LAWRENCEVILLE
GEORGIA

CITY COUNCIL WORK SESSION
AGENDA

Wednesday, November 16, 2022
2:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

**Call to Order**

**Prayer**

**Pledge of Allegiance**

**Agenda Additions / Deletions**

**Discussion of General City Business**

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

1. Presentation of Northside Hospital Update
2. SUP2022-00079; Family Promise of Gwinnett; 757 Moon Road
3. SUP2022-00074; Maya Radovic; 125 Park Access Drive
4. RZR2022-00014; City of Lawrenceville; 190 Oak Street
5. RZR2022-00013; Saulo Ordonez; 846 North Clayton Street
6. RZM2022-00013 & SUP2022-00075; GTD Partners, LLC c/o Andersen Tate & Carr; 800 Block Grayson Highway
7. Update on the 2045 Comprehensive and Transportation Master Plan
8. Planning and Development Recommendations for Amendments in 2023
9. Cost Reimbursement Agreement with Products (SE) Pipe Line Corporation for the replacement of certain storm water pipes in the Grayland Hills Subdivision

10. Intergovernmental Agreement with Gwinnett County Water and Sewerage Authority for Implementation of the Regal Estates Water Improvement Project
11. Comprehensive HVAC Services on an Annual Contract Change Order 2
12. Purchase of Natural Gas Materials on a Six-Month Contract
13. Purchase and Installation of Pixel Pitch 6.67mm 7000 NIT LED Display at the Lawrenceville Arts Center
14. Intergovernmental Agreement with the Lawrenceville Housing Authority for the transfer of Property in the Saddle Shoals Subdivision
15. Resolution for the Abandonment of Saddle Path Way
16. Present ReCAST Year 1 Report
17. Approve ReCAST Year 2 Contracts
18. 2023 Council Meeting Dates
19. Amend the Development Regulations section related to Gas Utility Rates

**Executive Session - Personnel, Litigation, Real Estate**

**Final Adjournment**

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION

| | |
|---|---|
| **Item:** | Presentation of Northside Hospital Update |
| **Department:** | City Manager |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | None |
| **Presented By:** | Chuck Warbington, City Manager |
| **Action Requested:** | No Action Necessary for this presentation |

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

| | |
|---|---|
| **Item:** | SUP2022-00079; Family Promise of Gwinnett; 757 Moon Road |
| **Department:** | Planning and Development |
| **Date of Meeting:** | Monday, November 7, 2022 |
| **Presented By:** | Todd Hargrave, Planning and Development Director |
| **Planning and Development Recommendation:** | **Approval with Conditions of Renewal** |
| **Planning Commission Recommendation:** | **To be provided at the Work Session Meeting** |

---

**Summary:** The applicant requests the renewal of the previously approved Special Use Permit pursuant to SUP2020-00032. The previous approval had a two-year sunset.

**Attachments/Exhibits:**

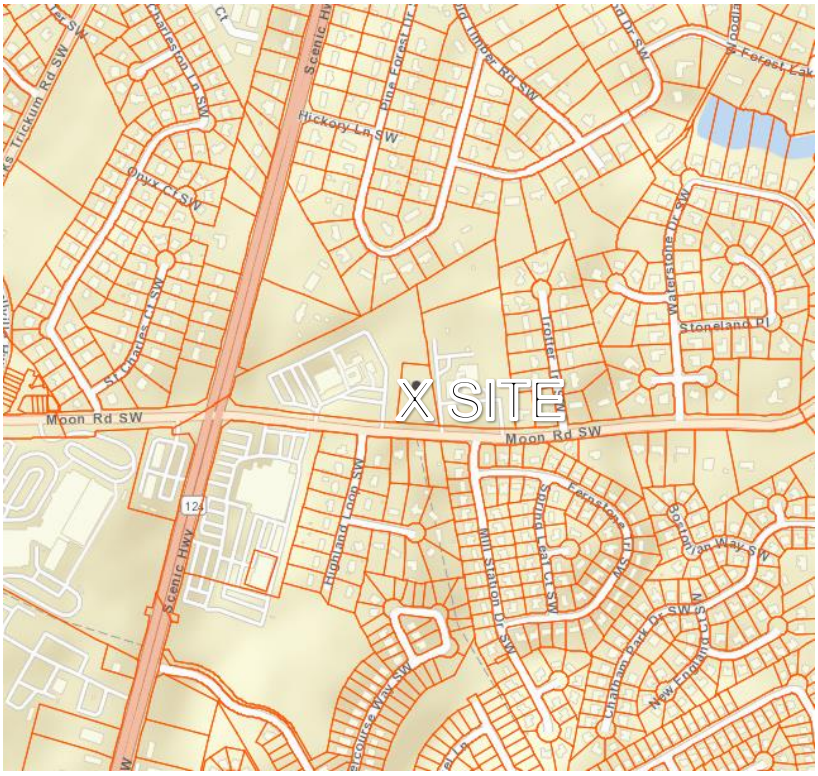
- **SUP2022-00079_REPORT**
- **SUP2022-00079_RECO_09142022**
- **SUP2022-00079_APP_09142022**
- **SUP2022-00079_LOI_09142022**
- **SUP2022-00079_PHOTO_09142022**
- **SUP2022-00079_AERIAL MAP (ZOOMED**
- **SUP2022-00079_AERIAL MAP**
- **SUP2022-00079_ZONE MAP (ZOOMED**
- **SUP2022-00079_ZONE MAP**

# LAWRENCEVILLE

## Planning & Development

| | |
|---|---|
| **CASE NUMBER:** | **SUP2022-00079** |
| **APPLICANT:** | FAMILY PROMISE OF GWINNETT COUNTY |
| **CONTACT:** | CAROL LOVE |
| **PHONE NUMBER:** | 404.936.5588 |
| **LOCATION:** | 757 MOON ROAD |
| **PARCEL ID:** | R5117 701 |
| **ACREAGE:** | 1.25 |
| **ZONING PROPOSAL:** | RENEWAL OF SPECIAL USE PERMIT |
| **PROPOSED DEVELOPMENT:** | TO ALLOW A SHELTER HOMELESS |
| **DEPARTMENT RECOMMENDATION:** | **APPROVAL** |

**VICINITY MAP**



# LAWRENCEVILLE

## Planning & Development

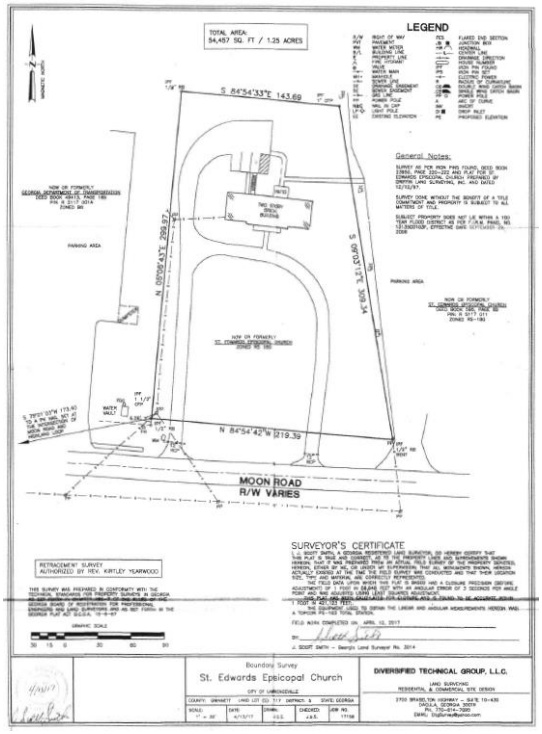
**ZONING HISTORY:**

In 1970, the subject property was zoned RS-180 (Single-Family Residential District). The property has been zoned OI (Office Institutional District), with a Special Use Permit allowing a Shelter, Homeless facility since 2020, pursuant to RZC2020-00016 and SUP2020-00032.

**PROJECT SUMMARY**

The applicant requests the renewal of a Special Use Permit to allow a City Council-approved Shelter, Homeless facility to continue to operate from the property. The property consists of a 1.25-acre parcel, and a two-story commercial structure providing a place of temporary residence relating to situational homelessness. The site is owned by a neighboring Place of Worship and operated by Family Promise of Gwinnett County. The subject property is located along the northern right-of-way of Moon Road, just east of its intersection with Scenic Highway.

**LAND SURVEY**



LAWRENCEVILLE

Planning & Development

**ZONING AND DEVELOPMENT STANDARDS**

***Article 1 Districts, Section 102.10, B. Lot Development Standards***

| *Standard* | *Requirement* | *Proposal* | *Recommendation* |
|---|---|---|---|
| **Minimum Lot Area** | *20,000 sq. ft.* | *54,457 sq. ft.* | *NA* |
| **Minimum Lot Width** | *100 feet* | *219.39 feet* | *NA* |
| **Minimum Front Yard Setback** | *50 feet* | *NA* | *NA* |
| **Minimum Rear Yard Setback** | *40 feet* | *NA* | *NA* |
| **Minimum Side Yard Setback** | *10 feet* | *NA* | *NA* |
| **Minimum Heated Floor Area** | *NA* | *NA* | *NA* |

***On September 28, 2020, the Mayor and City Council approved an Ordinance to the amend the Zoning Ordinance by approving a request to zone a property from RS-150 (Single-Family Residential District) to OI (Office Institutional District), with a Special Use Permit allowing a Shelter, Homeless facility, pursuant to RZC2020-00016 and SUP2020-00032, which reads as follows:***

**RZC2020-00016**

*Approval as OI (Office Institutional District), allowing a Shelter, Homeless facility, subject to the following enumerated conditions:*

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

    A. *Limited to a Shelter, Homeless facility providing a place of temporary residence relating to situational homelessness, care and counseling for an average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.*

    B. *The day-to-day operations of the situational Shelter, Homeless facility shall be limited to Family Promise of Gwinnett only. In the event, Family Promise of Gwinnett vacates the premises or ceases operations of the*

LAWRENCEVILLE

Planning & Development

*situational Shelter, Homeless facility Family Promise of Gwinnett shall notify the Planning and Development Department within 30 days of vacating the subject property.*

