and engaged facades;
- LU1.6 – Lead by example and set positive development patterns where none exist today;
- LU4.5 – Improve the aesthetics of main corridors and gateways into the City;

- LU5.3 – Address conditions that are conducive to concentration of blight;
- LU6.1 and .2 – Promote proper planning and compatibility of infill development;
- LU8.4 and .5 – Promote compact, sustainable development patterns;
- T2.2 and .3 – Incorporate sidewalks, parallel parking, and street lights to enhance the pedestrian experience;
- T2.11 – Minimize dead end streets and thoroughfares through interparcel connectivity (or provision therefore).
- H1.1 – Maintain high standards for housing;
- H2.1 – Encourage housing in mixed-used environments;
- QL6.1 – create public gathering spaces; and
- QL6.2 – integrate shared spaces in residential developments.

Applicant notes that the Assembled Properties will be combined and then subdivided following rezoning, if approved, so as to permit separate legal ownership of the intended uses described herein. The Assembled Properties, following any such subdivision, will be subject to a recorded, reciprocal easement, use agreement, and operating covenants encumbering the Assembled Properties to ensure they are operated as a first-class, mixed-use property as intended.

Criteria Analysis

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

   The immediate surrounding area includes a mix of industrial, commercial, and office zoning.. The site is surrounded by developed and undeveloped commercial/retail, and industrial properties. A mixed-use development could be suitable in view of the uses and zoning of adjacent and nearby property.

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

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City's 2018 Comprehensive Plan and 2040 Future Development Map, as noted above.

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

   The property has a reasonable economic use as currently zoned.

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

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

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

   For the reasons noted herein, the Intended Project is in conformity with the City's 2018 Comprehensive Plan and 2040 Future Development Map.

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

   The request represents an opportunity to redevelop a large tract of underutilized land in proximity to the intersection of Buford Dr. and Route 316.

Waivers & Variances

Applicant request such waivers and variances to the City's zoning ordinance and development code as are necessary to permit the development of the Intended Project in accordance with Applicant's Design Intent Book submitted herewith.

Additional Submittals

Attached hereto is the following additional information submitted in support of this Application:

- Rezoning Application
- Disclosure of Campaign Contributions
- Boundary Legal Description
- Design Intent Book (Site Plan / Elevation / Conceptual Renderings)
- Advanced Planning Set – Building Plans, Elevations, Civil Sheets

(CLERK OF COURT RECORDING INFORMATION)

GRID NORTH – GA. WEST ZONE

GeoSurvey

VICINITY MAP

SITE LOCATION – LATITUDE: 33° 58' 40" LONGITUDE: 83° 59' 02"

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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 13135C0074F, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6–INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

RIGHT–OF–WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT–OF–WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "BG" (GENERAL BUSINESS DISTRICT) AS SHOWN ON THE ZONING MAP OF GWINNETT COUNTY.
THE MINIMUM YARD SETBACKS ARE: FRONT – 50 FEET; SIDE – 10 FEET; SIDE YARD ON STREET SIDE OF CORNER – 25 FEET; REAR – 10 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1> FINAL PLAT FOR LAWRENCEVILLE CENTER, RECORDED IN PLAT BOOK 139, PAGE 147.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON–METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

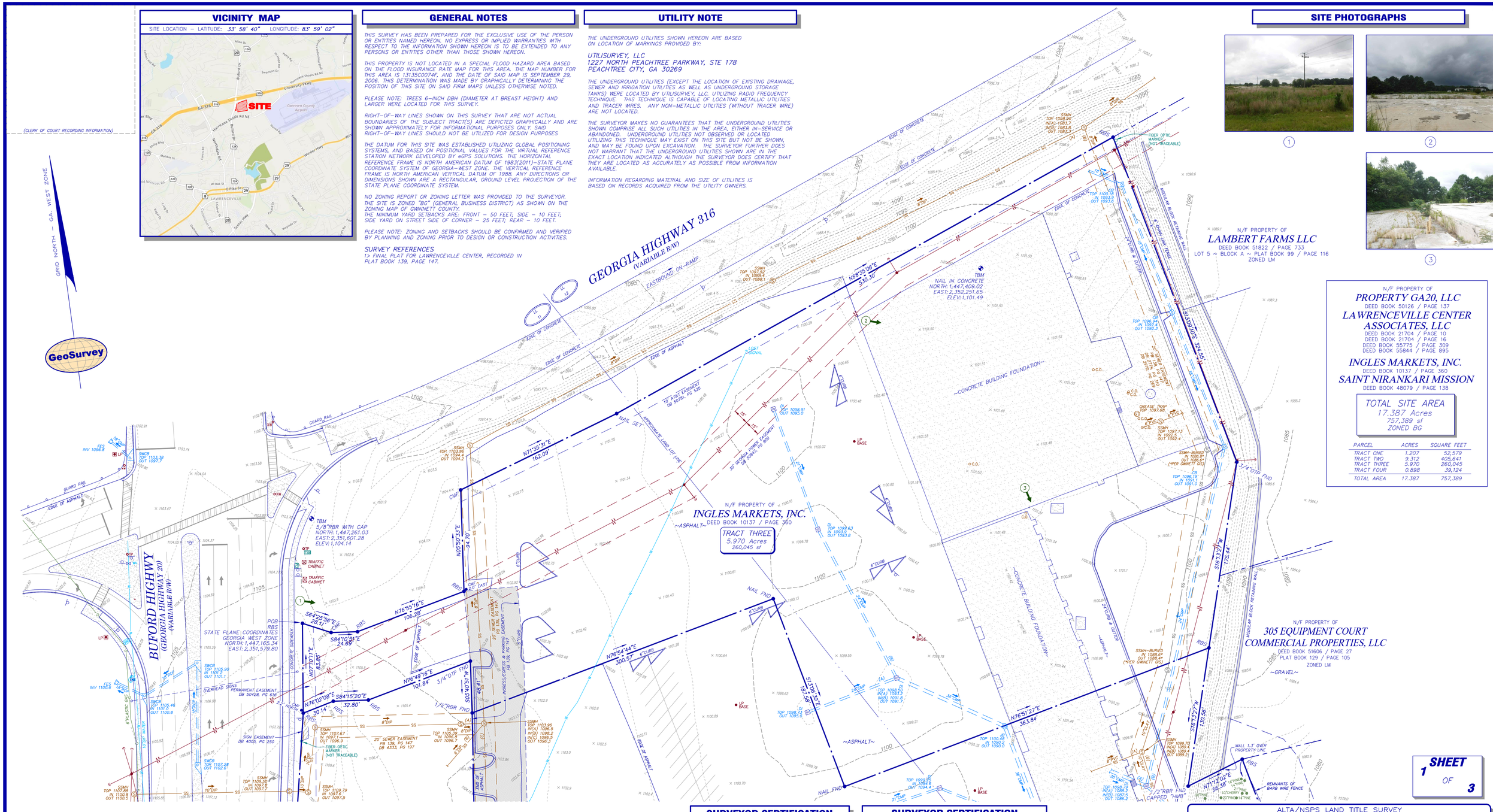
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

SITE PHOTOGRAPHS

1

2

3



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 209,953+ AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC–3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 548,814+ FEET. JTN INIT.

IF YOU DIG

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

LEGEND

STANDARD ABBREVIATIONS

CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- TREE POSITION INDICATOR
- SIGN

SURVEYOR CERTIFICATION

To: LIV Development, LLC
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b–1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on July 24, 2019.

Date: July 24, 2019

John T. Newman
Georgia Professional
Land Surveyor # 3324

GEORGIA REGISTERED PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

John T. Newman
Georgia Professional
Land Surveyor # 3324

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF–000621

ALTA/NSPS LAND TITLE SURVEY

Lawrenceville Center

FOR

LIV Development, LLC
Stewart Title Guaranty Company

GS JOB NO:	20196191	DRAWING SCALE:	1"= 40'
FIELD WORK:	CB/CC	CITY:	LAWRENCEVILLE
PROJ MGR:	JTN	COUNTY:	GWINNETT STATE: GA
REVIEWED:	JRC	LAND LOT:	11,12,176,177
DWG FILE:	20196191–01.dwg	DISTRICT:	5TH & 7TH

SURVEY DATE: 07–24–2019

REVISIONS

No.	Date	Description
1.	9–3–19	Add legal descriptions
2.	9–19–19	Revise title, remove Tract 4
3.	12–5–19	Add Tract 4 (Mission parcel)
4.	12–20–19	Add Tract 4 improvements

SHEET 1 OF 3

(CLERK OF COURT RECORDING INFORMATION)

GRID NORTH – GA. WEST ZONE

GeoSurvey

BUFORD HIGHWAY (GEORGIA HIGHWAY 20) (VARIABLE-R/W)

PERMANENT EASEMENT DB 50661, PG 539

N/F PROPERTY OF
PROPERTY GA20, LLC
DEED BOOK 50126 / PAGE 137

TRACT ONE
1.207 Acres
52,579 sf

N/F PROPERTY OF
LAWRENCEVILLE CENTER ASSOCIATES, LLC
DEED BOOK 21704 / PAGE 10
DEED BOOK 21704 / PAGE 16
DEED BOOK 55775 / PAGE 309
DEED BOOK 55844 / PAGE 895

TRACT TWO
9.312 Acres
405,641 sf

N/F PROPERTY OF
SAINT NIRANKARI MISSION
DEED BOOK 48079 / PAGE 138
ZONED BG

TRACT FOUR
0.898 Acres
39,124 sf

N/F PROPERTY OF
SEASIDE ENTERPRISES, INC.
DEED BOOK 46181 / PAGE 319
ZONED BG

N/F PROPERTY OF
BUDDY E. BROWNLEE
DEED BOOK 2809 / PAGE 568
PLAT BOOK 26 / PAGE 101
ZONED BG

N/F PROPERTY OF
PEACHTREE EXPRESS, INC.
DEED BOOK 21125 / PAGE 127
ZONED BG

N/F PROPERTY OF
249, LLC
DEED BOOK 51483 / PAGE 745
ZONED BG

N/F PROPERTY OF
JDS HOLDINGS, LLC
DEED BOOK 56194 / PAGE 633
LOT 2 ~ PLAT BOOK 125 / PAGE 45
ZONED BG

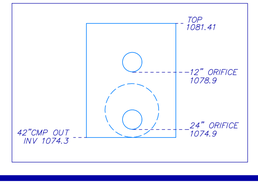
N/F PROPERTY OF
EQUIPMENT COURT SHOPS, LLC
DEED BOOK 51716 / PAGE 862
PLAT BOOK 125 / PAGE 105
ZONED LM

TBM
5/8"RBR WITH CAP
NORTH:1,446,720.69
EAST:2,351,491.57
ELEV:1,108.86

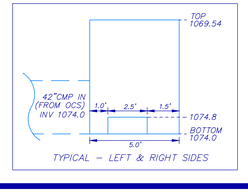
GRAPHIC SCALE

0 20 40 100 200
1" = 40'

OCS DETAIL



LEVEL SPREADER DETAIL



TYPICAL – LEFT & RIGHT SIDES

LEGEND

STANDARD ABBREVIATIONS

CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

POWER POLE
GUY WIRE
POWER LINE
LP LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GM GAS METER
WATER VALVE
WM WATER METER
FIRE HYDRANT
E UNDERGROUND ELECTRIC LINE
G UNDERGROUND GAS LINE
CM UNDERGROUND COMMUNICATION LINE
W UNDERGROUND WATER LINE
1 PHOTO POSITION INDICATOR
TREE POSITION INDICATOR
SIGN

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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 13135C0074F, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "BG" (GENERAL BUSINESS DISTRICT) AS SHOWN ON THE ZONING MAP OF GWINNETT COUNTY.
THE MINIMUM YARD SETBACKS ARE: FRONT – 50 FEET; SIDE – 10 FEET; SIDE YARD ON STREET SIDE OF CORNER – 25 FEET; REAR – 10 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES
1> FINAL PLAT FOR LAWRENCEVILLE CENTER, RECORDED IN PLAT BOOK 139, PAGE 147.

GEORGIA REGISTERED PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

John T. Newman
Georgia Professional
Land Surveyor # 3324

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SITE PHOTOGRAPHS



4



5

N/F PROPERTY OF
PROPERTY GA20, LLC
DEED BOOK 50126 / PAGE 137
LAWRENCEVILLE CENTER ASSOCIATES, LLC
DEED BOOK 21704 / PAGE 10
DEED BOOK 21704 / PAGE 16
DEED BOOK 55775 / PAGE 309
DEED BOOK 55844 / PAGE 895
INGLES MARKETS, INC.
DEED BOOK 10137 / PAGE 360
SAINT NIRANKARI MISSION
DEED BOOK 48079 / PAGE 138

TOTAL SITE AREA
17.387 Acres
757,389 sf
ZONED BC

PARCEL	ACRES	SQUARE FEET
TRACT ONE	1.207	52,579
TRACT TWO	9.312	405,641
TRACT THREE	5.970	260,045
TRACT FOUR	0.898	39,124
TOTAL AREA	17.387	757,389

SHEET 2 OF 3

ALTA/NSPS LAND TITLE SURVEY

Lawrenceville Center

FOR

LIV Development, LLC
Stewart Title Guaranty Company

GS JOB NO:	20196191
FIELD WORK:	CB/CC
PROJ MGR:	JTN
REVIEWED:	JRC
DWG FILE:	20196191-01.dwg
DRAWING SCALE:	1"= 40'
CITY:	LAWRENCEVILLE
COUNTY:	GWINNETT STATE: GA
LAND LOT:	11,12,176,177
DISTRICT:	5TH & 7TH
SURVEY DATE:	07-24-2019

REVISIONS

No.	Date	Description
1.	9-3-19	Add legal descriptions
2.	9-19-19	Revise title, remove Tract 4
3.	12-5-19	Add Tract 4 (Mission parcel)
4.	12-20-19	Add Tract 4 improvements

TITLE EXCEPTIONS - TRACT ONE (1.207 ACRES)

PLEASE NOTE – A TITLE COMMITMENT FOR TRACT ONE WAS NOT PROVIDED

TITLE EXCEPTIONS - TRACT THREE (5.970 ACRES)

(CLERK OF COURT RECORDING INFORMATION)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000035378, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