2. *To satisfy the following site development considerations:*

   A. *The property shall be developed in general accordance with the submitted site plan, dated June 2, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.*

   B. *The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.*

   C. *Provide and maintain a 25-foot buffer along the eastern property line. The existing encroachments of impervious surfaces shall be allowed subject to the review and approval of the Planning and Development Department. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.*

   D. *Provide a 10-foot Landscape Strip adjacent to the right-of-way Moon Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.*

   E. *The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.*

   F. *Ground Signage shall be prohibited.*

   G. *Wall signage shall be prohibited.*

   H. *Billboards and oversized signs shall be prohibited.*

   I. *All grassed areas shall be sodded.*

LAWRENCEVILLE

Planning & Development

J. *Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the city, state, or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.*

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

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

M. *Peddlers and/or parking lot sales shall be prohibited.*

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

O. *Only the backyard may be fenced.*

**SUP2022-00032**

*Approval of Special Use Permit for a Shelter, Homeless facility, subject to the following enumerated conditions:*

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

A. *Limited to a Shelter, Homeless facility providing a place of temporary residence relating to situational homelessness, care and counseling for an average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.*

B. *The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.*

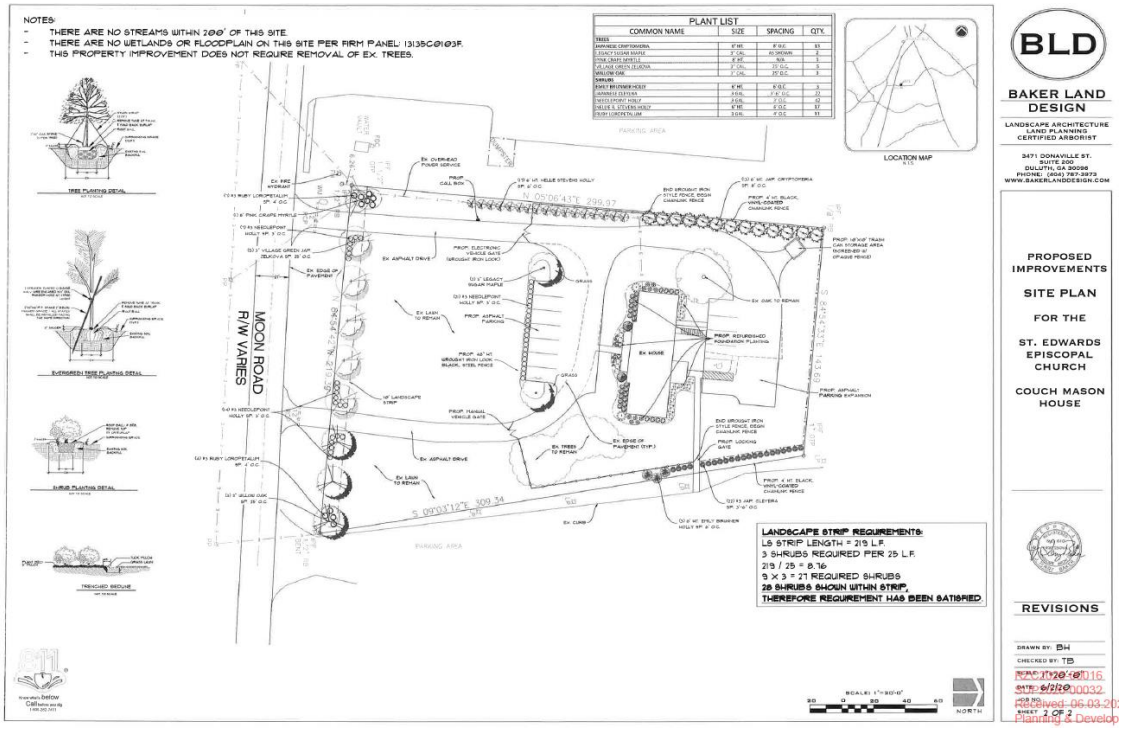
LAWRENCEVILLE

Planning & Development

C. *The Shelter, Homeless facility shall be limited to the applicant/tenant of record. In the event, the applicant/tenant of record vacates the premises or ceases operations of the Shelter, Homeless facility the Special Use Permit shall be considered voided and terminated.*

In conclusion, the applicant has successfully satisfied the City Council approved conditions of zoning, which included compliance with all applicable electrical, development, life safety, mechanical, plumbing and structural codes. SUP2020-00032, Condition 2.B. requires compliance with the various rules and regulations on a continual basis, therefore the conditions of zoning were designed with a clause requiring the renewal of the Special Use Permit after a two-year period. Based on the applicant cooperation and maintaining compliance with the condition of zoning staff would support a request allow the Shelter, Homeless facility to continue providing a place of temporary residence relating to situational homelessness.

**SITE PLAN**



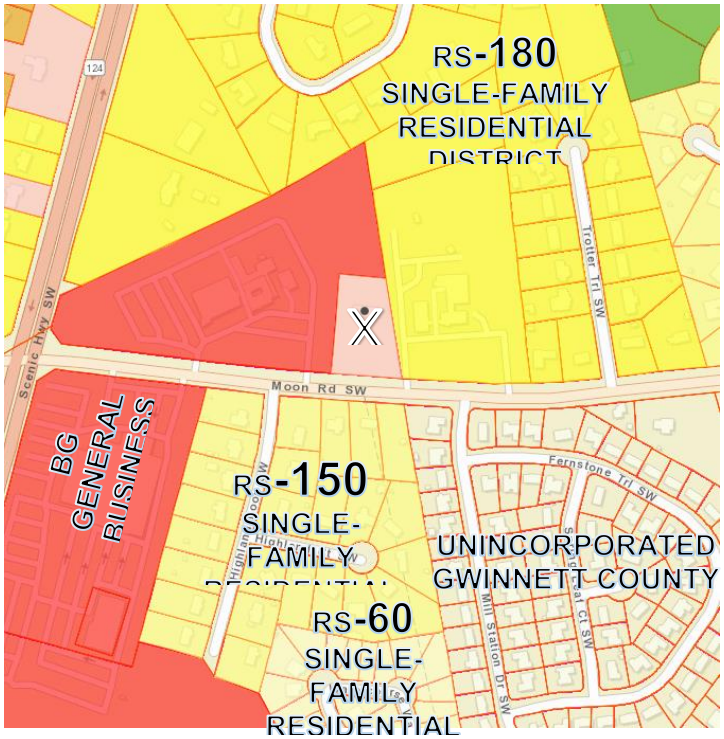
LAWRENCEVILLE

Planning & Development

**SURROUNDING ZONING AND USE**

The surrounding area is characterized by a variety of uses and zoning. Immediately adjacent to the subject property are institutional place of worship facilities; to the west and north is the BG zoned Pleasant Hill Baptist Church, and further to the north is the RS-180 zoned Forest Hills single-family subdivision. Immediately to the east is the RS-180 Saint Edwards Episcopal Church, and further to the east is the RS-180 zoned Trotter Hills and RS-150 (Single-Family Residence District) zoned Waterstone Place single-family subdivisions. To the south, across Moon Road is the R-ZT zoned River Mill Station single-family subdivision located in unincorporated Gwinnett County, and the RS-150 zoned Scenic Highlands single-family subdivision located within the city limits. To the south and west, across both Moon Road and Scenic Highway are commercial, and institutional uses and zoning in the immediate area.

**CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP**



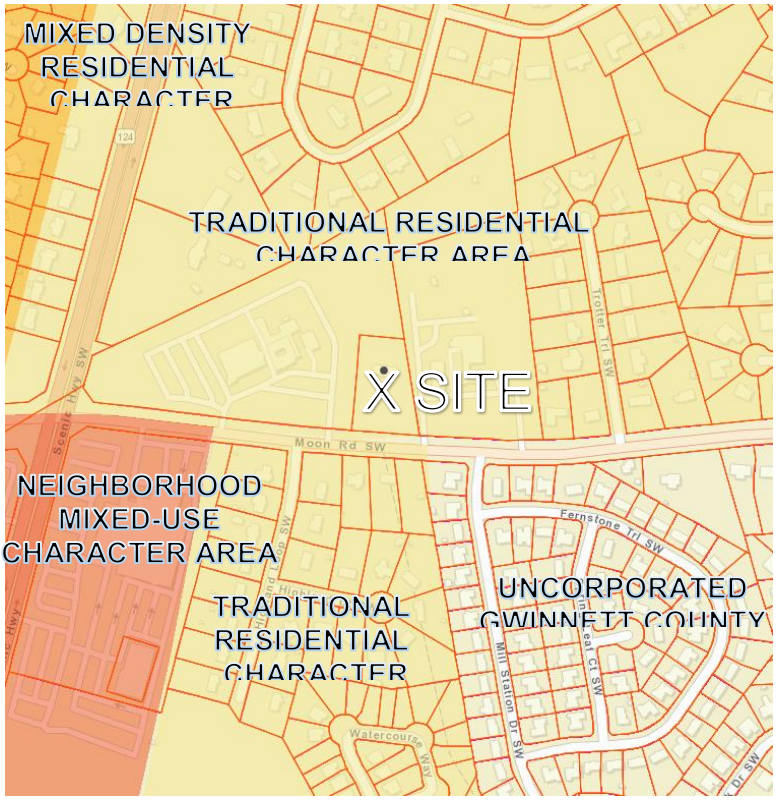
LAWRENCEVILLE

Planning & Development

**2040 COMPREHENSIVE PLAN**

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Traditional Residential Character Area. This Character Area areas are predominantly single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this Character Area is to preserve these traditional neighborhoods and buffer them from more intense land uses; which could include a small-scale civic or public as requested. As proposed, the requested renewal of a Special Use Permit would be consistent with the policies of the 2040 Comprehensive Plan.

**LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP**



LAWRENCEVILLE

Planning & Development

**STAFF RECOMMENDATION**

In conclusion, the applicant's continued cooperation and compliance with the demands associated with the development of the property and compliance with the conditions of zoning are an example for others to follow. The City Council, applicant, community leaders, and various volunteers were all committed to a dream to create a clean and safe environment for those in need and a determination to assist those individual needing assistance with situational homelessness. Given the aforementioned factors, the Planning and Development Department recommends the **APPROVAL** of the request.

LAWRENCEVILLE

Planning & Development

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**BUILDING INSPECTIONS**

*No comment*

**CODE ENFORCEMENT**

*No comment*

**DAMAGE PREVENTION DEPARTMENT**

*No comment*

**ELECTRIC DEPARTMENT**

*No comment*

**ENGINEERING DEPARTMENT**

*No comment*

**GAS DEPARTMENT**

*No comment*

**STREET AND SANITATION DEPARTMENT**

*No comment*

LAWRENCEVILLE

Planning & Development

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

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

   *The renewal of a Special Use Permit could be suitable given the cooperation and compliance on behalf of the applicant.*

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

   *The renewal of a Special Use Permit will not adversely affect the existing use or usability of neighboring Places of Worship or single-family uses and zoning.*

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 that will or could cause 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 the continued compliance with the conditions of zoning.*

5. **Whether the zoning proposal conforms with the policy and intent of the Comprehensive Plan.**

   *Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits.*

LAWRENCEVILLE

Planning & Development

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

*The request represents an opportunity to maintain consistency with the long-range plans of the City of Lawrenceville.*















SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

familypromisegwinnett.org

# FamilyPromise

of Gwinnett County

Gwinnett's 90-day program for children and their families experiencing temporary homelessness

## THANK YOU TO THE 50 COMPANIES THAT CAME TOGETHER TO TURN THE PROMISE HAVEN DREAM INTO A REALITY.




Family Promise of Gwinnett would like to say a huge thank you to all of the companies that donated their time, services, and materials to help bring alive the dream of Promise Haven.

ORDNER · MW Metro Waterproofing Inc. · Russell Landscape · BCA-Studios Architects · Baker Land Design · Horizon Soils · AKA Tree Service · ERS Roads & Bridges · JOFT Enterprise LLC · Leonhardt Pipe & Supply, Inc. · SiteOne Landscape Supply · WJPA · Carter Lumber · A&M Concrete · C. Love Contracting · The Fountain · Progressive Lighting · Bob Bailey's Appliance Co. · Trash Panda · WCS · OnSyte Septic Service · Andrew Electric Company Incorporated · FireSystems Inc. All Services One Company · Rocklyn Homes · John Payne Company Est. 1970 · Mitsubishi Electric Changes for the Better · Reliable · southern sod sales installation · Steamatic Restoration | Construction | Cleaning · Strictly Mechanical · AGCO, Inc. A Georgia Company · DGR Mulch Cumming, Ga. · NG Turf Farm Fresh Sod · GS · LDI Reprinting Centers · Panther Plumbing · Atlanta Flooring Design Centers · Ernst Enterprises, Inc. · Zurn Plumbing Service · GEI Griffith Engineering · PDI Rely on Us · Wiginton Fire Systems · Core & Main · Graydaze Contracting · Cyclone Land Development · Buffington Burns Electric, Inc. · Southern Strong Construction · United Site Services · Atlanta Winsupply Fire • Sprinkler • Fabrication · Lone Pine

*We are grateful for our Promise Haven Dream Team*



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

LAWRENCEVILLE
GEORGIA

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

| | |
|---|---|
| **Item:** | RZC2020-00016 & SUP2020-00032; Family Promise of Gwinnett County; 757 Moon Road |
| **Department:** | Planning and Development |
| **Date of Meeting:** | Monday, September 28, 2020 |
| **Applicant Request:** | Rezoning from RS-180 to BG, with a Special Use Permit |
| **Presented By:** | Todd Hargrave |
| **Department Recommendation:** | DENIAL |
| **Planning Commission Recommendation:** | Approval with Planning Commission recommended conditions |

---

**Summary:** The applicant requests rezoning of a 1.25-acre parcel from RS-180 (Single-Family Residence District) to BG (General Business District), along with a Special Use Permit to allow a Homeless Shelter. The subject property is located along the northern right-of-way of Moon Road, just east of its intersection with Scenic Highway.

**Attachments/Exhibits:**

- RZC2020-00016 & SUP2020-00032 Final Report
- RZC2020-00016 & SUP2020-00032 Attachments
- RZC2020-00016 & SUP2020-00032 PC Recommended Conditions
- RZC2020-00016 SUP2020-00032_Council Conditions - DS
- RZC2020-00016 SUP2020-00032_ Promise Haven 9-21-2020 Presentation v2

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

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

| | |
|---|---|
| **CASE NUMBER:** | RZC2020-00016 & SUP2020-00032 |
| **APPLICANT:** | FAMILY PROMISE OF GWINNETT COUNTY |
| **CONTACT:** | CAROL LOVE |
| **PHONE NUMBER:** | 404.936.5522 |
| **ZONING CHANGE:** | RS-180 TO BG |
| **LOCATION:** | 757 MOON ROAD |
| **PARCEL ID:** | R5117 701 |
| **ACREAGE:** | 1.25 |
| **PROPOSED DEVELOPMENT:** | TO ALLOW A SHELTER, HOMELESS, WITH THE APPROVAL OF A SPECIAL USE PERMIT |
| **DEPARTMENT RECOMMENDATION:** | **DENIAL** |

**ZONING HISTORY:**

The property has been zoned RS-180 (Single-Family Residence District) since 1970.

**PROJECT DATA:**

The applicant requests rezoning of a 1.25-acre parcel from RS-180 (Single-Family Residence District) to BG (General Business District), along with a Special Use Permit to allow a Homeless Shelter. The subject property is located along the northern right-of-way of Moon Road, just east of its intersection with Scenic Highway. The property is developed with a two-story single-family dwelling that is currently owned by a neighboring Place of Worship facility.

According to the submitted materials, the subject property and structure were used in the past to house families in need of assistance; however, the facility was operated without the necessary approvals or permits from the city. Therefore, the Family Promise of Gwinnett County (applicant), along with Saint Edwards Episcopal Church, is requesting approval from the city to allow housing for families in need of assistance. The applicant intends to utilize the two-story single-family dwelling, containing approximately 3,000 square feet, to house four families or 15 people; which may include an on-site overnight supervisor. The facility would consist of four bedrooms, bathrooms, a kitchen, and other common areas typically found in a family dwelling. Occupants would be required to meet certain criteria; which include but not limited to telephone screening, background checks, and providing their transportation. If accepted into the program, occupancy of the facility could range from one week to 90 days; however, this is contingent upon certain

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

thresholds that must be achieved which requires the occupants (adults) to secure affordable housing and employment. Additionally, the applicant proposes improvements to the facility that could consist of an expansion of the existing sewage disposal system, the modification of the existing garage into living quarters for the on-site supervisor, paved parking, and various other improvements.

The property lies within the Traditional Residential Character Area of the 2040 Comprehensive Plan and Future Development Map. This character area consists predominantly of single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this character area is to preserve these traditional neighborhoods and buffer them from more intense land uses. The introduction of a Homeless Shelter could be considered to be contrary to the intent of the Plan.

The surrounding area is characterized by a variety of uses and zoning. Immediately adjacent to the subject property are institutional place of worship facilities; to the west and north is the BG zoned Pleasant Hill Baptist Church, and further to the north is the RS-180 zoned Forest Hills single-family subdivision. Immediately to the east is the RS-180 Saint Edwards Episcopal Church, and further to the east is the RS-180 zoned Trotter Hills and RS-150 (Single-Family Residence District) zoned Waterstone Place single-family subdivisions. To the south, across Moon Road is the R-ZT zoned River Mill Station single-family subdivision located in unincorporated Gwinnett County, and the RS-150 zoned Scenic Highlands single-family subdivision located within the city limits. To the south and west, across both Moon Road and Scenic Highway are commercial, institutional, and multifamily uses and zoning located with the city limits. A Shelter, Homeless at this location could be considered to be inconsistent with the established development pattern and uses in the immediate area.

In conclusion, the requested Rezoning and Special Use Permit may not conform with recommendations of the Comprehensive Plan, which were designed to protect the established single-family neighborhoods in the immediate area. Therefore, the Planning and Development Department recommends **DENIAL** of the requested rezoning and Special Use Permit.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment.

**ELECTRIC DEPARTMENT**

No comment

**GAS DEPARTMENT**

No Comment

**WATER DEPARTMENT**

No Comment.

**CODE ENFORCEMENT**

No Comment.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

**PLANNING AND DEVELOPMENT DEPARTMENT**
**RECOMMENDED CONDITIONS**

RZC2020-00016:
Approval as BG (General Business District) for a Shelter, Homeless facility, subject to the following enumerated conditions:

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

    A. Limited to a Shelter, Homeless facility providing a temporary place of residence and counseling for up to a maximum of 14 individuals (clients).

2. To satisfy the following site development considerations:

    A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.

    B. The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.

    C. Provide and maintain a 75-foot buffer along the eastern property line. The existing encroachments of impervious surfaces shall be allowed subject to the review and approval of the Planning and Development Department. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.

    D. Provide a 10-foot Landscape Strip adjacent to the right-of-way Moon Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.

    D. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.

    E. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5 feet. The dumpster shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure.



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

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

G. Ground Signage shall be limited to a monument-type sign with a maximum height of 8 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 32 square feet. Ground Signage shall be prohibited within the required 10-foot landscape strip.

H. Wall signage shall be prohibited.

I. Billboards and oversized signs shall be prohibited.

J. All grassed areas shall be sodded.

K. Underground utilities shall be provided throughout the development.

L. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the city, state, or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

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

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

O. Peddlers and/or parking lot sales shall be prohibited.

P. Outdoor storage shall be prohibited.

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

R. Outdoor storage and overnight parking shall be prohibited.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

**PLANNING AND DEVELOPMENT DEPARTMENT**
**RECOMMENDED CONDITIONS**

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

SUP2020-00032:
Approval of Special Use for a Shelter, Homeless facility, subject to the following enumerated conditions:

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

   A. Shelter, Homeless facility and its associated accessory use structures.

   B. The maximum number of people allowed at any given time shall be 15.

2. To satisfy the following site development considerations:

   A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *No.*

2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *Yes*.