12. The following easements to Georgia Power Company in records of the Superior Court of Gwinnett County, Georgia:
A. From J.C. & J. B. Oakes, dated August 5, 1937, filed August 10, 1937 and recorded in Deed Book 63, Page 229, aforesaid records;
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
B. From Silvie Holman, dated December 5, 1949, filed December 7, 1949 and recorded in Deed Book 94, Page 275, aforesaid records;
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
C. From TLD, Inc., dated February 28, 1984, filed March 15, 1984 and recorded in Deed Book 2740, Page 565, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE
13. INTENTIONALLY DELETED
14. Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 16, 1983, filed November 17, 1983 and recorded in Deed Book 2671, Page 486, aforesaid records, as amended by First Modification of Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 12, 1984, filed November 14, 1984 and recorded in Deed Book 2914, Page 417, aforesaid records; as may be further amended and/or supplemented.
AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE
15. INTENTIONALLY DELETED
16. The following sanitary sewer easements to Gwinnett County:
A. From TLD, Inc., a Georgia corporation, dated April 24, 1984, filed May 2, 1984 and recorded in Deed Book 2774, Page 310, aforesaid records;
AFFECTS SITE AS SHOWN
B. From TLD, Inc., a Georgia corporation, dated August 22, 1984, filed February 6, 1985 and recorded in Deed Book 2970, Page 269, aforesaid records.
AFFECTS SITE AS SHOWN
17. Easement between Phoenix Concepts Corporation and TLD, Inc., dated January 17, 1984, filed May 14, 1984 and recorded in Deed Book 2783, Page 225, aforesaid records, as re-recorded on June 4, 1984 and recorded in Deed Book 2797, Page 127, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE
18. Conveyance of Access Rights from TLD, Inc. to The Department of Transportation, dated August 8, 1984, filed November 13, 1984 and recorded in Deed Book 2915, Page 138, aforesaid records.
AFFECTS SITE – RELINQUISHES ACCESS RIGHTS EXCEPT AT DESIGNATED POINTS
19. Declaration of TLD, Inc., a Georgia corporation, dated December 20, 1984, filed December 27, 1984 and recorded in Deed Book 2943, Page 1, aforesaid records; as may be further amended and/or supplemented.
AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE
20. Condemnation styled Department of Transportation vs. 1.900 acres of land; certain easement rights; and certain access rights; and Ingles Markets, Incorporated; et al; File No. 10A–10688–8 in the Superior Court of Gwinnett County, Georgia, dated December 1, 2010, filed December 8, 2010 and recorded in Deed Book 50428, Page 616, aforesaid records.
AFFECTS SITE AS SHOWN
21. Easement from Ingles Markets Inc. to Bellsouth Telecommunications, Inc. d/b/a AT&T Georgia, dated May 20, 2011, filed July 21, 2011 and recorded in Deed Book 50781, Page 525, aforesaid records.
AFFECTS SITE AS SHOWN
22. Easement from Ingles Markets Incorporated to Georgia Power Company, dated July 14, 2011, filed September 1, 2011 and recorded in Deed Book 50847, Page 290, aforesaid records.
AFFECTS SITE AS SHOWN
23. Condemnation styled Department of Transportation vs. 0.782 acres of land and Flagstar Enterprises, Inc.; Biscuits and Burgers, LLC; Hardee's Food Systems, Inc.; TLD, Inc.; Ingles Markets, Inc.; Smart Growth, and City of Lawrenceville, individually; File No. 11A–00240–9 in the Superior Court of Gwinnett County, Georgia,dated January 4, 2011, filed January 15, 2014 and recorded in Deed Book 52742, Page 406, aforesaid records and in Deed Book 52742, Page 431, aforesaid records.
AFFECTS SITE
24. All matters affecting subject property as shown on Plat recorded in Plat Book 139, Page 147, aforesaid records.
EASEMENTS AFFECTS SITE ARE SHOWN HEREON

TITLE EXCEPTIONS - TRACT FOUR (0.898 ACRES)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000035378, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

6. Easement from M. D. Brownlee to Georgia Power Company, dated September 2, 1948, filed September 6, 1948 and recorded in Deed Book 90, Page 93, records of the Superior Court of Gwinnett County, Georgia.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
7. Right of Way Easement M. D. Brownlee to Colonial Pipeline Company, a Delaware corporation, dated October 1, 1962, filed October 1, 1962 and recorded in Deed Book 190, Page 117, aforesaid records.
AFFECTS SITE AS SHOWN
8. Easement from M. D. Brownlee to Georgia Power Company, dated February 17, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 157, aforesaid records.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
9. Permit for Anchors, Guy Poles and Wires from M. D. Brownlee to Georgia Power Company, dated February 14, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 158, aforesaid records.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
10. Temporary Construction Easement from Harry J. Mehre, Jr. and William L. Hooper to Department of Transportation, dated December 6, 1979, filed March 3, 1980 and recorded in Deed Book 1904, Page 125, aforesaid records.
DOES NOT AFFECT SITE – EASEMENT HAS EXPIRED
11. Temporary Construction/Perpetual Sewer Easement from Lawrenceville Associates, a tenancy in common to Wallace Enterprises, Inc., dated March 29, 1988, filed April 4, 1988 and recorded in Deed Book 4823, Page 191, aforesaid records.
AFFECTS SITE AS SHOWN
12. Easements as contained in that certain Right of Way Deed from Sant Nirankari Mission to Department of Transportation, dated June 3, 2010, filed June 17, 2010 and recorded in Deed Book 50124, Page 616, aforesaid records.
AFFECTS SITE AS SHOWN
13. Easement from Sant Nirankari Mission to Georgia Power Company, dated July 15, 2011, filed August 2, 2011 and recorded in Deed Book 50798, Page 543, aforesaid records.
AFFECTS SITE AS SHOWN
14. All matters affecting subject property as shown on the following plats, all aforesaid records:
A. Plat Book 20, Page 251;
EASEMENTS AFFECTING SITE ARE SHOWN
B. Plat Book 52, Page 138B.
EASEMENTS AFFECTING SITE ARE SHOWN

TITLE EXCEPTIONS - TRACT TWO (9.312 ACRES)

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000034220, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

6. Easement from J.C. & J.B. Oakes to Georgia Power Company, dated August 5, 1937, filed August 10, 1937 and recorded in Deed Book 63, Page 229, records of the Superior Court of Gwinnett County, Georgia.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
7. Easement from M. D. Brownlee to Georgia Power Company, dated March 28, 1946, filed March 28, 1946 and recorded in Deed Book 77, Page 357, aforesaid records.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
8. Easement from M. D. Brownlee to Georgia Power Company, dated September 2, 1948, filed September 6, 1948 and recorded in Deed Book 90, Page 93, aforesaid records.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
9. Easement from H. E. Pass to Georgia Power Company, dated October 13, 1949, filed December 9, 1949 and recorded in Deed Book 94, Page 275, aforesaid records.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
10. Right of Way Easement M. D. Brownlee to Colonial Pipeline Company, a Delaware corporation, dated October 1, 1962, filed October 1, 1962 and recorded in Deed Book 190, Page 117, aforesaid records, as affected by that Advance Construction Damage Release by M.D. Brownlee to Colonial Pipeline Company, dated December 28, 1977, filed January 5, 1978 and recorded in Deed Book 1399, Page 10, aforesaid records and by that Partial Release of Right of Way and Supplemental Agreement by M. D. Brownlee to Colonial Pipeline Company, dated October 1, 1962, filed February 16, 1984 and recorded in Deed Book 2722, Page 697, aforesaid records.
AFFECTS SITE AS SHOWN
11. Easement from M. D. Brownlee to Georgia Power Company, dated February 17, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 157, aforesaid records.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
12. Permit for Anchors, Guy Poles and Wires from M. D. Brownlee to Georgia Power Company, dated February 14, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 158, aforesaid records.
MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE
13. INTENTIONALLY DELETED
14. Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 16, 1983, filed November 17, 1983 and recorded in Deed Book 2671, Page 486, aforesaid records, as modified by that First Modification of Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 12, 1984, filed November 13, 1984 and recorded in Deed Book 2914, Page 417, aforesaid records.
AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE
15. Easement from TLD, Inc. to Georgia Power Company, dated February 28, 1984, filed March 15, 1984 and recorded in Deed Book 2740, Page 565, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE
16. Easement from TLD, Inc., a Georgia corporation to Gwinnett County, dated April 24, 1984, filed May 2, 1984 and recorded in Deed Book 2774, Page 310, aforesaid records.
AFFECTS SITE AS SHOWN
17. Conveyance of Access Rights from TLD, Inc. to the Department of Transportation, State of Georgia, dated August 8, 1984, filed November 13, 1984 and recorded in Deed Book 2915, Page 138, aforesaid records.
AFFECTS SITE – RELINQUISHES ACCESS RIGHTS EXCEPT AT DESIGNATED POINTS
18. Declaration by TLD, Inc., a Georgia corporation, dated December 20, 1984, filed December 27, 1984 and recorded in Deed Book 2943, Page 1, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE
19. Easement from TLD, Inc., a Georgia corporation to Gwinnett County, dated August 22, 1984, filed February 6, 1985 and recorded in Deed Book 2970, Page 269, aforesaid records, as affected by that Quitclaim Deed from Gwinnett County Water and Sewerage Authority, dated December 30, 1985, filed December 31, 1985 and recorded in Deed Book 3310, Page 243, aforesaid records.
AFFECTS SITE AS SHOWN
20. Declarations of Restrictive Covenants by Hal W. Lamb III and John S. Gipson, a tenants in common doing business as Lawrenceville Associates, dated December 17, 1986, filed December 29, 1986 and recorded in Deed Book 4005, Page 224, aforesaid records.
AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE
21. Sign Easement Agreement between Cabe Enterprises, Inc., a Georgia corporation and Lawrenceville Associates, a tenancy–in–common among John H. Gipson and Hal W. Lamb III, dated December 17, 1986, filed December 29, 1986 and recorded in Deed Book 4005, Page 250, aforesaid records.
AFFECTS TRACT ONE AS SHOWN
22. INTENTIONALLY DELETED
23. Easement from Cabe Enterprises, Inc. to Gwinnett County, dated April 20, 1987, filed May 29, 1987 and recorded in Deed Book 4333, Page 197, aforesaid records.
AFFECTS SITE AS SHOWN
24. Temporary Construction/Perpetual Sewer Easement from Lawrenceville Associates, a tenancy in common to Wallace Enterprises, Inc., dated March 29, 1988, filed April 4, 1988 and recorded in Deed Book 4823, Page 194, aforesaid records.
AFFECTS SITE AS SHOWN
25. Easement from Lawrenceville Center Associates, LLC to Buddy Brownlee, dated October 9, 2000, filed October 10, 2000 and recorded in Deed Book 21454, Page 120, aforesaid records.
AFFECTS SITE AS SHOWN
26. All matters affecting subject property as shown on Plat recorded in Plat Book 139, Page 147, aforesaid records.
EASEMENTS AFFECTS SITE ARE SHOWN HEREON
27. Condemnation styled Department of Transportation vs. 0.031 acres of land; certain easement rights; and Lawrenceville Center Associates, LLC, et al, File No. 10–A–08935–9 in the Superior Court of Gwinnett County, Georgia, dated October 7, 2010, filed October 7, 2010 and recorded in Deed Book 50325, Page 671, aforesaid records.
AFFECTS SITE
28. Condemnation styled Department of Transportation vs. 1.900 acres of land; certain easement rights; and certain access rights; and Ingles Markets, Incorporated, et al, File No. 10–A–10688–9 in the Superior Court of Gwinnett County, Georgia, dated May 14, 2012, filed May 14, 2012 and recorded in Deed Book 51376, Page 95, aforesaid records.
AFFECTS SITE AS SHOWN
EXCEPTIONS 29–45 & 47 ARE COPIED FROM ABOVE
46. Condemnation styled Department of Transportation vs. 0.092 acres of land, and certain easement rights, and Hal W. Lamb, III, John H. Gipson, et al; Docket No. 10A–9685–2 in the Superior Court of Gwinnett County, Georgia, dated November 1, 2010, filed December 8, 2010 and recorded in Deed Book 50428, Page 640, aforesaid records; as affected by Petition and Declaration of Taking, filed May 3, 2011 and recorded in Deed Book 50661, Page 539, aforesaid records; as further affected by Consent Order and Final Judgment, dated November 8, 2011, filed December 15, 2011 and recorded in Deed Book 51008, Page 440, aforesaid records.
AFFECTS SITE AS SHOWN

PROPERTY DESCRIPTIONS

OVERALL PROPERTY DESCRIPTION (TRACTS ONE, TWO, THREE, & FOUR)
All that tract or parcel of land lying or being in Land Lots 11 and 12 of the 7th District, and Land Lots 167 and 177 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:
Beginning at a 5/8 inch rebar set at the intersection of the Easterly right–of–way of Buford Highway (Georgia Highway 20) (variable right–of–way) with the Southerly right–of–way of Georgia Highway 316 (variable right–of–way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right–of–way of Georgia Highway 316 South 64 degrees 25 minutes 56 seconds East, a distance of 28.11 feet to a concrete monument found; thence South 84 degrees 10 minutes 51 seconds East, a distance of 24.69 feet to a 5/8 inch rebar set; thence North 76 degrees 55 minutes 16 seconds East, a distance of 106.28 feet to a 5/8 inch rebar set; thence North 05 degrees 50 minutes 33 seconds East, a distance of 94.70 feet to a concrete monument found; thence North 71 degrees 35 minutes 31 seconds East, a distance of 162.09 feet to a nail set; thence North 68 degrees 35 minutes 06 seconds East, a distance of 530.30 feet to a 5/8 inch rebar set; thence leaving said right–of–way South 13 degrees 09 minutes 10 seconds East, a distance of 324.55 feet to a 3/4 inch open top pipe found; thence South 16 degrees 13 minutes 27 seconds West, a distance of 306.00 feet to a 1/2 inch rebar found; thence North 71 degrees 12 minutes 02 seconds East, a distance of 56.38 feet to a 5/8 inch rebar set; thence South 13 degrees 06 minutes 40 seconds East, a distance of 313.46 feet to a 1/2 inch rebar found; thence North 80 degrees 02 minutes 50 seconds West, a distance of 847.98 feet to a 5/8 inch rebar set; thence North 04 degrees 06 minutes 50 seconds East, a distance of 12.25 feet to a 5/8 inch rebar set; thence South 83 degrees 46 minutes 55 seconds West, a distance of 132.95 feet to a 5/8 inch rebar set; thence North 00 degrees 00 minutes 37 seconds West, a distance of 161.39 feet to a concrete monument found on the Easterly right–of–way of Buford Highway; thence along said right–of–way North 26 degrees 41 minutes 07 seconds East, a distance of 153.27 feet to a 5/8 inch rebar set; thence North 17 degrees 08 minutes 52 seconds East, a distance of 83.42 feet to a nail found; thence North 18 degrees 33 minutes 09 seconds East, a distance of 37.89 feet to a nail found; thence North 51 degrees 39 minutes 24 seconds East, a distance of 46.54 feet to a concrete monument found; thence North 15 degrees 00 minutes 23 seconds East, a distance of 46.29 feet to a concrete monument found; thence North 35 degrees 38 minutes 55 seconds West, a distance of 31.99 feet to a concrete monument found; thence North 11 degrees 17 minutes 11 seconds East, a distance of 290.15 feet to a 5/8 inch rebar set; thence North 07 degrees 10 minutes 11 seconds East, a distance of 83.85 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.
Said tract of land contains 17.387 Acres.

TRACT ONE
All that tract or parcel of land lying or being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:
Commencing at a 5/8 inch rebar set at the intersection of the Easterly right–of–way of Buford Highway (Georgia Highway 20) (variable right–of–way) with the Southerly right–of–way of Georgia Highway 316 (variable right–of–way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right–of–way of Georgia Highway South 07 degrees 10 minutes 11 seconds West, a distance of 83.85 feet to a 5/8 inch rebar set; thence leaving said right–of–way North 76 degrees 02 minutes 08 seconds East, a distance of 30.14 feet to a 5/8 inch rebar set; thence South 84 degrees 15 minutes 20 seconds East, a distance of 32.80 feet to a 5/8 inch rebar set; thence North 76 degrees 49 minutes 16 seconds East, a distance of 101.84 feet to a 3/4 inch open top pipe found; thence South 05 degrees 40 minutes 51 seconds West, a distance of 48.41 feet to a 1/2 inch rebar found; thence South 06 degrees 35 minutes 55 seconds West, a distance of 263.63 feet to a 3/4 inch open top pipe found; thence South 80 degrees 25 minutes 16 seconds West, a distance of 166.42 feet to a concrete monument found on the Easterly right–of–way of Buford Highway; thence along said right–of–way North 35 degrees 38 minutes 20 seconds West, a distance of 31.99 feet to a concrete monument found; thence North 11 degrees 17 minutes 11 seconds East, a distance of 290.15 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.
Said tract of land contains 1.207 Acres.

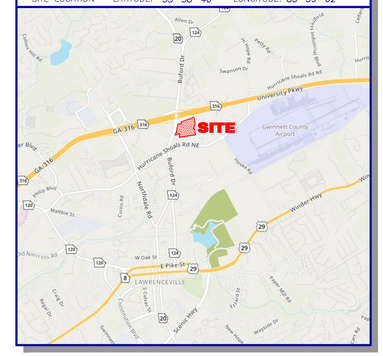
TRACT TWO
All that tract or parcel of land lying or being in Land Lots 11 and 12 of the 7th District, and Land Lots 167 and 177 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:
Commencing at a 5/8 inch rebar set at the intersection of the Easterly right–of–way of Buford Highway (Georgia Highway 20) (variable right–of–way) with the Southerly right–of–way of Georgia Highway 316 (variable right–of–way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right–of–way of Georgia Highway 316 South 64 degrees 25 minutes 56 seconds East, a distance of 28.11 feet to a concrete monument found; thence South 84 degrees 10 minutes 51 seconds East, a distance of 24.69 feet to a 5/8 inch rebar set; thence North 76 degrees 55 minutes 16 seconds East, a distance of 106.28 feet to a 5/8 inch rebar set; thence North 05 degrees 50 minutes 33 seconds East, a distance of 94.70 feet to a concrete monument found; thence North 71 degrees 35 minutes 31 seconds East, a distance of 162.09 feet to a nail set; thence North 68 degrees 35 minutes 06 seconds East, a distance of 530.30 feet to a 5/8 inch rebar set; thence leaving said right–of–way South 13 degrees 09 minutes 10 seconds East, a distance of 324.55 feet to a 3/4 inch open top pipe found; thence South 16 degrees 13 minutes 27 seconds West, a distance of 175.44 feet to a 5/8 inch rebar set; thence South 76 degrees 51 minutes 27 seconds West, a distance of 363.84 feet to a nail found; thence North 13 degrees 06 minutes 30 seconds West, a distance of 187.58 feet to a nail found; thence South 76 degrees 54 minutes 44 seconds West, a distance of 300.57 feet to a 1/2 inch rebar found; thence North 05 degrees 40 minutes 51 seconds East, a distance of 48.41 feet to a 3/4 inch open top pipe found; thence South 76 degrees 49 minutes 16 seconds West, a distance of 101.84 feet to a 5/8 inch rebar set; thence North 84 degrees 15 minutes 20 seconds West, a distance of 32.80 feet to a 5/8 inch rebar set; thence South 76 degrees 02 minutes 08 seconds West, a distance of 30.14 feet to a 5/8 inch rebar set on the Easterly right–of–way of Buford Highway; thence along said right–of–way North 07 degrees 10 minutes 11 seconds East, a distance of 83.85 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.
Said tract of land contains 5.970 Acres.

TRACT FOUR
All that tract or parcel of land lying or being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:
Commencing at a 5/8 inch rebar set at the intersection of the Easterly right–of–way of Buford Highway (Georgia Highway 20) (variable right–of–way) with the Southerly right–of–way of Georgia Highway 316 (variable right–of–way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right–of–way of Buford Highway South 07 degrees 10 minutes 11 seconds West, a distance of 83.85 feet to a 5/8 inch rebar set; thence leaving said right–of–way North 76 degrees 02 minutes 08 seconds East, a distance of 30.14 feet to a 5/8 inch rebar set; thence South 84 degrees 15 minutes 20 seconds East, a distance of 32.80 feet to a 5/8 inch rebar set; thence North 76 degrees 49 minutes 16 seconds East, a distance of 101.84 feet to a 3/4 inch open top pipe found; thence South 05 degrees 40 minutes 51 seconds West, a distance of 48.41 feet to a 1/2 inch rebar found; thence South 06 degrees 35 minutes 55 seconds West, a distance of 263.63 feet to a 3/4 inch open top pipe found; thence South 80 degrees 25 minutes 16 seconds West, a distance of 166.42 feet to a concrete monument found on the Easterly right–of–way of Buford Highway; thence along said right–of–way North 35 degrees 38 minutes 20 seconds West, a distance of 31.99 feet to a concrete monument found; thence North 11 degrees 17 minutes 11 seconds East, a distance of 290.15 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.
Said tract of land contains 1.207 Acres.

TRACT THREE
All that tract or parcel of land lying or being in Land Lots 11 and 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:
Beginning at a 5/8 inch rebar set at the intersection of the Easterly right–of–way of Buford Highway (Georgia Highway 20) (variable right–of–way) with the Southerly right–of–way of Georgia Highway 316 (variable right–of–way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right–of–way of Georgia Highway 316 South 64 degrees 25 minutes 56 seconds East, a distance of 28.11 feet to a concrete monument found; thence South 84 degrees 10 minutes 51 seconds East, a distance of 24.69 feet to a 5/8 inch rebar set; thence North 76 degrees 55 minutes 16 seconds East, a distance of 106.28 feet to a 5/8 inch rebar set; thence North 05 degrees 50 minutes 33 seconds East, a distance of 94.70 feet to a concrete monument found; thence North 71 degrees 35 minutes 31 seconds East, a distance of 162.09 feet to a nail set; thence North 68 degrees 35 minutes 06 seconds East, a distance of 530.30 feet to a 5/8 inch rebar set; thence leaving said right–of–way South 13 degrees 09 minutes 10 seconds East, a distance of 324.55 feet to a 3/4 inch open top pipe found; thence South 16 degrees 13 minutes 27 seconds West, a distance of 175.44 feet to a 5/8 inch rebar set; thence South 76 degrees 51 minutes 27 seconds West, a distance of 363.84 feet to a nail found; thence North 13 degrees 06 minutes 30 seconds West, a distance of 187.58 feet to a nail found; thence South 76 degrees 54 minutes 44 seconds West, a distance of 300.57 feet to a 1/2 inch rebar found; thence North 05 degrees 40 minutes 51 seconds East, a distance of 48.41 feet to a 3/4 inch open top pipe found; thence South 76 degrees 49 minutes 16 seconds West, a distance of 101.84 feet to a 5/8 inch rebar set; thence North 84 degrees 15 minutes 20 seconds West, a distance of 32.80 feet to a 5/8 inch rebar set; thence South 76 degrees 02 minutes 08 seconds West, a distance of 30.14 feet to a 5/8 inch rebar set on the Easterly right–of–way of Buford Highway; thence along said right–of–way North 07 degrees 10 minutes 11 seconds East, a distance of 83.85 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.
Said tract of land contains 5.970 Acres.

VICINITY MAP

SITE LOCATION – LATITUDE: *33° 58' 40"* LONGITUDE: *83° 59' 02"*



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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 13135C0074F, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6–INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

RIGHT–OF–WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN FOR GRAPHIC INFORMATION PURPOSES ONLY. SAID RIGHT–OF–WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "BG" (GENERAL BUSINESS DISTRICT) AS SHOWN ON THE ZONING MAP OF GWINNETT COUNTY.
THE MINIMUM YARD SETBACKS ARE: FRONT – 50 FEET; SIDE – 10 FEET; SIDE YARD ON STREET SIDE OF CORNER – 25 FEET; REAR – 10 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1> FINAL PLAT FOR LAWRENCEVILLE CENTER, RECORDED IN PLAT BOOK 139, PAGE 147.

GEORGIA REGISTERED PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

John T. Newman
Georgia Professional
Land Surveyor # 3324

SHEET *3* OF *3*

N/F PROPERTY OF
PROPERTY GA20, LLC
DEED BOOK 50126 / PAGE 137
LAWRENCEVILLE CENTER ASSOCIATES, LLC
DEED BOOK 21704 / PAGE 10
DEED BOOK 21704 / PAGE 16
DEED BOOK 55775 / PAGE 309
DEED BOOK 55844 / PAGE 895
INGLES MARKETS, INC.
DEED BOOK 10137 / PAGE 360
SAINT NIRANKARI MISSION
DEED BOOK 48079 / PAGE 138

TOTAL SITE AREA
17.387 Acres
757,389 sf
ZONED BG

PARCEL	ACRES	SQUARE FEET
TRACT ONE	1.207	52,579
TRACT TWO	9.312	405,641
TRACT THREE	5.970	260,045
TRACT FOUR	0.898	39,124
TOTAL AREA	17.387	757,389

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF–000621

ALTA/NSPS LAND TITLE SURVEY

Lawrenceville Center

FOR

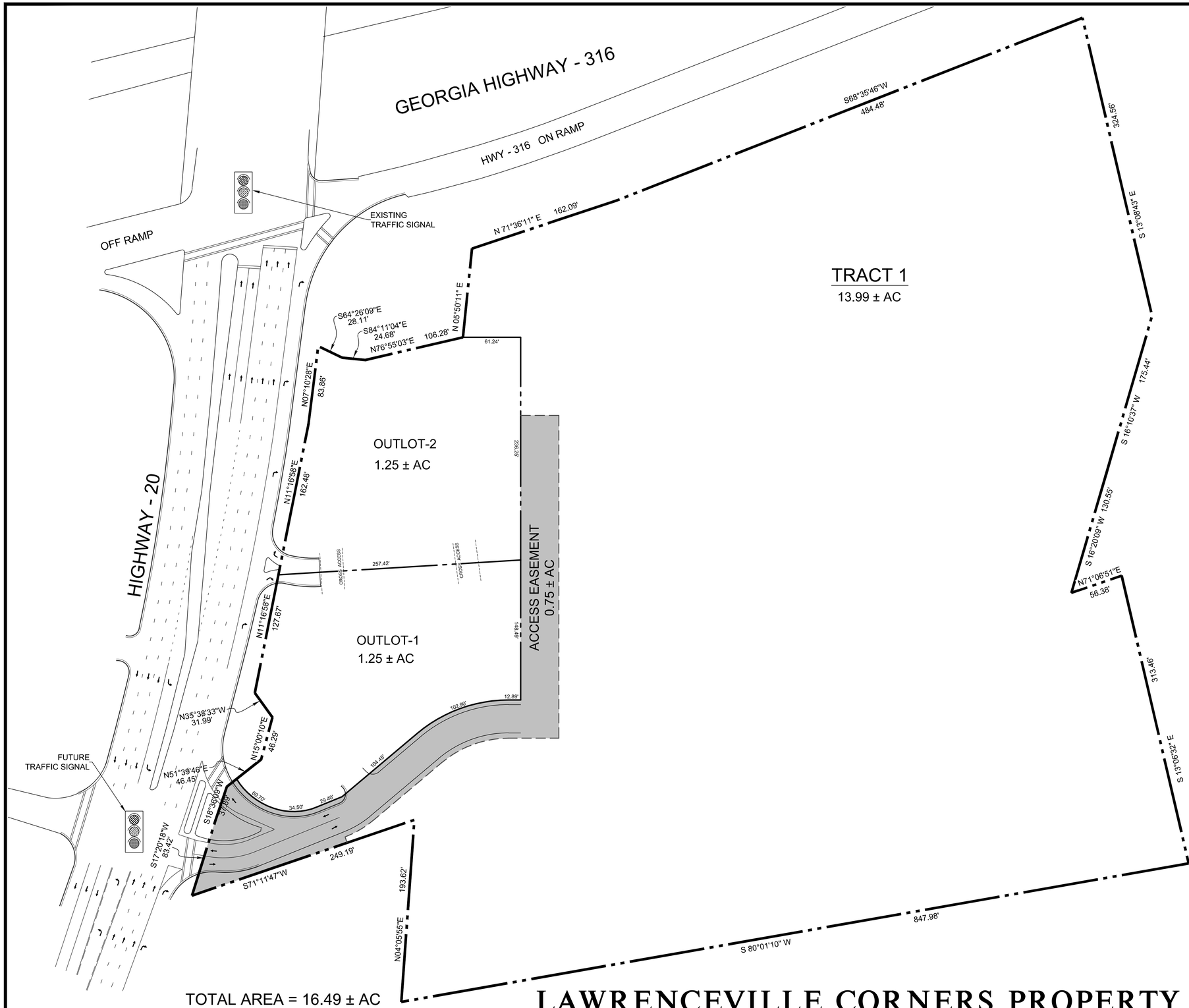
LIV Development, LLC
Stewart Title Guaranty Company