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

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

5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *No.*

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *Yes.*

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# LAWRENCEVILLE
GEORGIA

## REZONING APPLICATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|---|
| NAME: Family Promise of Gwinnett County | NAME: St. Edwards Episcopal Church |
| ADDRESS: 3495B Sugarloaf Parkway | ADDRESS: 737 Moon Road |
| CITY: Lawrenceville | CITY: Lawrenceville |
| STATE: GA ZIP: 30044 | STATE: GA ZIP: 30046 |

CONTACT PERSON: Carol Love PHONE: 404-936-5522

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): RS-180 REQUESTED ZONING DISTRICT: BG

PARCEL NUMBER(S): 5117 701 ACREAGE: 1.5

ADDRESS OF PROPERTY: 737 Moon Road, Lawrenceville GA 30046

Carol Love 6-3-2020
SIGNATURE OF APPLICANT DATE

John Talipsky Jr. 6/3/2020
SIGNATURE OF OWNER DATE

Carol Love on behalf of Family Promise of Gwinnett
TYPED OR PRINTED NAME

Lisa Kay King
NOTARY PUBLIC

6/3/2020
DATE

LISA KAY KING NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA August 20, 2022

John Talipsky Jr. on behalf of St. Edwards Episcopal Church
TYPED OR PRINTED NAME

Lisa Kay King
NOTARY PUBLIC

6/3/2020
DATE

LISA KAY KING NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA August 20, 2022



RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# LAWRENCEVILLE
GEORGIA

## SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|---|
| NAME: Family Promise of Gwinnett County | NAME: St. Edwards Episcopal Church |
| ADDRESS: 3495B Sugarloaf Parkway | ADDRESS: 737 Moon Road |
| CITY: Lawrenceville | CITY: Lawrenceville |
| STATE: GA ZIP: 30044 | STATE: GA ZIP: 30046 |
| PHONE: 678-376-8950 | PHONE: 770-963-6128 |

CONTACT PERSON: Carol Love PHONE: 404-936-5522

CONTACT'S E-MAIL: clove@familypromisegwinnett.org

* 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): RS-180 ACREAGE: 1.25

PARCEL NUMBER(S): 5117 701

ADDRESS OF PROPERTY: 737 Moon Road, Lawrenceville GA 30046

PROPOSED SPECIAL USE: Housing facility for children and families experiencing homelessness for up 90 days.

Carol Love 6/2/2020
SIGNATURE OF APPLICANT DATE

John Talipsky Jr. 6/2/2020
SIGNATURE OF OWNER DATE

Carol Love on behalf of Family Promise of Gwinnett
TYPED OR PRINTED NAME

John Talipsky Jr. on behalf of St. Edwards Episcopal Church
TYPED OR PRINTED NAME

LISA KAY KING NOTARY PUBLIC GEORGIA EXPIRES August 20, 2023 GWINNETT COUNTY

Lisa Kay King 6/2/2020
NOTARY PUBLIC DATE

LISA KAY KING NOTARY PUBLIC GEORGIA August 20, 2023 GWINNETT COUNTY

Lisa Kay King 6/2/2020
NOTARY PUBLIC DATE



RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development
SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

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

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

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

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

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

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

RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# LAWRENCEVILLE
GEORGIA

## VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 117 - 5117 701
(Map Reference Number) District Land Lot Parcel

Carol Love 6-2-2020
Signature of Applicant Date

Carol Love, Executive Director for Family Promise of Gwinnett County
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)

Julie Smith
NAME

TSA II
TITLE

6-2-2020
DATE

---



RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

FamilyPromise
of Gwinnett County

3495B Sugarloaf Parkway
Lawrenceville, GA 30044
678-376-8950



June 3, 2020

Mr. Todd Hargrave
Director, Planning and Development Office
City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30044

Dear Mr. Hargrave,

Family Promise of Gwinnett is submitting an application for a Special Use Permit to change the zoning for house on their property to change from RS-180 to BG.

St. Edwards Episcopal Church is proposing to lease the house on their property to Family Promise of Gwinnett as a place to house the families they serve. St. Edwards Episcopal Church is to enter into a five-year lease agreement with the option to extend the lease in one year increments for up to at least 10 years

Family Promise of Gwinnett (FPOG) is one of 200 affiliates of the national Family Promise program. Our mission is to bring existing local resources together to help homeless children and their families regain their housing and their independence, while maintaining their dignity. FPOG's ongoing Hospitality Program is dependent on the more than 30 congregations are involved in this initiative, providing shelter, meals, and a hospitable environment for our guest families. We solicit host and support congregations, train their volunteers, and support each congregation's volunteer coordinator.

Since the threat of COVID-19, all our host churches have been closed and we have had to find housing for our families. At the time of these changes began, FPOG had one family of six that needed to be moved from a church quickly. They were placed in an extended-stay motel, initially for four weeks. This was an expense that FPOG would not be able to sustain for a long period of time. The sudden loss of face-to-face hosting by volunteers also necessitated the purchase of grocery gift cards for the family, another increase in expenditures. As this extended-stay motel time continued, St. Edwards Episcopal Church offered a house located on their property, located at 737 Moon Road, Lawrenceville, as a place for the family to stay. The home needed flooring, paint, furniture, and more. Through the work of many volunteers from St. Edwards, FPOG and others from the community and some donations, the downstairs portion of the home was transformed and the family of six moved from the motel to the house.

St. Edwards has now offered to lease this house to FPOG for the use of housing guest families going forward. This would be done instead of host churches housing the families in their churches. This change would make the house a static location for FPOG to house guest families, no more than four families and no more than 14 people.

RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

As the house is now, there are five bedrooms, three full baths and one half bath. The house is approximately 3,000 square feet. Some of the changes FPOG would do to the house to serve as the Promise Haven facility:

- Either install a larger septic system or connect to the sewer that is available on Moon Road.
- Provide a paved parking area in front of the house.
- Provide custom bunk beds that will be in each bedroom to allow for sleeping of three to five individuals.
- There will be two bedrooms with a connecting door to convert two rooms into a large room for a family of 6 to utilize.
- Build out the closed garage to make an efficiency apartment. This would include the additional of a small kitchen and bathroom. This would house an on-site resident which is their primary residences and is responsible for overnight oversite of the families Sunday through Thursday, 8:30p-7:00a, each week. Volunteers would cover this time each Friday and Saturday evening.
- Families will be at the site from 5:30pm to 7:30am Monday – Friday with the possibility to stay on Saturday – Sunday all day. There must be a staff member or two volunteers on site at all times while the families are present.
- This location will allow FPOG to serve families that do not have transportation as the bus stop is located just two blocks away.
- Add fence for increased security
- Improved landscaping

FPOG guest families are in the program for up to 90 days. The initial telephone screening process for a family establishes that they are homeless or facing eviction; own a reliable vehicle; have six or less family members needing services; single parent or legally married two-parent family; not the victim or have an active threat of domestic violence; is employed or willing and able to be employed within 30 days. If the family cannot fit into any of these parameters, they are not considered further, but given referrals to other organizations for possible assistance.

- After passing the initial screening, there are more requirements for the family.
- All family members 18 and over must pass a background check.
- Birth certificates and social security cards for each family must be presented.
- There must be proof of ownership and insurance for the family's vehicle.
- Must get a TB test and show results.

RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

FamilyPromise
of Gwinnett County

3495B Sugarloaf Parkway
Lawrenceville, GA 30044
678-376-8950



- Children must be up-to-date with immunizations.
- While in the program, the working family member provides bank statements, pay records and puts a set amount of money into a savings account.
- Each family is required to be looking for affordable permanent housing with the goal of accomplishing this within 90 days from entering the program.

Occupancy Rules

The ordinance established minimum room width and height requirements as well as minimum square footage requirements of dwelling units based on the number of occupants residing in the dwelling. Every bedroom occupied by one (1) occupant must contain at least 70 square feet and bedrooms occupied by more than one occupant must contain at least 50 square feet per person. Kitchens, bathrooms, living rooms, and non-habitable spaces cannot be used for sleeping purposes. This regulation does not apply to guests whose occupancy is not to last longer than one (1) week.

Occupancy break out for Promise Haven house.

Bedroom 1 (Downstairs) – approx. 200 sq. ft., 4 individuals

Bedroom 2 (Upstairs) – approx. 210 sq. ft., 4 individuals

Bedroom 3 (Upstairs) – approx. 200 sq. ft., 4 individuals

Bedroom 4 (Upstairs) – approx. 150 sq. ft., 3 individuals

According to Gwinnett County occupancy rules the total possible individuals to stay in shelter part of house is 15.

Thank you for your consideration.