GS JOB NO:	*20196191*	DRAWING SCALE:	*1"= 40'*
FIELD WORK:	*CB/CC*	CITY:	*LAWRENCEVILLE*
PROJ MGR:	*JTN*	COUNTY:	*GWINNETT* STATE: *GA*
REVIEWED:	*JRC*	LAND LOT:	*11,12,176,177*
DWG FILE:	*20196191–01.dwg*	DISTRICT:	*5TH & 7TH*

SURVEY DATE: *07–24–2019*

REVISIONS

No.	Date	Description
1.	9–3–19	Add legal descriptions
2.	9–19–19	Revise title, remove Tract 4
3.	12–5–19	Add Tract 4 (Mission parcel)
4.	12–20–19	Add Tract 4 improvements



LAWRENCEVILLE CORNERS PROPERTY & OUTLOTS

SCALE: 1" = 50'

50 0 50 100 150 FEET

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
770-674-2600 . Fax 678-319-0745

LAWRENCEVILLE CORNERS
PROPERTY & OUT LOTS
LAWRENCEVILLE, GEORGIA
FOR
UNITED CORNERS
ATLANTA, GEORGIA
PHONE: 404-231-0579 (EXT. 0)

REVISIONS

SHEET TITLE
LAWRENCEVILLE CORNERS PROPERTY & OUTLOTS

DATE
09-18-18

PROJECT NUMBER
16-243

SHEET NUMBER
CPs-5

Tuesday, September 18, 2018 03:34:32pm, (ghormal)
N:\Projects\16\16243\Civil\Drawings\Images\16243Assement_Aerial.dwg [CPs-5.dwg (CPs-5)]
Xrefs: N:\Projects\16\16243\Civil\Drawings\Images\16243Assement_Aerial.jpg
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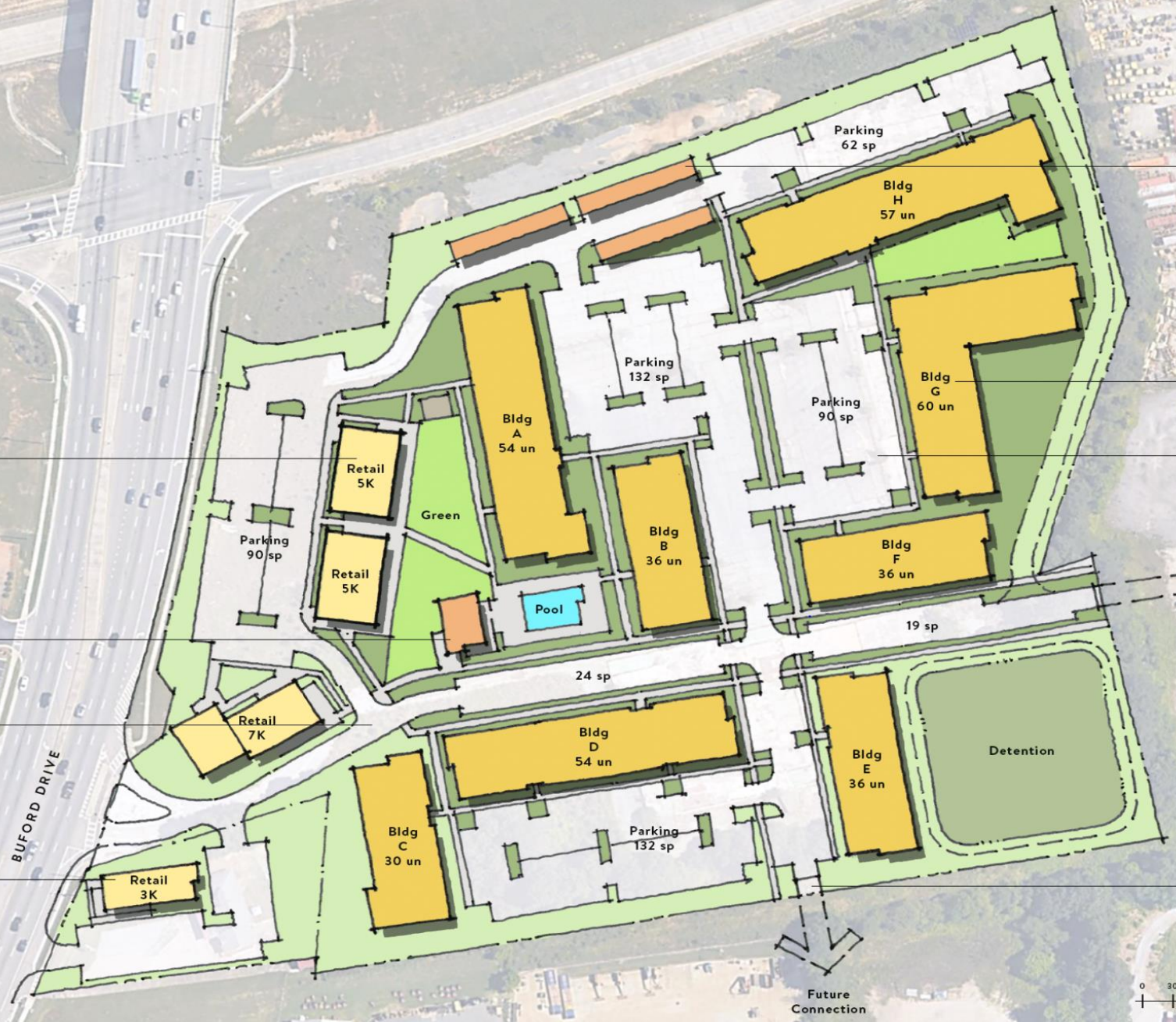
WORTHING

Lawrenceville Corners

Design Intent / Concept Planning

Development Summary

Retail	20,000 sf
Residential	363 units



Garages for residential

Residential building framing street and wrapping green spaces

Retail opening on to shared green space creating village atmosphere

Parking kept in the core of the development and screened from streets by buildings

Residential clubhouse anchoring green space

Create new street conecting to the east with on street parking and framed by the residential buildings

Retail out parcel

Provide the ability to connect street network to the south as future development blocks are created

0 30 60 120 240 480

NELSON

LAWRENCEVILLE CORNERS
LAWRENCEVILLE | GEORGIA

CP 2



WORTHING

Lawrenceville Corners

Multifamily Elevation - Typical


crushcraft


crushcraft







WORTHING

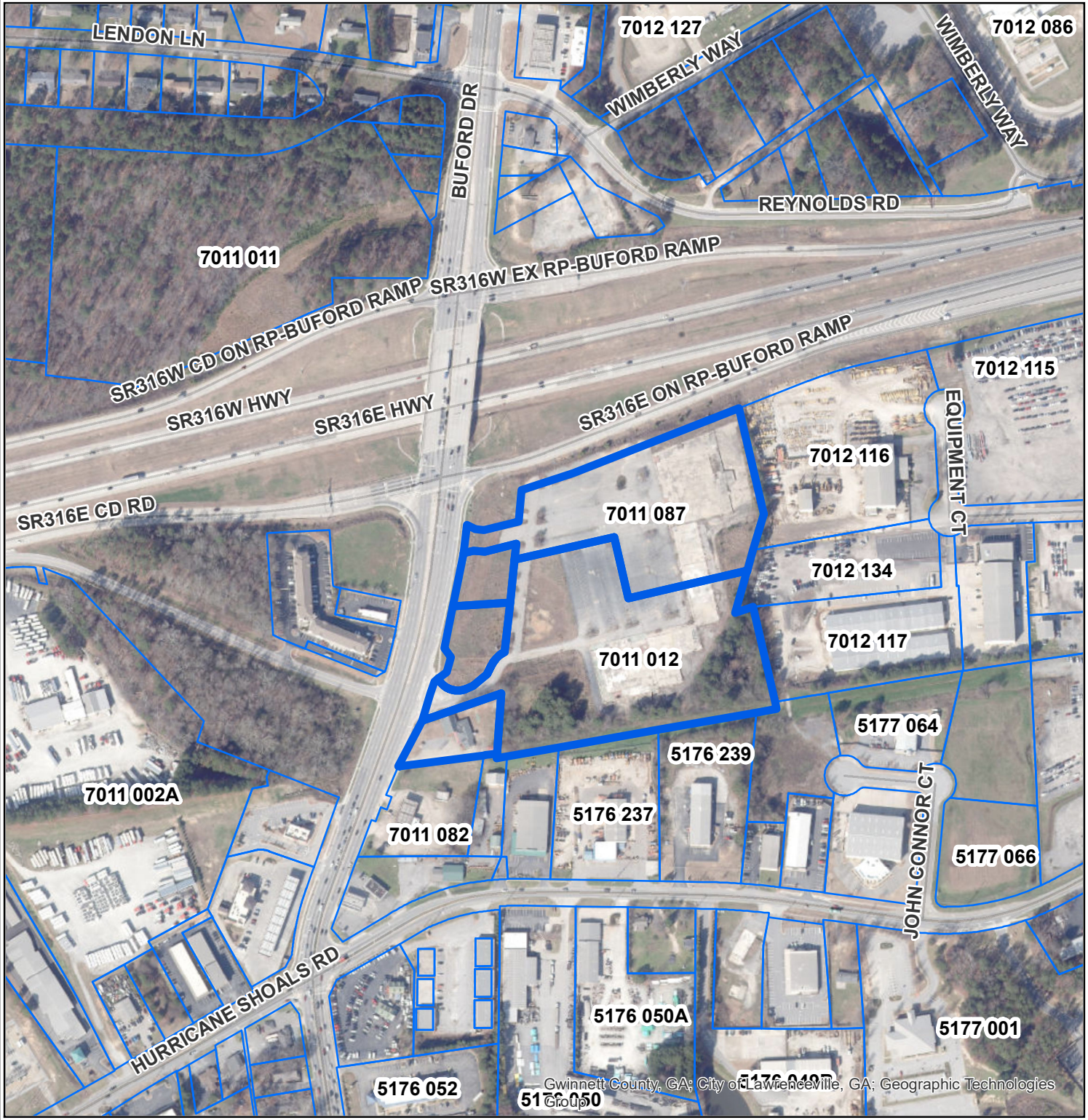
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2022-00012

Applicant:
WSE Development LLC
C/O The Worthing Company



Legend

- Subject Properties
- Parcels
- Roads

N
W E
S

0 230 460

LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2022-00012

Applicant:
WSE Development LLC
C/O The Worthing Company



Legend

- Subject Properties
- Parcels
- Roads

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W E
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0 115 230

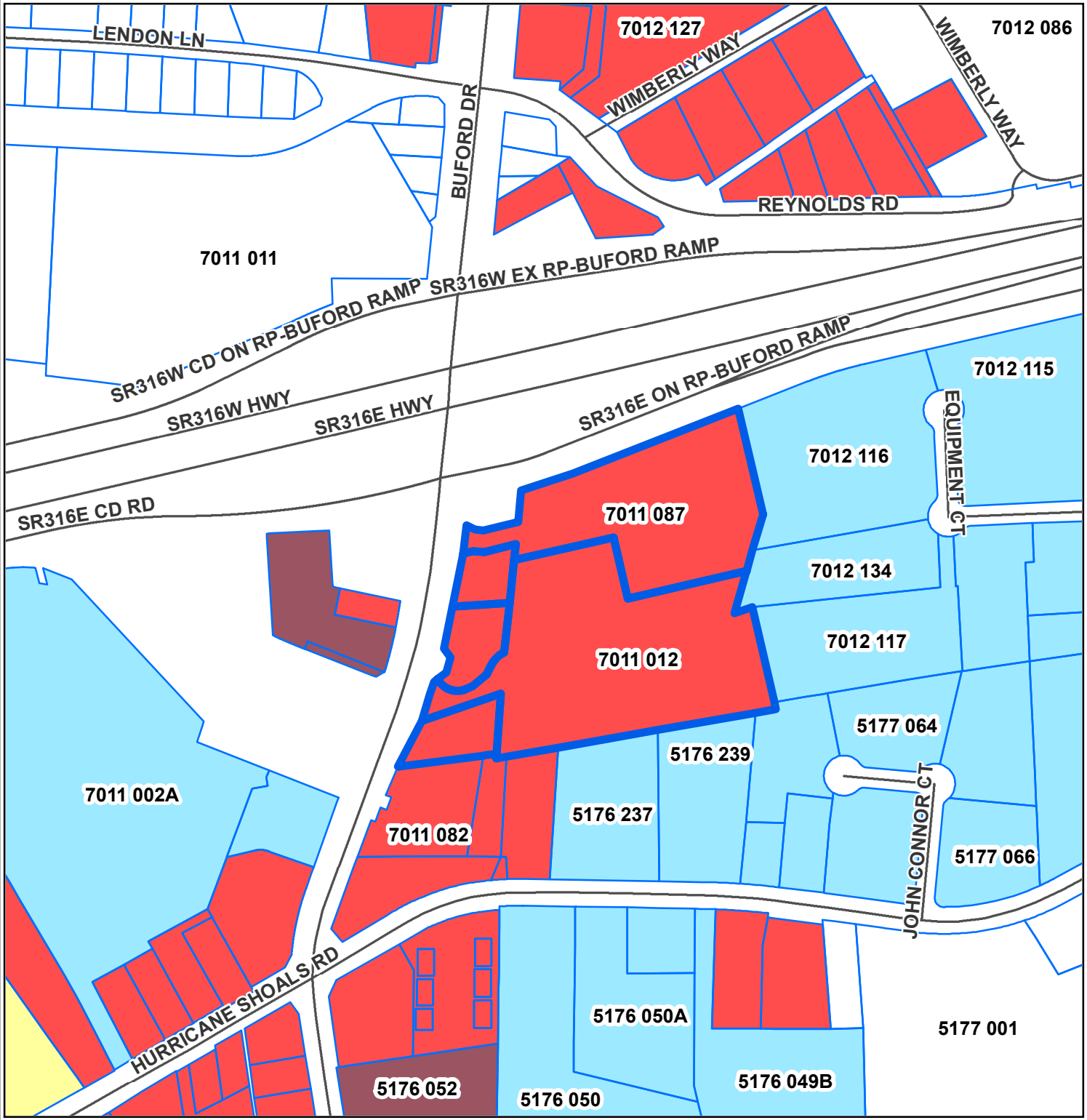
LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2022-00012