Sincerely,

Carol Love

Executive Director, Family Promise of Gwinnett

RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

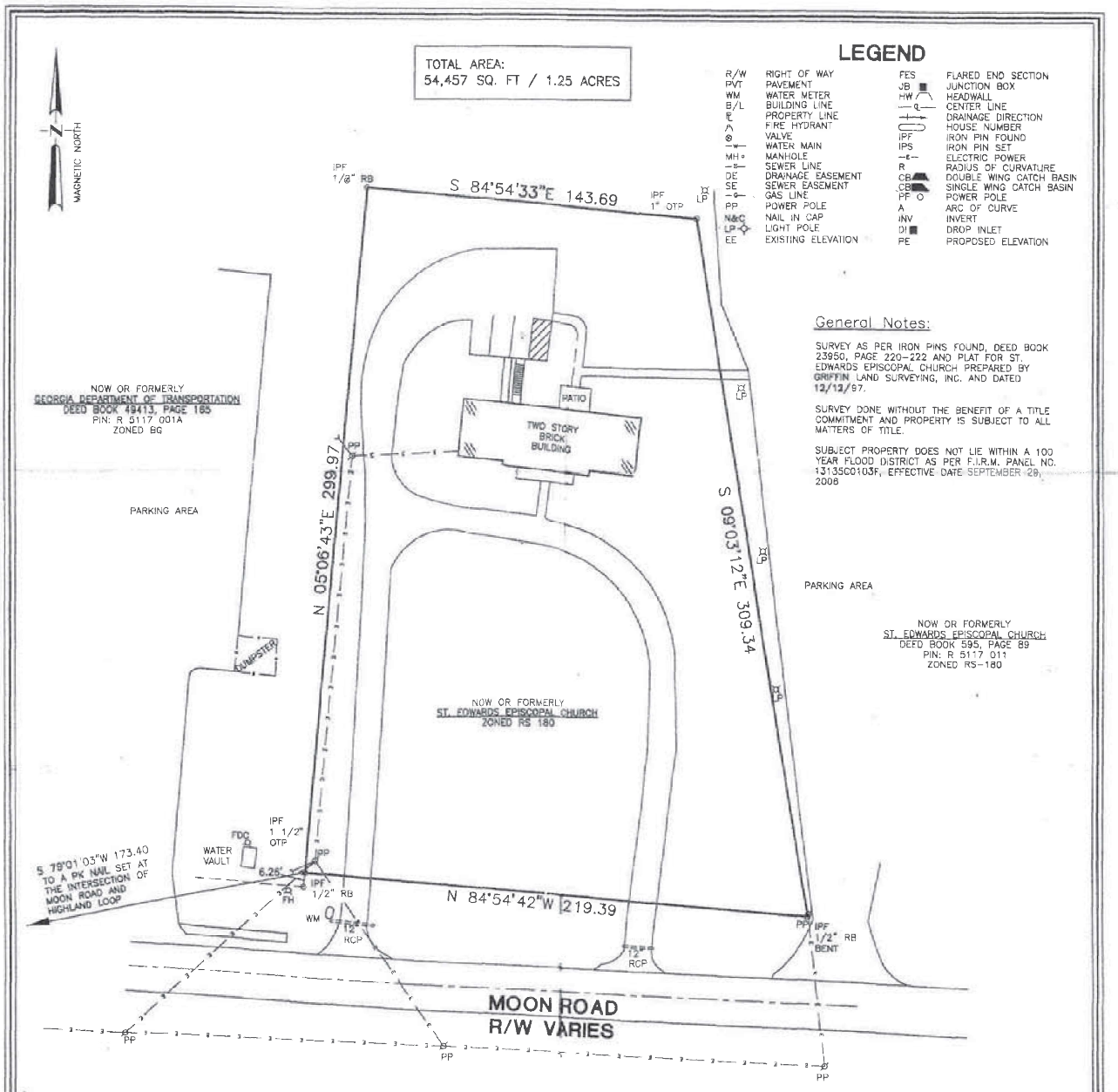
# Legal Description: Metes and Bounds

Legal Description for Property at 757 Moon Road, Lawrenceville, GA 30046, Land Lot 117 of the 5th land district of Gwinnett County, Georgia containing 1.249 acers. Transcribed from plat book 0 page 288 Gwinnett County plat records as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, BEGIN at the iron pin located at the common corner of Land Lots 116, 117, 140, and 141, of Said District; thence run in a Southwesterly direction along the Land Lot Line common to Land Lots 116 and 117 a distance of 1,376.1 feet to an iron pin; thence run South 10 degrees East 422.6 feet to an iron pin, being the True Point of Beginning; thence run along the property of R.J. Young South 10 degrees East 309.2 feet to an iron pin on the Northern Right of Way of Moon Road; thence run North 85 degrees 53 minutes West 219.1 feet along the Northern Right of Way of Moon Road to an iron pin; thence run North 4 degrees 07 minutes East 300 feet to an iron pin; thence run South 85 degrees 53 minutes East 143.7 feet to an iron pin, being the TRUE POINT OF BEGINNING.

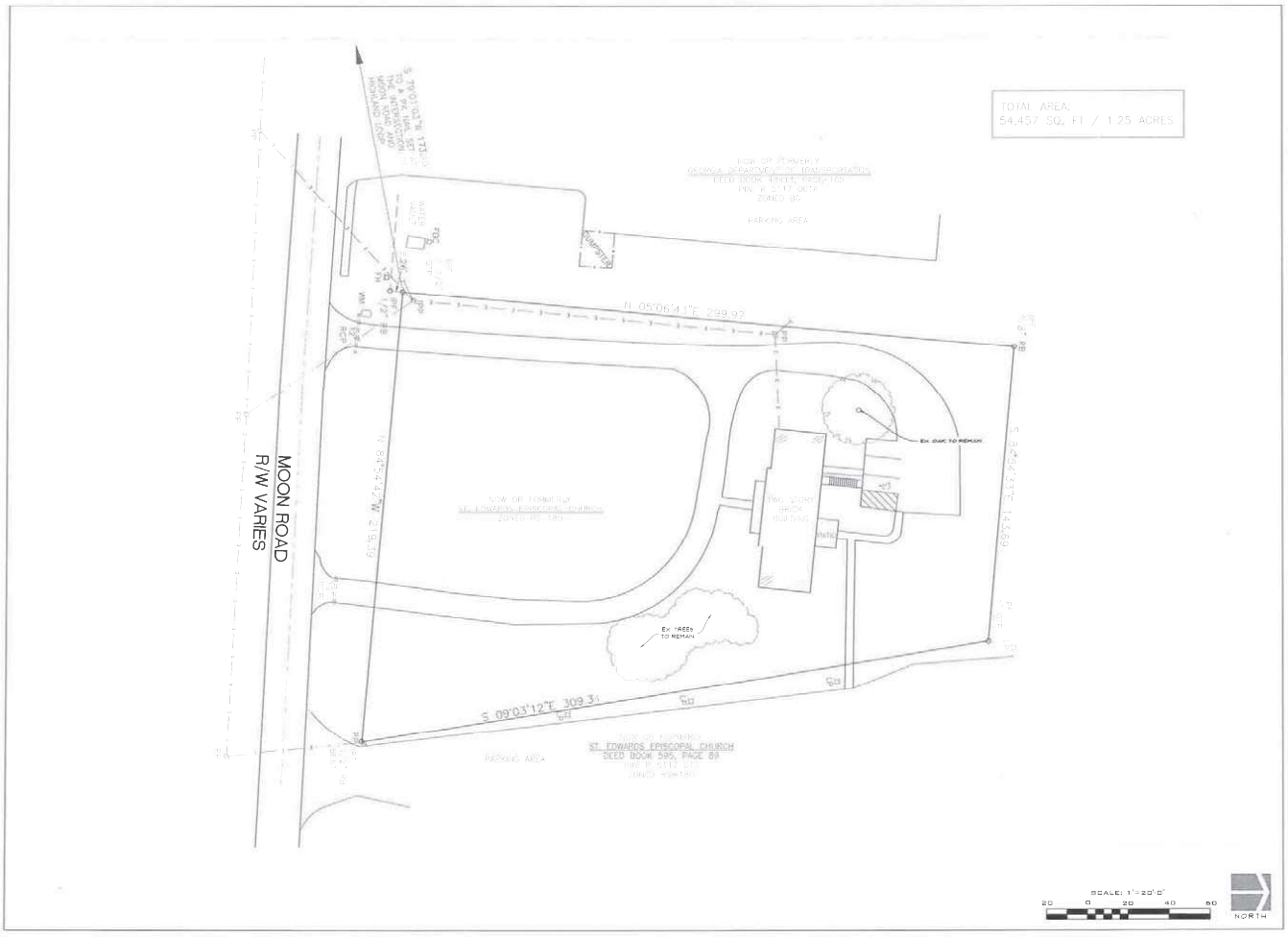
RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT




SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

RZC2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development




BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

3471 DONAVILLE ST.
SUITE 200
DULUTH, GA 30096
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

SURVEY OF EXISTING CONDITIONS

FOR THE

ST. EDWARDS EPISCOPAL CHURCH

COUCH MASON HOUSE

REVISIONS

DRAWN BY: BH
CHECKED BY: TB
SCALE: 1"=20'-0"
DATE: 6/2/22
JOB NO.
SHEET 1 OF 2

RZ2022-00016
SUP2022-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

NOTES:
- THERE ARE NO STREAMS WITHIN 200' OF THIS SITE.
- THERE ARE NO WETLANDS OR FLOODPLAIN ON THIS SITE PER FIRM PANEL: 13135C0103F.
- THIS PROPERTY IMPROVEMENT DOES NOT REQUIRE REMOVAL OF EX. TREES.

PLANT LIST

| COMMON NAME | SIZE | SPACING | QTY. |
|---|---|---|---|
| TREES | | | |
| JAPANESE CRYPTOMERIA | 6' HT. | 8' O.C. | 13 |
| LEGACY SUGAR MAPLE | 3" CAL. | AS SHOWN | 2 |
| PINK CRAPE MYRTLE | 8' HT. | N/A | 1 |
| VILLAGE GREEN ZELKOVA | 3" CAL. | 25' O.C. | 5 |
| WILLOW OAK | 3" CAL. | 25' O.C. | 3 |
| SHRUBS | | | |
| EMILY BRUNNER HOLLY | 6' HT. | 6' O.C. | 1 |
| JAPANESE CLEYERA | 3 GAL. | 3' O.C. | 72 |
| NEEDLEPOINT HOLLY | 2 GAL. | 3' O.C. | 42 |
| NELLIE R. STEVENS HOLLY | 6' HT. | 5' O.C. | 17 |
| RUBY LOROPETALUM | 3 GAL. | 4' O.C. | 11 |

LOCATION MAP

TREE PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

TRENCHED EDGLINE

MOON ROAD
R/W VARIES

LANDSCAPE STRIP REQUIREMENTS:
LS STRIP LENGTH = 219 L.F.
3 SHRUBS REQUIRED PER 25 L.F.
219 / 25 = 8.76
9 X 3 = 27 REQUIRED SHRUBS
28 SHRUBS SHOWN WITHIN STRIP.
THEREFORE REQUIREMENT HAS BEEN SATISFIED

SCALE: 1"=20'-0"

NORTH

BAKER LAND DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST
3471 DONAVILLE ST.
SUITE 200
DULUTH, GA 30096
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