Applicant:
WSE Development LLC
C/O The Worthing Company



Legend

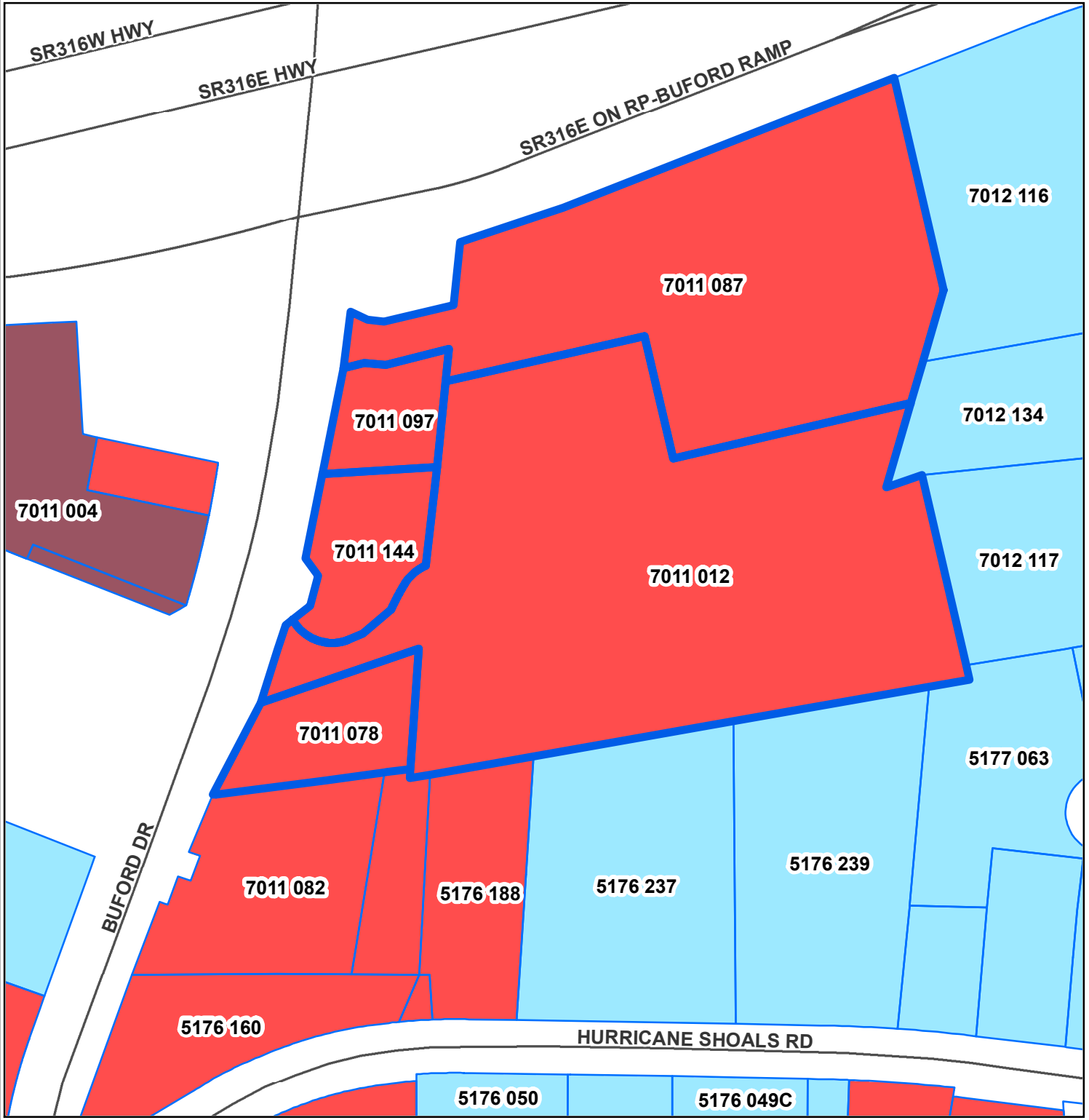
- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- HSB Highway Service Business
- LM Light Manufacturing
- RS-150 Single-Family Residential
- Roads

N
W E
S

0 230 460



LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2022-00012

Applicant:
WSE Development LLC
C/O The Worthing Company

Legend

- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- HSB Highway Service Business
- LM Light Manufacturing
- Roads

N
W E
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0 115 230

PLANNING COMMISSION RECOMMENDATION_04042022

RZM2022-00012

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

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

   A. Multifamily residential dwellings and accessory uses at a maximum of 365 multifamily units.

   B. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

      - Adult Bookstores or Entertainment
      - Automotive Uses such as:
         i. Parts Stores
         ii. Used Car Sales
         iii. Tire Sales
         iv. Auto Repair/Body Shop
         v. Car/Truck Rental
      - Contractor's Offices
      - Emission Inspection Stations
      - Equipment Rental
      - Extended Stay Hotels or Motels
      - Recovered Materials Processing Facilities
      - Smoke Shops/Novelty Stores
      - Tattoo Parlors
      - Taxidermists
      - Yard Trimmings Composting Facilities

C. The development shall be in general accordance with the submitted concept plans and architectural renderings (Design Intent) received by the Department of Planning and Development, dated February 28, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

E. Garages shall be provided for a minimum of 20% of the units.

F. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

A. Provide a 25-foot wide building setback/landscape strip adjacent to all right-of-ways.

B. Provide a minimum 20-foot wide building setback/natural or enhanced buffer adjacent to the southernmost property line.

C. Provide a 6-foot concrete sidewalk along the road frontage of Buford Drive.

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

E. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

F. Billboards or oversized signs shall be prohibited.

G. Outdoor storage shall be prohibited.

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

I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.

K. Peddlers and/or parking lot sales shall be prohibited.

L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

3. To abide by the following requirements, dedications and improvements:

A. Provide inter-parcel connectivity for future development.

B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.

WORTHING

Lawrenceville Corners

WORTHING

Lawrenceville Corners

Presentation to Planning Commission

April 4, 2022

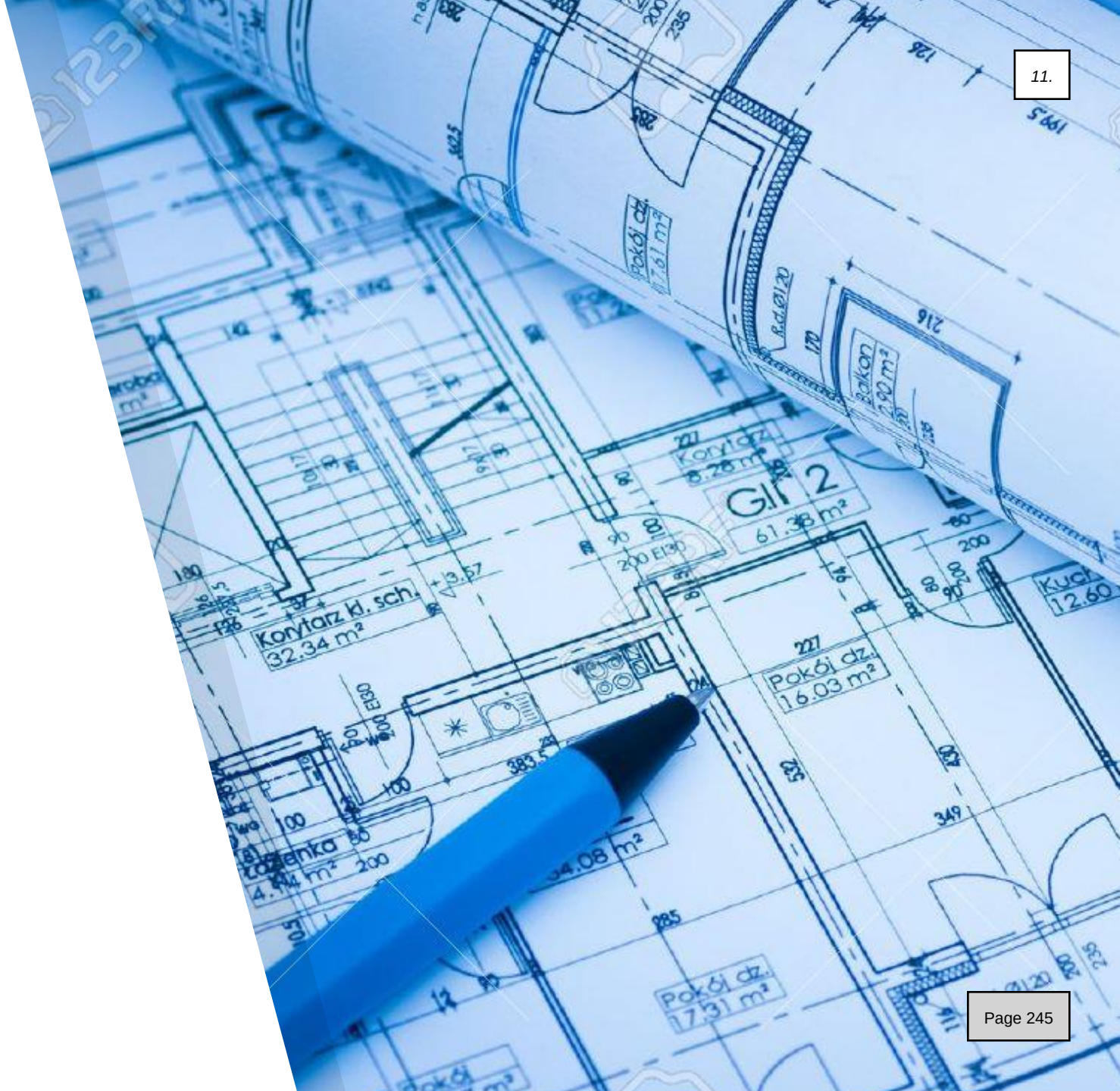
Darin W. Collier
Managing Partner
The Worthing Companies
dwcollier@worthngse.com
www.worthingse.com
770.522.5775