PROPOSED IMPROVEMENTS

SITE PLAN

FOR THE

ST. EDWARDS EPISCOPAL CHURCH

COUCH MASON HOUSE

REVISIONS

DRAWN BY: BH
CHECKED BY: TB
DATE: 6/1/20

SHEET 2 OF 2

RZC17-20-016,
SUP 20-00032
Received: 06.03.2020
Planning & Development

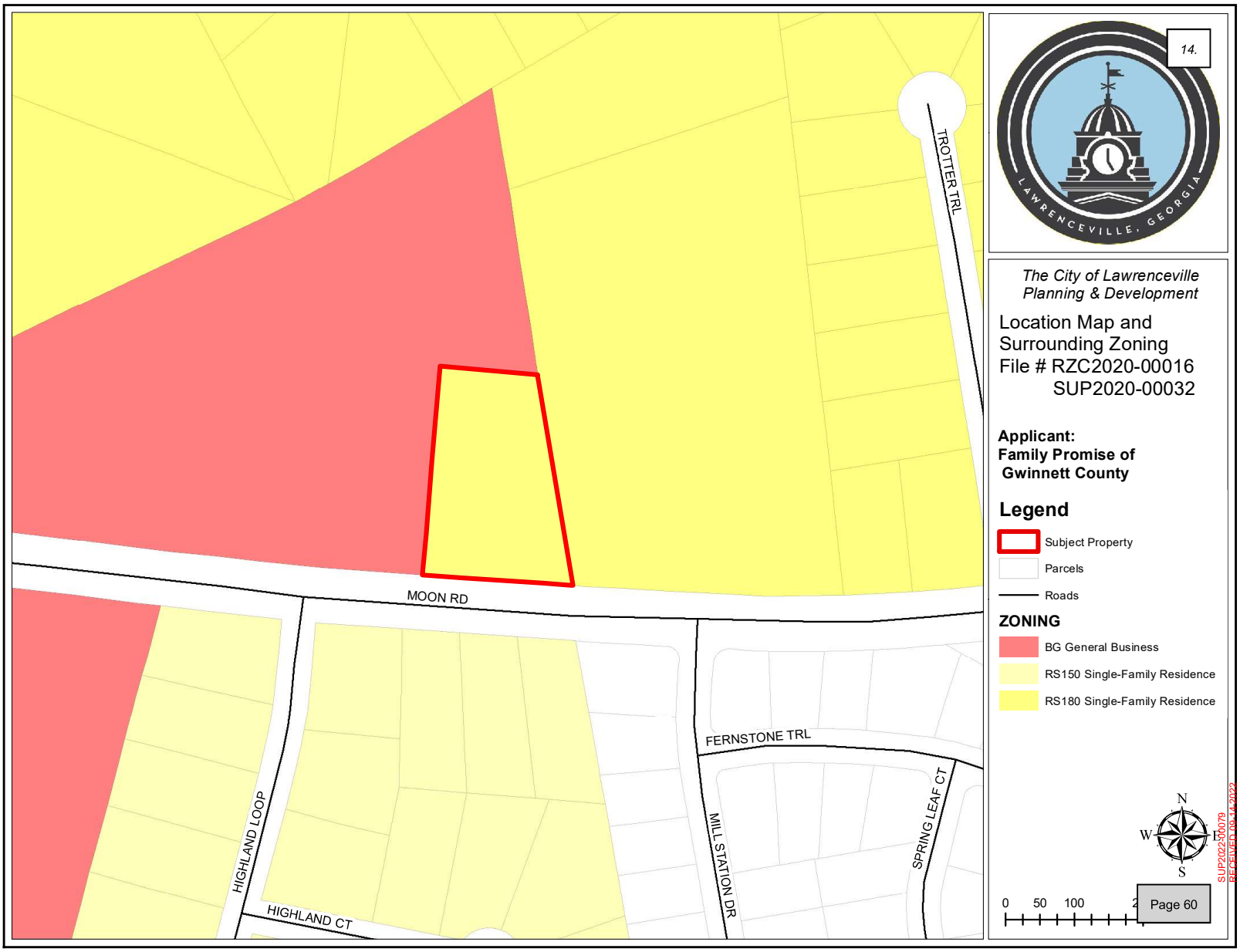
SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT





RZG2020-00016
SUP2020-00032
Received: 06.03.2020
Planning & Development

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT


14.
LAWRENCEVILLE, GEORGIA
The City of Lawrenceville
Planning & Development
Location Map and
Surrounding Zoning
File # RZC2020-00016
SUP2020-00032
Applicant:
Family Promise of
Gwinnett County
Legend
Subject Property
Parcels
Roads
ZONING
BG General Business
RS150 Single-Family Residence
RS180 Single-Family Residence
TROTTER TRL
MOON RD
FERNSTONE TRL
HIGHLAND LOOP
HIGHLAND CT
MILL STATION DR
SPRING LEAF CT
N
W
S
0
50
100
Page 60
SUP2022-00079
RECEIVED 09.14.2022
PLANNING AND DEVELOPMENT




14.

*The City of Lawrenceville*
*Planning & Development*

Aerial Map and
Surrounding Area
File # RZC2020-00016
SUP2020-00032

**Applicant:**
**Family Promise of**
**Gwinnett County**

**Legend**

Subject Property
Parcels
Roads

N
W
S

0 50 100 2

Page 61

SUP2022-00079
RECEIVED 09.14.2022
PLANNING AND DEVELOPMENT

**PLANNING COMMISSION**
**RECOMMENDED CONDITIONS**
ADDITIONS – **BOLD**
DELETIONS - ~~STRIKETHROUGH~~

RZC2020-00016:
Approval as BG (General Business District) for a Shelter, Homeless facility, subject to the following enumerated conditions:

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

    A. Limited to a Shelter, Homeless facility providing a temporary place of residence and counseling for up to a maximum of 14 individuals (clients).

2. To satisfy the following site development considerations:

    A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.

    B. The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.

    C. Provide and maintain a ~~75~~**25**-foot buffer along the eastern property line. The existing encroachments of impervious surfaces shall be allowed subject to the review and approval of the Planning and Development Department. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.

    D. Provide a 10-foot Landscape Strip adjacent to the right-of-way Moon Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.

    D. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

~~E. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5 feet. The dumpster shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure.~~

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

G. Ground Signage shall be limited to a monument-type sign with a maximum height of 8 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 32 square feet. Ground Signage shall be prohibited within the required 10-foot landscape strip.

H. Wall signage shall be prohibited.

I. Billboards and oversized signs shall be prohibited.

J. All grassed areas shall be sodded.

~~K. Underground utilities shall be provided throughout the development.~~

L. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the city, state, or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

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

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

O. Peddlers and/or parking lot sales shall be prohibited.

~~P. Outdoor storage shall be prohibited.~~



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

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

~~R. Outdoor storage and overnight parking shall be prohibited.~~

**PLANNING COMMISSION**
**RECOMMENDED CONDITIONS**
ADDITIONS – **BOLD**
DELETIONS - ~~STRIKETHROUGH~~

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

SUP2020-00032:
Approval of Special Use for a Shelter, Homeless facility, subject to the following enumerated conditions:

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

   A. Shelter, Homeless facility and its associated accessory use structures.

   B. The maximum number of **clients** allowed at any given time shall be **limited to** 15 **total individuals. Staff members, performing day-to-day operations relating to the Shelter, Homeless Facility, shall not be included in the total number of individuals allowed at the site at any given time.**

2. To satisfy the following site development considerations:

   A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

**CITY COUNCIL**
**RECOMMENDED CONDITIONS**

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

RZC2020-00016:

Approval as OI (Office Institutional District) for a Shelter, Homeless facility, subject to the following enumerated conditions:

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

    A. Limited to a Shelter, Homeless facility providing a place of temporary residence relating to situational homelessness, care and counseling for a average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.

    B. The day-to-day operations of the situational Shelter, Homeless facility shall be limited to Family Promise of Gwinnett only. In the event, Family Promise of Gwinnett vacates the premises or ceases operations of the situational Shelter, Homeless facility Family Promise of Gwinnett shall notify the Planning and Development Department within 30 days of vacating the subject property.

2. To satisfy the following site development considerations:

    A. The property shall be developed in general accordance with the submitted site plan, dated June 2, 2020, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.

    B. The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.

    C. Provide and maintain a 25-foot buffer along the eastern property line. The existing encroachments of impervious surfaces shall be allowed subject to the review and approval of the Planning and Development Department. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

D. Provide a 10-foot Landscape Strip adjacent to the right-of-way Moon Road, excluding encroachments of impervious surfaces except for perpendicular ingress and egress access. The landscaping and buffer shall be subject to the review and approval by the Planning and Development Department.

E. The site shall be required to meet the standards of Article VIII of the Development Regulations for parking lot trees.

F. Ground Signage shall be prohibited. ~~limited to a monument-type sign with a maximum height of 8 feet and shall be setback from the right-of-way a minimum of 12 feet. The maximum sign display area shall be limited to 32 square feet. Ground Signage shall be prohibited within the required 10-foot landscape strip.~~

G. Wall signage shall be prohibited.

H. Billboards and oversized signs shall be prohibited.

I. All grassed areas shall be sodded.

J. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or required by the city, state, or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

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

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

M. Peddlers and/or parking lot sales shall be prohibited.

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

O. Only the backyard may be fenced.



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

**CITY COUNCIL**
**RECOMMENDED CONDITIONS**

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

SUP2020-00032:

Approval of Special Use Permit for a Shelter, Homeless facility, subject to the following enumerated conditions:

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

   A. Limited to a Shelter, Homeless facility providing a place of temporary residence relating to situational homelessness, care and counseling for a average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.