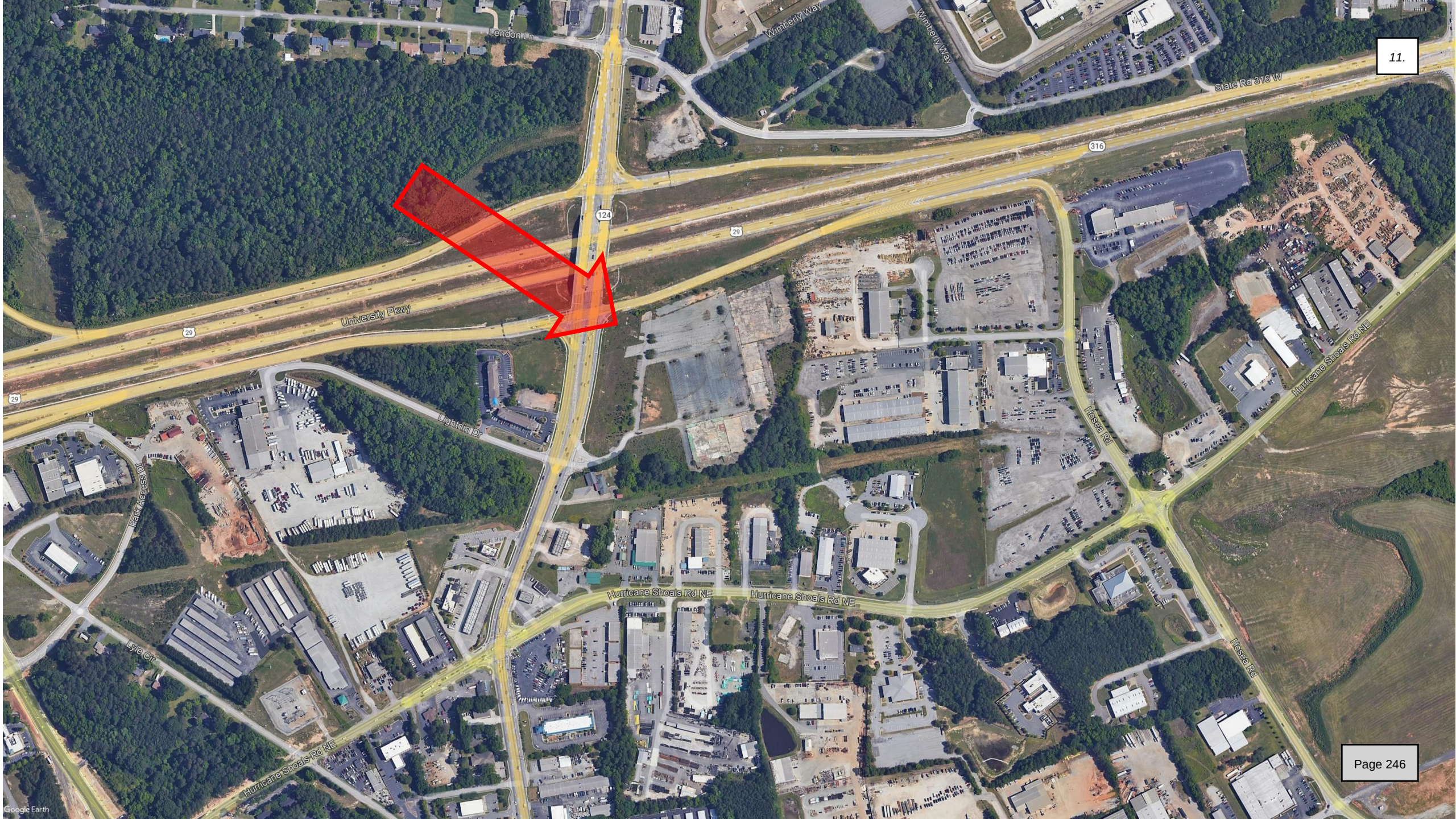


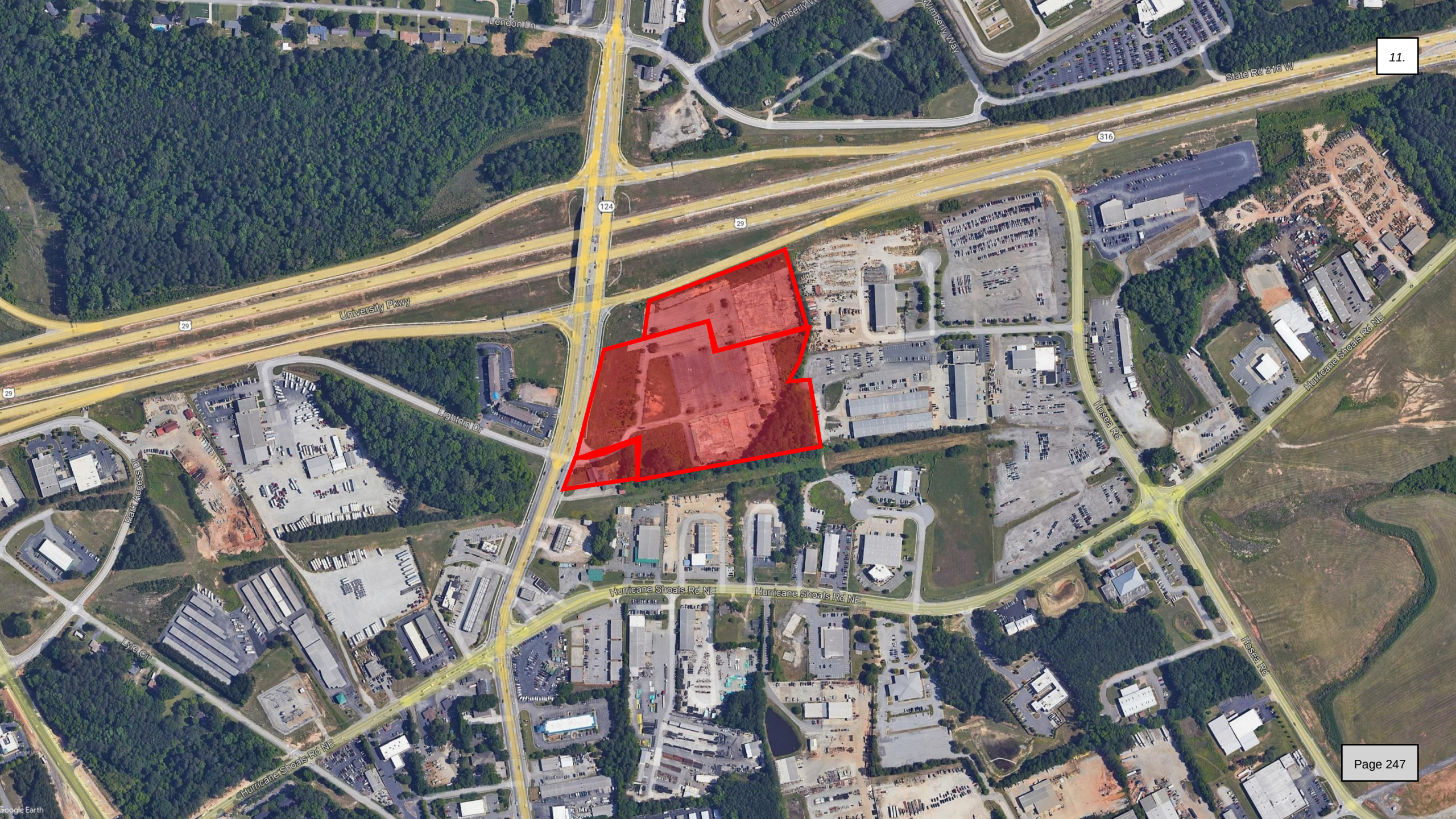
WORTHING

Ready, Willing & Stable

We are a privately-owned, principal-driven, Atlanta-based, boutique multifamily development firm in continuous operation since 1985.




Lendon Ln
Wimberly Way
Wimberly Way
State Rd 316 W
316
124
29
University Pkwy
29
29
Lightnin Dr
Park Access Dr
Hurricane Shoals Rd NE
Hurricane Shoals Rd NE
Hurricane Shoals Rd NE
Hurricane Shoals Rd NE
Hosea Rd
Hosea Rd
Lyle Cir
Google Earth


Lendon Ln
Wimberly Way
State Rd 316 W
316
124
29
University Pkwy
Lightning Dr
Park Access Dr
Hurricane Shoals Rd NE
Hosea Rd
Lyle Cir
Google Earth


Georgia Gwinnett College
Gwinnett County Airport Briscoe Field
Downtown Lawrenceville 1.5 Miles
Lendon Ln
Wimberly Way
State Rd 316 W
316
124
29
Lightnin Dr
Park Access Dr
Lyle Cir
Hurricane Shoals Rd NE
Hosea Rd

LAWRENCEVILLE

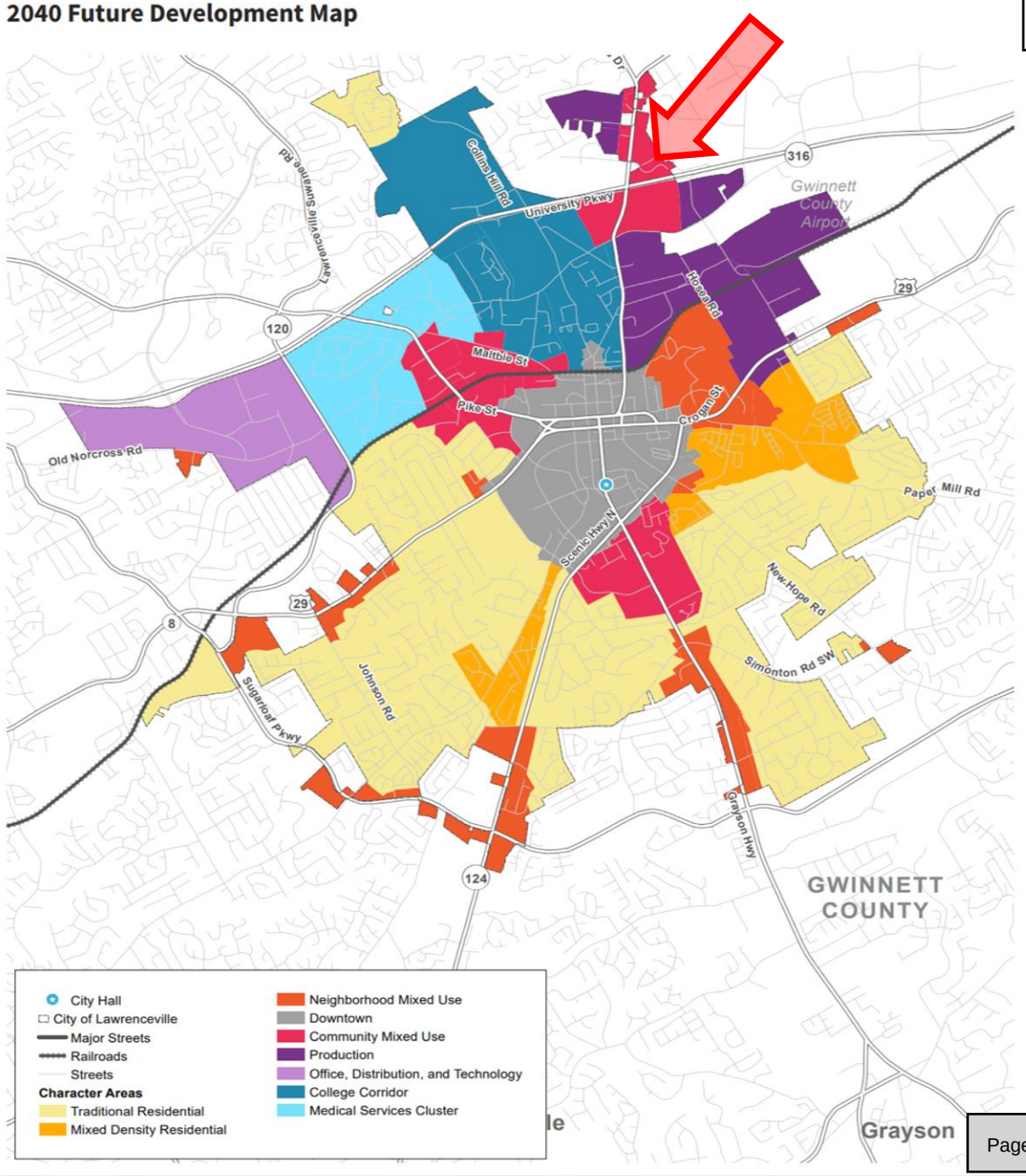
FORWARD

A Smarter Strategy for our Future

LAWRENCEVILLE
GWINNETT · METRO ATLANTA

ADOPTED DECEMBER 2018

2040 Future Development Map



Character Area

COMMUNITY MIXED USE

Overview

The Community Mixed Use character area recognizes the large-scale redevelopment opportunities that are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the "halo effect" of high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated.

Design

The look and feel of Community Mixed Use areas will likely vary between neighborhoods depending on the types of uses that are developed, as well as the density. In general, strip centers with large surface parking lots will be discouraged. Instead, the emphasis will be on reduced curb cuts and connectivity between areas; access management for areas that do develop into shopping centers; beautiful landscaping; and the revitalization and re-use of older vacant structures and under-used lots.