   B. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

   C. The Shelter, Homeless facility shall be limited to the applicant/tenant of record. In the event, the applicant/tenant of record vacates the premises or ceases operations of the Shelter, Homeless facility the Special Use Permit shall be considered voided and terminated.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT



September 2020

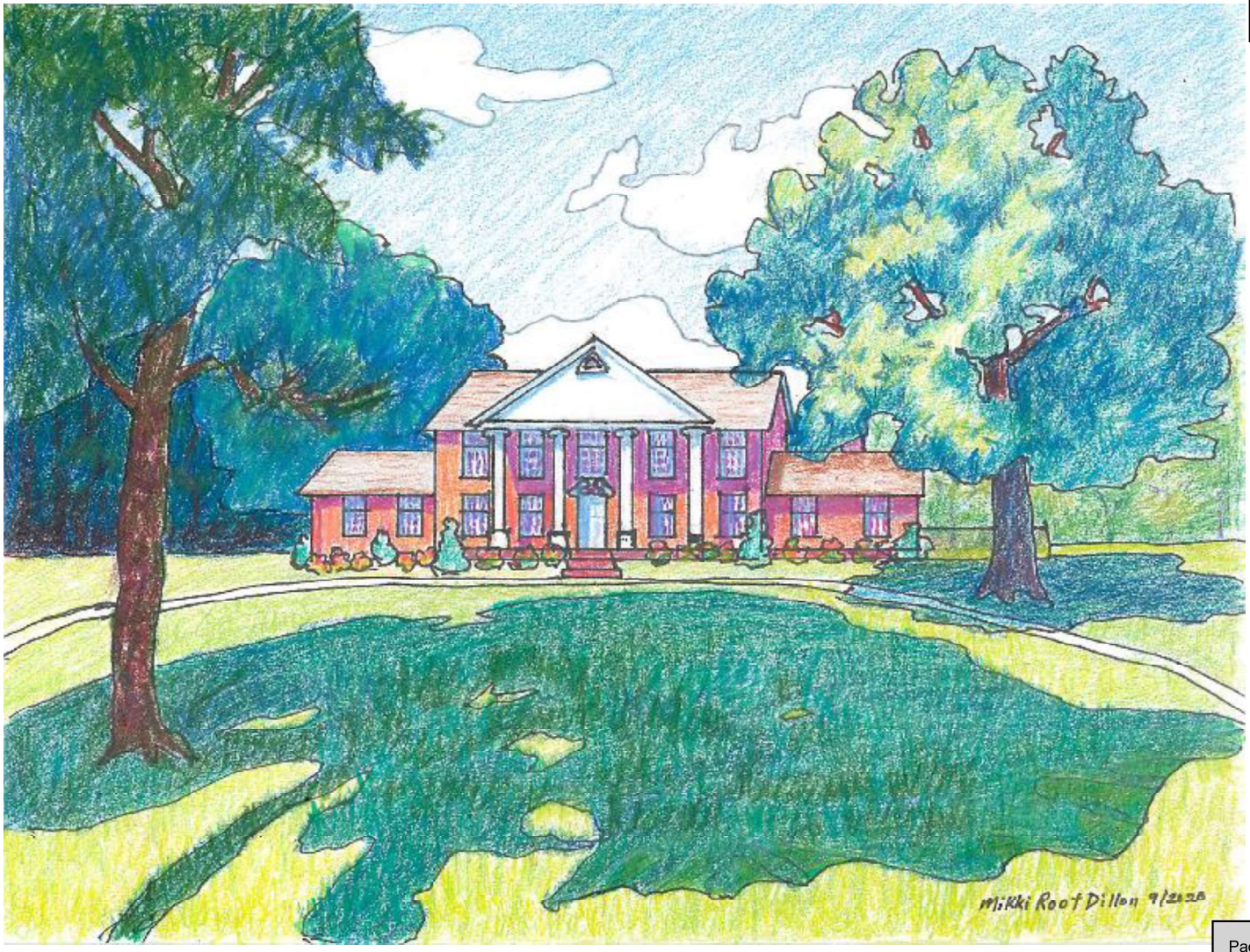
# Promise Haven

## Transitional Home

One Family at a Time

SUP2022-00079
RECEIVED 06-14-2022
PLANNING AND DEVELOPMENT

14.




SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT





**Step 1**
- Exterior painting
- Windows / replacement
- $30,000

**Step # 2**
- Sprinkler
- Fire Alarm
- $20,000

**Step #3**
- Electrical Modifications
- $20,000

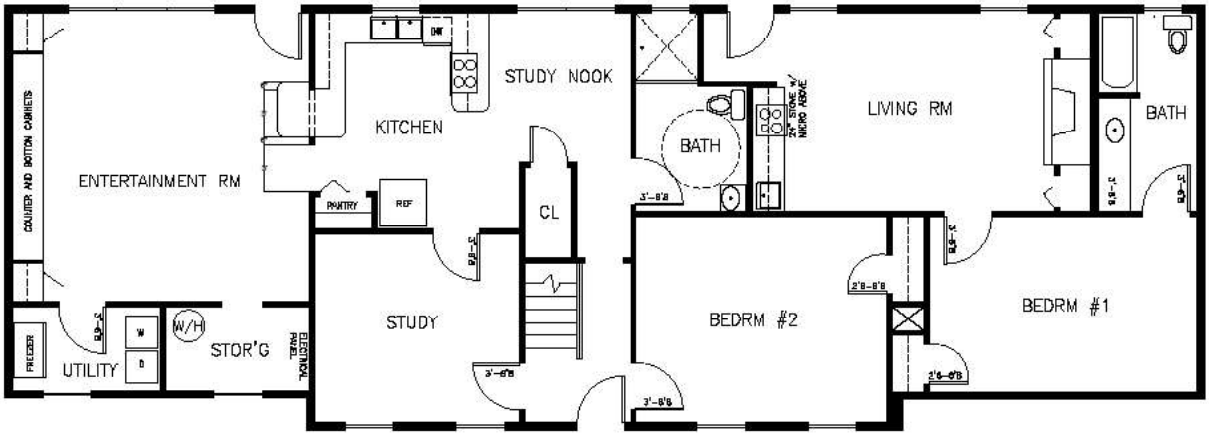
**Step #4**
- Septic System
- Landscape
- $30,000

**Step #5**
Interior modifications
$45,000

**Step #6**
Update Kitchen
$30,000

**$175,000**

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT




NEW PLAN – GROUND FLOOR

| DOOR SCHEDULE | | |
|---|---|---|
| 3'0-8'8 | NEW | 7 |
| 3'0-8'8 | EXISTING | 3 |
| 2'7-8'8 | DEMO | – |
| 2'8-8'8 | NEW | 2 |
| 2'4-8'8 | EXISTING | 1 |
| 2'0-8'8 | DEMO | – |

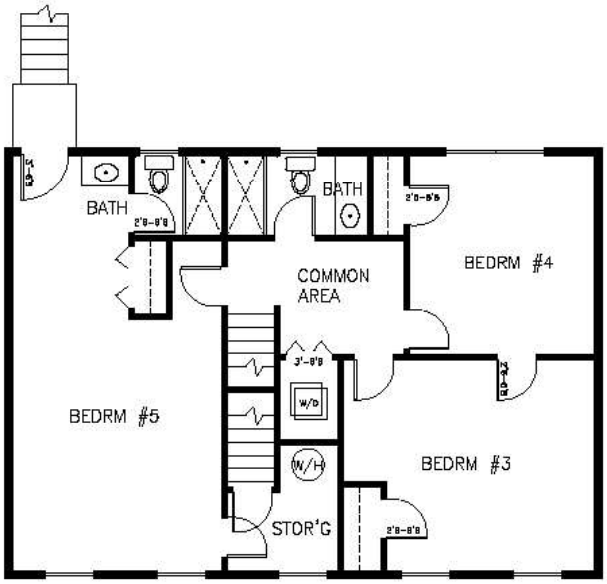
FAMILY-PROMISE_GWINNETT
St. Edwards Episcopal Church
CM Building – 737 Moon Road
Lawrenceville, GA 30046

A-3

NOT_FOR_CONSTRUCTION

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

| DOOR SCHEDULE | | |
|---|---|---|
| 3'0"-8'8 | NEW | 1 |
| 3'0"-8'8 – BIFOLD | NEW | 1 |
| 2'6"-8'8 | EXISTING | 8 |
| 2'6"-8'8 | NEW | 4 |