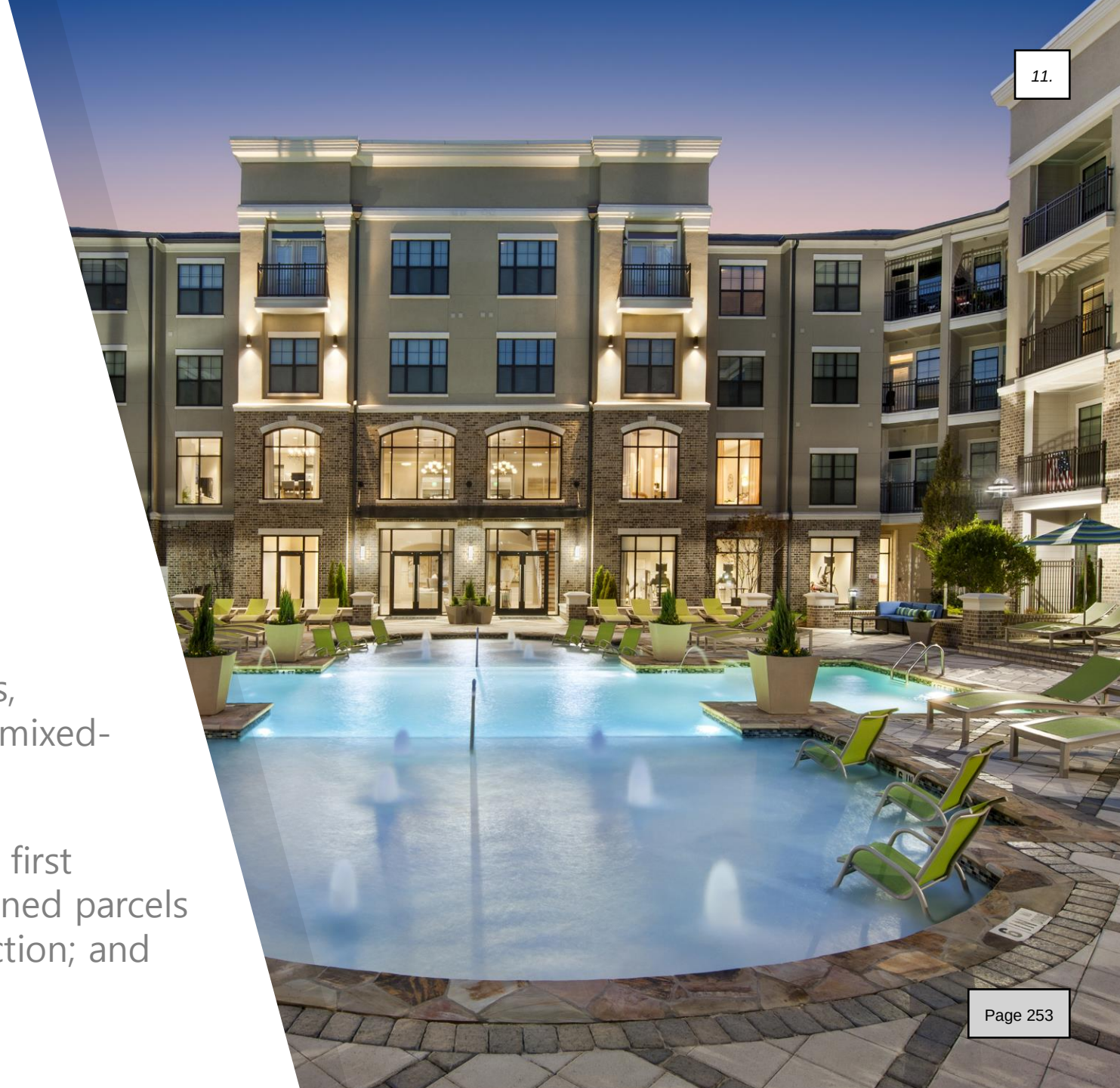

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Buford Dr


11.
Buford Dr
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Page 252

Implementation

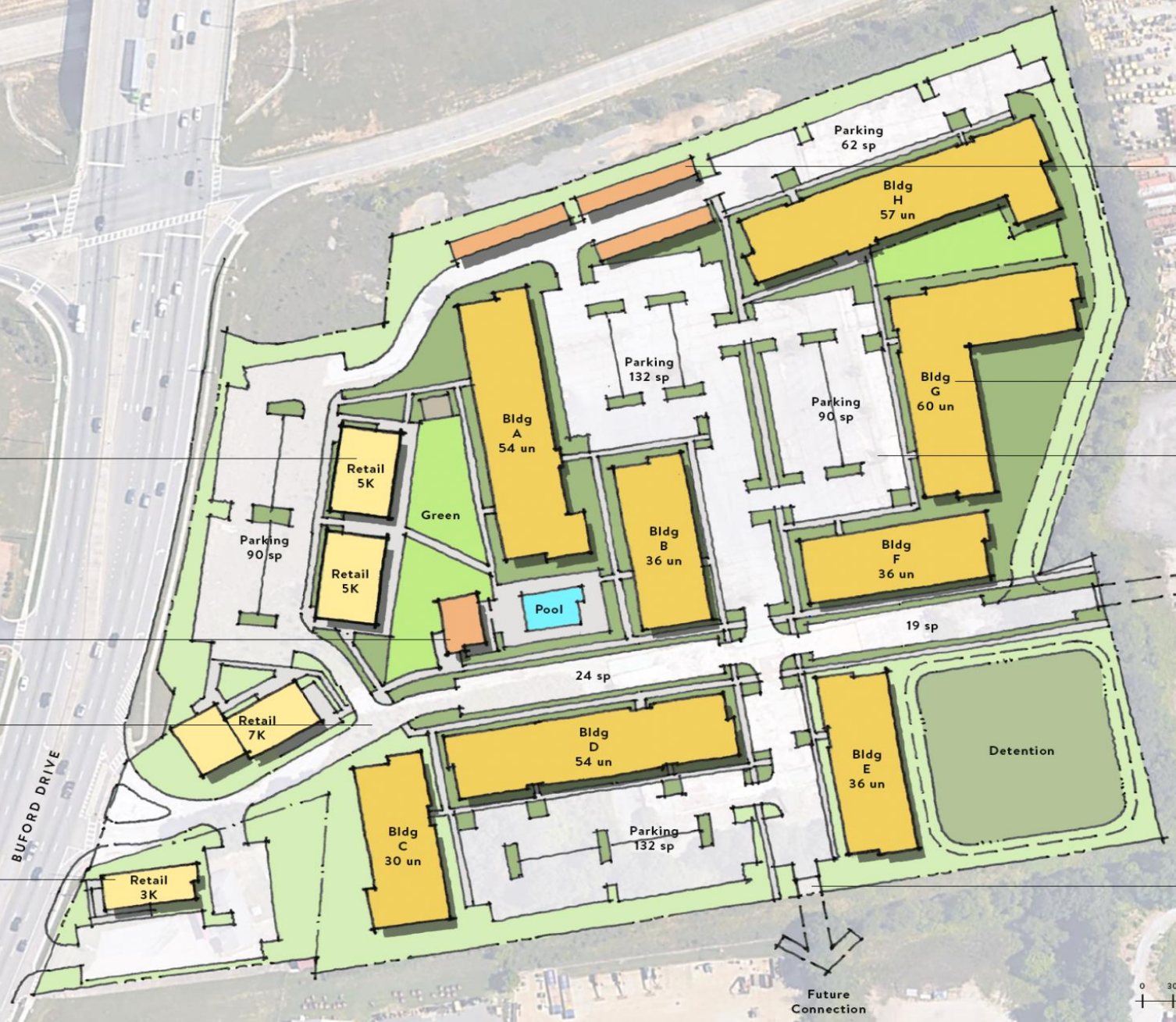
Key Policies

- LU1.1 – Encourage a mix and concentration of residential and retail uses at key locations;
- LU8.4 – promote new, compact development patterns;
- H2.2 – plan for a variety of housing types, particularly infill housing and housing in mixed-use contexts where none exists today.
- T1.2 – provide for interparcel connectivity first through the assemblage of separately-owned parcels and then through future points of connection; and



Development Summary

Retail	20,000 sf
Residential	363 units



Garages for residential

Residential building framing street and wrapping green spaces

Retail opening on to shared green space creating village atmosphere

Parking kept in the core of the development and screened from streets by buildings

Residential clubhouse anchoring green space

Create new street conecting to the east with on street parking and framed by the residential buildings

Retail out parcel

Provide the ability to connect street network to the south as future development blocks are created

0 30 60 120 240 480

NELSON

LAWRENCEVILLE CORNERS
LAWRENCEVILLE | GEORGIA

CP 2


crushcraft


crushcraft





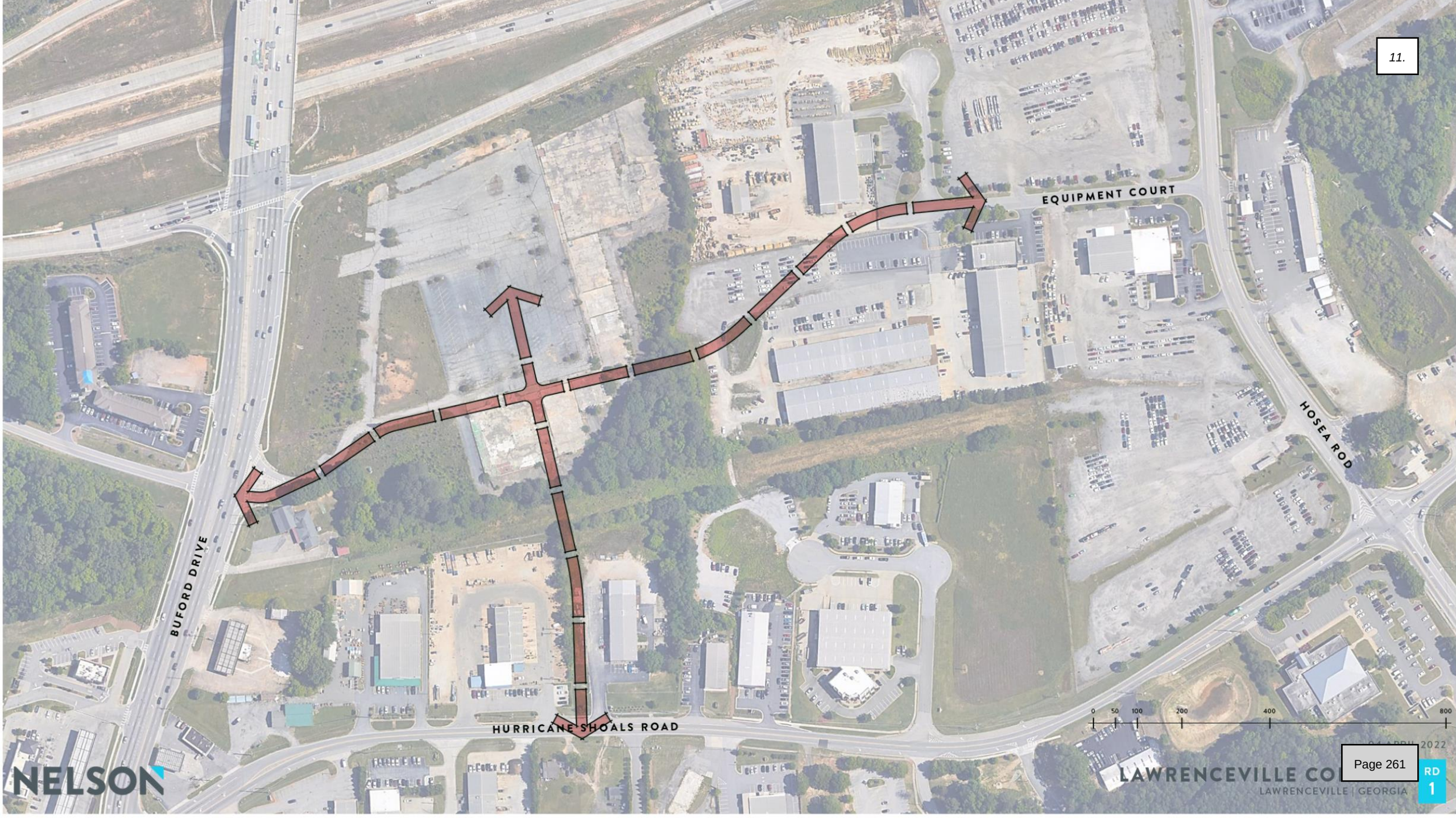




WORTHING

Lawrenceville Corners

Multifamily Elevation - Typical



NELSON

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LAWRENCEVILLE | GEORGIA

RD 1



NELSON

LAWRENCEVILLE CO
LAWRENCEVILLE | GEORGIA

2022

RD 1

Lawrenceville: Vision & Goals

. . . what kind of place do we want to be in 20 years?

LU1.2 – Provide for neighborhood-level services near residential areas;

LU1.3 – Minimize street frontages lined by parking lots, blank walls, or empty lots;

LU1.4 – Design with human scale architectural features, including abundant windows and engaged facades;

LU1.6 – Lead by example and set positive development patterns where none exist today;

LU4.5 – Improve the aesthetics of main corridors and gateways into the City;

LU5.3 – Address conditions that are conducive to concentration of blight;

LU6.1 and .2 – Promote proper planning and compatibility of infill development;

LU8.4 and .5 – Promote compact, sustainable development patterns;

T2.2 and .3 – Incorporate sidewalks, parallel parking, and street lights to enhance the pedestrian experience;

T2.11 – Minimize dead end streets and thoroughfares through interparcel connectivity (or provision therefore).

H1.1 – Maintain high standards for housing;

H2.1 – Encourage housing in mixed-used environments;

QL6.1and .2 – create integrated, shared spaces in residential developments.



WORTHING

Leading the Way Home




HEIGHTS WEST MIDTOWN











THE WORTHING COMPANIES






MATRIX
MATRIX
MATRIX







WORTHING

DRAFT COUNCIL CONDITIONS

REVISED PLANNING COMMISSION RECOMMENDATION ~~04042022~~

RZM2022-00012

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

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

   A. Multifamily residential dwellings and accessory uses at a maximum of 365 multifamily units.

   B. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

      - Adult Bookstores or Entertainment
      - Automotive Uses such as:
         i. Parts Stores
         ii. Used Car Sales
         iii. Tire Sales
         iv. Auto Repair/Body Shop
         v. Car/Truck Rental
      - Contractor's Offices
      - Emission Inspection Stations
      - Equipment Rental
      - Extended Stay Hotels or Motels
      - Recovered Materials Processing Facilities
      - Smoke Shops/Novelty Stores
      - Tattoo Parlors
      - Taxidermists
      - Yard Trimmings Composting Facilities

C. The development shall be in general accordance with the submitted concept plans and architectural renderings (Design Intent) as outlined in the Planning Commission presentation document dated April 4, 2022 ~~received by the Department of Planning and Development, dated February 28, 2022~~, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

E. Garages shall be provided for a minimum of 20% of the units and shall be four sided masonry with accents of stucco or fiber cement siding.

F. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

G. Four bedroom units shall be prohibited and the development shall be limited to a maximum of five percent of units as three bedrooms.

H. Interior unit features shall include stainless steel appliances and stone countertops.

I. The residential component shall be a gated community, with automatic card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any repairs to be made within one week.

J. In order to increase the availability of affordable housing within the City of Lawrenceville (the "City") until such time as the City has adopted a comprehensive housing policy, owner/management company agrees that it will use best efforts to provide that at least five percent (5%) of the residential units within the Project (the "Affordable Units") are attainable by qualifying households at net rental rates which do not exceed one-third of 85% of Area Median Income for the the-current HUD Metro FMR Area including Gwinnett County (as established time by HUD). This condition shall run for a period of three (3) years commencing with the first occupancy of the Project. During the pendency of this condition, the owner/management company shall provide the Planning and Development Director with an annual report regarding utilization of the Affordable Units within ninety (90) days of the end of each calendar year.

~~F.~~

2. To satisfy the following site development considerations:

A. Provide a 25-foot wide building setback/landscape strip adjacent to all right-of-ways.

B. Provide a minimum 20-foot wide building setback/natural or enhanced buffer adjacent to the southernmost property line.

C. Provide a 6-foot concrete sidewalk along the road frontage of Buford Drive.

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

E. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

F. Billboards or oversized signs shall be prohibited.

G. Outdoor storage shall be prohibited.

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

I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.

K. Peddlers and/or parking lot sales shall be prohibited.

L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

M. Detention pond shall be designed as an amenity utilizing hydroponic and wetland type plantings.

N. Development shall include amenities for residents including as a minimum resort style pool, clubhouse, business center, fitness center, outdoor fire pits, dog park, and grilling stations. Design and location of amenities shall be subject to the review and approval by the Director of Planning and Development.

O. Development shall include streetscape and hardscape materials (including decorative streetlights, benches, pavers, and landscaping) along all interior drives of the development. Design shall be subject to the review and approval by the Director of Planning and Development.

~~L.~~P.

3. To abide by the following requirements, dedications and improvements:

A. Provide inter-parcel connectivity for future development.

B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study including a signal warrant analysis. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. and the City Engineer. If approved by D.O.T., the developer shall provide a new traffic signal at the entrance to the development on SR 20 at no cost to the City. The new traffic signal shall utilize City standard Black Mast Poles. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, APRIL 25, 2022
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Property and Casualty Insurance Brokerage Services an Annual Contract
Department:	City Manager
Date of Meeting:	Monday, April 25, 2022
Fiscal Impact:	$80,000.00
Presented By:	Steve North, Deputy City Manager
Action Requested:	Award Property and Casualty Insurance Brokerage Services an Annual Contract to the highest-scoring firm, Marsh & McLennan, LLC in the amount of $80,000.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This contract is to provide an experienced and qualified broker to assist the City of Lawrenceville with strategically planning, designing, and negotiating the best coverage and cost for the City of Lawrenceville's property and casualty coverage, and for providing other insurance-related services as needed.

Fiscal Impact: Amount of $80,000.00. This contract is funded by the Risk Management Fund (6251555.523100).

Attachments/Exhibits:
Score Tabulation
Fee Tabulation

RP008-22
Property and Casualty Insurance Brokerage Services an Annual Contract
Risk Management

			Apex Insurance Agency, LLC	Arthur J. Gallagher Risk Management Services, Inc.	Edgewood Partners Insurance Center d/b/a EPIC Insurance Brokers & Consultants	Insurance Office of America, Inc.
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	50	Firm's indicated ability to provide a level of service sufficient to meet City of Lawrenceville's needs.	39.83	46.83	44.83	43.83
2	20	Extent and success of previous work the firm has provided to organizations similar in nature and size to the City of Lawrenceville.	18.17	20	18	19.33
3	20	Experience of key personnel to be assigned to the project.	17	17	18	17.33
4	10	Fee Structure	7.5	7.5	5.8	3.7
5	20	Optional Interview	N/A	11	N/A	N/A
		TOTAL	**82.5**	**102.33**	**86.63**	**84.19**

			Marsh & McLennan, LLC	McGriff Insurance Services, Inc.	WTW Southeast
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	50	Firm's indicated ability to provide a level of service sufficient to meet City of Lawrenceville's needs.	48	44.5	46.17
2	20	Extent and success of previous work the firm has provided to organizations similar in nature and size to the City of Lawrenceville.	17.5	17.33	19.67
3	20	Experience of key personnel to be assigned to the project.	20	17.33	18
4	10	Fee Structure	9	10	7.4
5	20	Optional Interview	16.6	N/A	11
		TOTAL	**111.1**	**89.16**	**102.24**

Recommended Vendor:
Marsh & McLennan, LLC
11330 Lakefield Drive, Suite 100
Duluth, GA 30097
P: 770-814-4589970-208-6633
jeff.jakubecy@marshmma.com

RP008-22
Property and Casualty Insurance Brokerage Services on an Annual Contract
Risk Management

		Apex Insurance Agency, LLC	Arthur J. Gallagher Risk Management Services, Inc.	Edgewood Partners Insurance Center d/b/a EPIC Insurance Brokers & Consultants	Insurance Office of America, Inc.
Item #	**DESCRIPTION**	**FEE STRUCTURE**	**FEE STRUCTURE**	**FEE STRUCTURE**	**FEE STRUCTURE**
1	Fixed Fee	N/A	N/A	N/A	$100,000.00
2	Commision Percentage	5-20%	Not to exceed 15%	N/A	N/A
3	Fixed Fee + Commision Percentage	N/A	N/A	$9,000.00 risk control + 12%	N/A
	Will vendor hold pricing firm? 1st Renewal	Yes	Yes	Yes	4% increase
	Will vendor hold pricing firm? 2nd Renewal	Yes	Yes	Yes	4% increase
	Will vendor hold pricing firm? 3rd Renewal	Yes	Yes	Yes	4% increase
	Will vendor hold pricing firm? 4th Renewal	Yes	Yes	Yes	4% increase

		Marsh & McLennan, LLC	McGriff Insurance Services, Inc.	WTW Southeast
Item #	**DESCRIPTION**	**FEE STRUCTURE**	**FEE STRUCTURE**	**FEE STRUCTURE**
1	Fixed Fee	$80,000.00	$37,000.00	$50,000.00
2	Commision Percentage	N/A	N/A	N/A
3	Fixed Fee + Commision Percentage	N/A	N/A	N/A
	Will vendor hold pricing firm? 1st Renewal	Yes	Yes	Yes
	Will vendor hold pricing firm? 2nd Renewal	Yes	Yes	Yes
	Will vendor hold pricing firm? 3rd Renewal	Yes	Yes	Yes
	Will vendor hold pricing firm? 4th Renewal	Yes	Yes	Yes

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, APRIL 25, 2022
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Purchase of Tax Parcel 5147 199 (Crogan Street)
Department:	City Manager
Date of Meeting:	Monday, April 25, 2022
Fiscal Impact:	$35,000.00
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approve the purchase of tax parcel 5147 199 (Crogan Street) in the amount of $35,000.00.

Summary:

Fiscal Impact: Amount of $35,000.00. This funds are to come from GDOT Surplus Properties Capital Fund 15-011.

Attachments/Exhibits:
PSA for parcel 5147 199 Crogan Street

CONTRACT FOR PURCHASE AND SALE

STATE OF GEORGIA
GWINNETT COUNTY

THIS IS A CONTRACT for the purchase and sale of certain real estate by and between **JERRY DEAN DAVIS ETAL** (hereinafter called "Seller"), and the **CITY OF LAWRENCEVILLE, GEORGIA** (hereinafter called "Buyer" or "Purchaser") a Georgia Municipal Corporation.

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

1. Agreement to Buy and Sell.

(a) Seller hereby agrees to sell and Buyer hereby agrees to buy approximately 1.08 acres of property known as Gwinnett County Tax Parcel R5147 199, together with all rights, members, appurtenances and improvements thereto set forth herein.

2. Purchase Price.

(a) The purchase price for the said property shall be THIRTY FIVE THOUSAND DOLLARS AND ZERO CENTS ($35,000.00).

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

3. Seller's Warranties and Representations.

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

i) Seller has good, insurable and marketable title to the Property, free and clear of all liens, encumbrances and restrictive covenants other than zoning ordinances affecting said property and general utility easements serving the property.

ii) there are no special assessments against or relating to the Property.

iii) no goods or services have been contracted for or furnished to the Property which might give rise to any mechanic's liens affecting all or any part of the Property.

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

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

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

vi) there are no encroachments upon the Property.

vii) there are no deed restrictions or covenants that affect or apply to the Property.

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

ix) Seller has disclosed to Buyer any and all known conditions of a material nature with respect to the Property which may affect the health or safety of any tenant or occupant of the Property or the use of the Property for the purposes intended by Buyer.

x) to the best of Seller's knowledge, no investigation, administrative order, consent order or agreement, litigation or settlement with respect to hazardous materials or hazardous materials contamination is proposed, threatened, anticipated, or in existence with respect to the Property and Seller has not received any notice of violation or any laws, rules or regulations regulating hazardous materials or any request for information from any federal, state or local governmental authority concerning hazardous materials and hazardous materials contamination on the Property. The Property neither is currently on, nor has the Property ever been on, any federal or state "Superfund" or "Superlien" list.

xi) the Property contains no burial ground, burial object or cemetery as defined in O.C.G.A. § 36-72-2 which would subject the Property to the provisions of the Abandoned Cemeteries and Burial Grounds Act (O.C.G.A. § 36-72-1 et seq.). There are no burial grounds, burial

objects, cemeteries, sites or structures of historical significance located on or in such close proximity to the Property that development of the Property would be restricted or require any special approval.

xii) the execution nor delivery of this Agreement or the consummation of the transactions completed by this Agreement will (i) conflict with or result in a breach of the terms, conditions, or provisions of or constitute a default under any agreement or instrument to which Seller is a party; or (ii) violate any restriction to which Seller is subject; or (iii) result in the creation of any lien, charge, or encumbrance on the Property.

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

4. Inspection and Deliverables.

(a) For a period from the Effective Date of this Agreement through and until May 31, 2022, Buyer and Buyer's engineers, surveyors, agents and representatives shall have the right to go on the property to inspect, examine and survey the same and otherwise do what is reasonably necessary to determine the boundaries of the property and to make all necessary tests to verify the accuracy of the warranties of Seller with respect to the condition of the property and to determine the suitability of the property for Buyer's intended use. To the extent permitted by law, Buyer shall indemnify and hold Seller harmless from all losses, claims, damages and suits resulting from Buyer or Buyer's agents inspecting or testing the property pursuant to this paragraph. This period shall be deemed the Inspection Period.

(b) Seller shall provide Buyer copies of all engineering reports, soil and percolation test reports, environmental studies or analyses, feasibility studies, surveys, and other documents, permits, title and hazardous insurance policies, or agreements affecting the Property to the extent that Seller has any of these in its possession withing seven (7) business days following the Effective date of the Agreement.

5. Objections to Title.

On or before May 31, 2022, Buyer shall deliver to Seller a statement of any objections to Seller's title and Seller shall have a reasonable period of time, not to exceed thirty days, to cure any such objections. In the event that Seller fails to cure such objections, Buyer may terminate this Agreement and recover the earnest money, or waive the objections and proceed to close. Marketability of the title herein required to be conveyed by the Seller shall be determined in accordance with Georgia law as supplemented by the Title Standards of the State Bar of Georgia.

6. Closing.

(a) The purchase and sale hereunder shall be closed no later than June 30, 2022, time being expressly made of the essence of this Contract. The closing shall be conducted in Lawrenceville, Georgia, or such other place as may be agreed to by the parties.

(b) At closing, Seller shall execute and deliver or cause to be delivered to Buyer the following original documents:

i) A good and marketable limited warranty deed.

ii) Owner's Affidavit and additional documents as may be required in such form as is necessary to enable the Buyer to remove any liens and parties in possession exceptions. The affidavit or such additional documents shall run to the benefit of the Buyer and Buyer's Attorney and/or Title Company, be in such form and content acceptable to Buyer and Buyer's Attorney and/or Title Company and contain without limitation the following information: That:

a) there are no outstanding unrecorded contracts of sale, options, leases or other arrangements with respect to the Property to any person other than Purchaser.

b) the Property is being conveyed unencumbered except for the Permitted Exceptions, if any.

c) no construction or repairs have been made by Seller nor any work done to or on the Property by Seller which have not been fully paid for, nor any contract entered into nor anything done the consequence of which could result in a lien or a claim of lien to be made against the Property.

d) there are no parties in possession of the Property being conveyed other than Seller.

e) there are no filings in the office of the Clerk of the Courts of Gwinnett County, nor in the office of the Secretary of State which indicate a lien or security interest in, on or under the Property which will not be released or terminated at Closing.

iii) Affidavit in compliance with the Foreign Investment in Real Property Tax Act of 1980, as amended, affirming that the Seller is not a "foreign person" as defined by the Internal Revenue Code.

iv) All other documents as may be required to be executed and delivered to complete this transaction as contemplated hereunder.

(c) Ad valorem taxes shall be prorated as of the date of closing.

(d) All closing costs involved in the purchase of this property (other than attorney's fees incurred by Seller) shall be paid by Buyer.

7. Conditions to Closing.

The obligation of Buyer under this Agreement to purchase the Property is hereby expressly made subject to the truth and accuracy as of the date of this Agreement and as of the date of closing of each and every warranty or representation herein made by Seller, and the suitability of the inspections and tests set forth in Paragraph 4. If the results of the inspections and tests indicate any difficulty of Buyer to develop the Property, including rock, water, environmental hazards, hazardous materials, hazardous materials contamination, asbestos or other problems, then this Agreement shall be null and void and all earnest money shall be refunded to Buyer. Buyer must furnish Seller written notice of cancellation by the end of the Inspection Period if Buyer desires to cancel the contract based on this condition.

8. Earnest Money.

Contemporaneously with the execution of this Agreement Buyer has paid as Earnest Money the sum of FIVE THOUSAND DOLLARS ($5,000.00). The Earnest Money shall be paid to the law firm of Thompson, Sweeny, Kinsinger & Pereira, P.C. and held in escrow. At the closing hereunder said earnest money shall be applied against the purchase price provided herein. If the sale of the Property does not close because of Buyer's Default, the Earnest Money shall be paid to Seller as Seller's sole remedy as full and complete liquidated damages for such default. If Seller defaults under this Agreement, Seller acknowledges that the Buyer will suffer significant damages and costs, the total of which would be difficult or impossible to ascertain.

9. Broker.

Seller may have a real estate broker and any commission due the real estate broker representing the seller shall be included in the purchase price outlined in Section 2. The Buyer hereby warrants and covenants that the Buyer does not have any real estate brokers or agents involved in this transaction representing the Buyer. To the extent allowed by law, Buyer and Seller agree to indemnify and hold the other party harmless against any claim, suit, or action for a real estate brokerage commission as a result of their actions in the sale and purchase of the property, including reasonable attorney's fees and costs.

10. Notices.

Any notices required or permitted to be given under this Contract to Seller or to the Buyer shall be in writing, postage pre-paid and will be sent by fax transmission, overnight delivery by courier of choice or registered or certified mail to:

BUYER: City of Lawrenceville, Georgia
70 S Clayton St
P.O. Box 2200
Lawrenceville, Georgia 30046
Attention: Chuck Warbington, City Manager

Copy To: Thompson, Sweeny, Kinsinger & Pereira, P.C.
P.O. Box 1250 Lawrenceville, GA 30046
Attention: Lawrenceville City Attorney
Fax No: 770-822-2913

SELLER: Carol DeLaine Davis
351 Maple Wood Drive
Lawrenceville, GA 30046

11. Miscellaneous.

(a) Interpretation. In this Agreement, the neuter gender includes the feminine and masculine, and the singular number includes the plural, and the words "person" and "party" include corporation, partnership, individual, form, trust, or association wherever the context so requires.

(b) Attorney's Fees. In the event it becomes necessary for either Buyer or Seller to bring an action at law or other proceeding to enforce any of the terms, covenants or conditions of this contract, the prevailing party in any such action or proceeding shall be entitled to recover its costs and expenses incurred in such action from the other party, including without limitations reasonable attorney's fees as determined by the court without a jury. As used herein, the term "prevailing party" shall mean as to the plaintiff, obtaining substantially all relief sought, and such term shall mean as to the defendant, denying the obtaining of substantially all relief sought by the plaintiff.

(c) Time of Essence. Buyer and Seller hereby agree that this Agreement was entered into with the understanding that time is of the essence.

(d) Severability. In the event any provision, or any portion of any provision, of this Contract shall be deemed to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such invalid, illegal or unenforceable provision or portion of a provision shall not alter the remaining portion of any provision or any other provision, as each provision of this Agreement shall be deemed to be severable from all other provisions.

(e) Inurement. This Agreement shall be binding upon and inure to the benefit of the successors and assigns, if any, of the respective parties hereto.

(f) Effective Date. The Effective Date of the Agreement shall be the date the last party signs a fully executed copy of the Contract for Purchase and Sale.

12. Modification of Contract.

No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto, and any waiver granted shall not be deemed effective except for the instance and in the circumstances particularly specified therein and unless in writing and executed by the party against whom enforcement of the waiver is sought.

13. Entire Contract.

This Agreement constitutes the entire agreement between the parties for the purchase and sale of the Property. All terms and conditions contained in any other writings previously executed by the parties regarding the Property shall be deemed to be superseded.

14. Mutual Drafting.

Each party has participated in the drafting of this Agreement and the provisions of this Agreement shall not be construed against or in favor of either party.

15. Survival of Contract.

This Agreement shall not be merged into the documents executed at the closing, and any representations and warranties regarding title and right of possession of the property shall survive the closing.

16. Special Stipulations.

(a) None

This Contract is agreed to this
20 day of April, 2022.

Name: Jerry Dean Davis ETAL

SELLER

This Contract is agreed to this
21 day of April, 2022.

CITY OF LAWRENCEVILLE, GEORGIA

Title: CITY MANAGER

BUYER