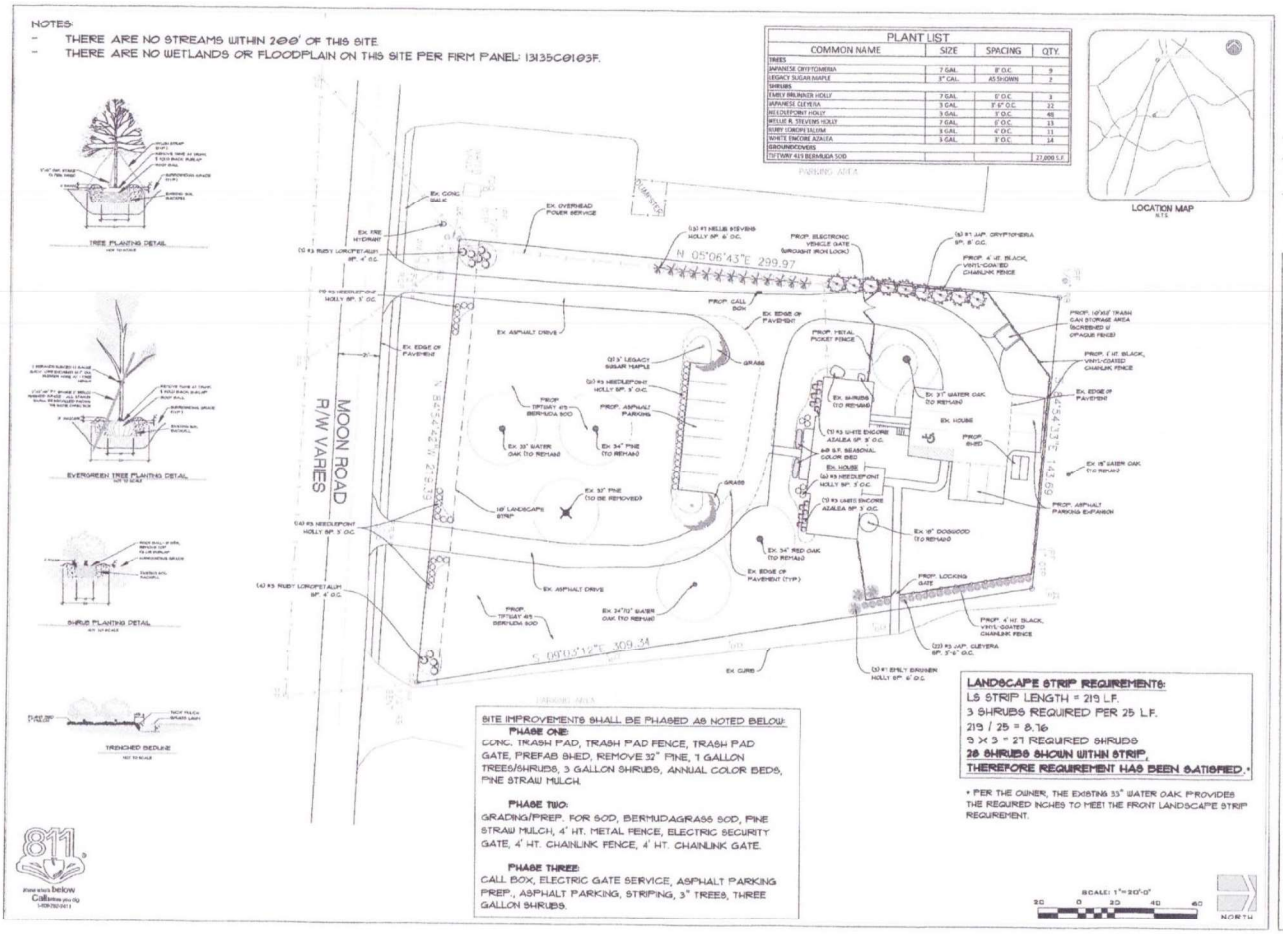

NEW PLAN – SECOND FLOOR

FAMILY-PROMISE_GWINNETT
St. Edwards Episcopal Church
CM Building – 737 Moon Road
Lawrenceville, GA 30046

A-4

NOT_FOR_CONSTRUCTION

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT




SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# Phase 1 Action Plan

| Area | Items to be done | Estimated Cost | Cash / Donation |
|---|---|---|---|
| Exterior | Painting/sealing columns at front of house<br>Window replacement | $30,000 | Donation ($30,000) |
| Sprinkler | Install sprinkler system per code | $20,000 | Cash ($20,000) |
| Electrical Modifications | Add new circuit box, bring electrical system to code if needed, add security system, insure safe outlets, etc. | $20,000 | Cash ($20,000) |
| Septic System Phase 1 Landscape | Update septic system to code, to match requirements for a 5-bedroom home<br>Shrubs, Flower Beds, Trash Pad | $20,000<br>$10,000 | Cash ($20,000)<br>Cash ($6,500)<br>Donation ( 3,500) |
| Interior modifications | Clean up/repaint, restore upstairs bathrooms, add new flooring, widen doors, Add 2nd water heater, refurbish stairs, update plumbing, install new drywall where needed, reconfigure bathroom & cabinets where needed | $45,000 | Cash ($25,000)<br>Donation ($20,000) |
| Update kitchen | Upgrade kitchen, upgrade pantry, add 2nd refrigerator, upgrade microwave/ oven, update counter tops | $30,000 | Cash ($24,000)<br>Donation ( 6,000) |
| Total for Phase 1 | | | Cash $115,500<br>Donation $ 59,500<br>Total $175,000 |



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# Phase 2 Action Plan

(Within 1 year)

| Area | Items to be done | Estimated Cost | Cash / Donation /Grant |
|---|---|---|---|
| New Mechanical HVAC | Replace old HVCA unit | $15,000 | Cash ($ 5,000)<br>Donation ( 10,000) |
| Update kitchen | Update remaining portions of kitchen if needed | $10,000 | Cash ($ 5,000)<br>Donation ( 5,000) |
| Phase 2 Landscaping | Sod, Chain Link Fencing | $27,700 | Cash ($15,700)<br>Donation ($12,000) |
| | | | |
| | | | |
| | | | |
| Total for Phase 2 | | | Cash $25,700<br>Donation $27,000<br>Total $52,700 |

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# Phase 3 Action Plan
## Wish List

(Within 2-3 year)

| Area | Items to be done | Estimated Cost | Cash / Donation /Grant |
|---|---|---|---|
| Exterior Renovations | Landscape completion, Replace columns, Repave, where needed, install electronic gates, add front fencing | $60,000 | Cash ($40,000)<br>Donation ($20,000) |
| Connect to sewer system | Contact Gwinnet County to estimate cost | $80,000 E | Cash ($80,000) |
| Bury electrical cables | Contact City & Electrician to estimate cost | $60,000 E | Cash ($60,000) |
| | | | |
| | | | |
| | | | |
| Total for Phase 3 | | | Cash $180,000<br>Donation $ 20,000<br>Total $200,000 |



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT



# Fundraising For the $175,500



Pledged Cash to date

| | |
|---|---|
| E. Mayfield | $25,000 |
| Rotary Club | $ 2,000 |
| St Edwards Episcopal Church | $ 3,000 |
| Family Promise of Gwinnett | $10,000 |
| First United Church of Lawrenceville | $ 5,000 |
| K. Witter | $ 500 |
| 12 Stone Church | $ 5,000 |
| St. Lawrence Episcopal Church | $ 5,000 |
| Family Promise of Gwinnett * | $30,000 |
| The Fountain Church | $ 5,000 |
| | ======= |
| | $90,500 |

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# Landscape Improvements Cost Estimate



| Couch Mason - Site Improvements Cost Estimate | | | |
|---|---|---|---|
| Date: Sept 11, 2020 | | | |
| | | | |
| **PHASE I** | | | |
| **Item** | **Quantity** | **Unit Cost** | **Cost** |
| Conc. Trash Pad | 150 SF | $7/SF | $1,050 |
| Trash Pad Fence | 30 LF | $25/LF | $750 |
| Trash Pad Gate | 1 | LS | $1,200 |
| Prefab Shred | 1 | LS | $2,000 |
| Remove 32" Pine | 1 | LS | $1,500 |
| 7 gallon trees/shrubs | 25 | $55 each | $1,375 |
| 3 gallon shrubs | 51 | $25 each | $1,275 |
| Annual color beds | 60 SF | $2/SF | $120 |
| Pine straw mulch | 60 bales | $6/bale | $360 |
| | | **TOTAL** | **$9,630** |
| | | | |
| **PHASE 2** | | | |
| Grading/prep for sod | 17,000 SF | .25/SF | $4,250 |
| Bermudagrass sod | 17,000 SF | $1/SF | $17,000 |
| Pine straw mulch | 40 bales | $6/bale | $240 |
| 4' ht. metal fence | 32 LF | $30/LF | $960 |
| Electric security gate | 1 | LS | $5,000 |
| 4' ht. Chainlink Fence | 330 LF | $15/LF | $4,950 |
| 4' Chainlink Gate | 1 | $300 each | $300 |
| | | **TOTAL** | **$32,700** |
| **PHASE 3** | | | |
| **Item** | **Quantity** | **Unit Cost** | **Cost** |
| Call box | 1 | LS | $1,000 |
| Electric gate service | 1 | LS | $1,200 |
| Asphalt parking prep | $5/SY | 550 SY | $2,750 |
| Asphalt parking | $20/SY | 550 SY | $11,000 |
| Striping | 1 | LS | $650 |
| 3" Trees | 2 | $350 each | $700 |
| 3 gallon shrubs | 21 | $25 each | $525 |
| | | **TOTAL** | **$17,825** |

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

| | | |
|---|---|---|
| Phase 1 Funds Needed | | $175,000 |
| Cash obtained as of 9/2/2020 | | $ 90,500 |
| In Kind | (Windows) | $ 30,000 |
| In Kind | (Paint) | $ 2,000 |
| In Kind | Interior Update | $ 12,000 |
| | (Adopt a room by individual churches) | $ 11,000 |
| In Kind | (Landscape) | $ 6,500 |
| In Kind | (Flooring) | $ 5,000 |
| In Kind | Cabinets | $ 10,000 |
| | | $167,000 |
| Remaining amount needed in cash or donations to complete Phase 1 | | ( $ 8,000 short) |

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

| Financial Overview as of 9-1-20 | |
|---|---|
| Operating Fund | $175,140.38 |
| Business to Business | $ 4,728.64 |
| HUMI account | $ 42,016.33 |
| Total | $221,195.35 |

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

Life Safety Requirements Update

We met with Wiginton Fire Systems 9/21/2020 and they are working on plans for the sprinkler system. He referred us back to the architect for the Life Safety Requirements. We have reached out to our architect for these requirements and once we receive them we will submit them to the city.

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT



# So

# IF NOT NOW, WHEN ??

# IF NOT HERE, WHERE ??



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT



Family Promise of Gwinnett County

# We can succeed with your help!

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

FamilyPromise
of Gwinnett County

3495B Sugarloaf Parkway
Lawrenceville, GA 30044
678-376-8950

September 14, 2022

Mr. Todd Hargrave
Director, Planning and Development Office
City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30044

Dear Mr. Hargrave,

Family Promise of Gwinnett is submitting an application for the renewal of our current Special Use Permit because of the conditions that were set in 2020 for the approval to operate a 90-day program for families with school aged children who are experiencing homelessness. Our previous approval requires that I return after two years to renew the Special Use Permit, and we are seeking the removal of this condition.

We successfully completed our renovations to the standards set by the city. We look forward to continuing our partnership with the city in serving the members of our community. Thank you for your consideration.

Sincerely,

Carol Love

Carol Love
Executive Director, Family Promise of Gwinnett

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# LAWRENCEVILLE
GEORGIA

## SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|---|
| NAME: Family Promise of Gwinnett Co | NAME: St. Edwards |
| ADDRESS: 3495B Sugarloaf Pkwy | ADDRESS: 757 Moon Rd |
| CITY: Lawrenceville | CITY: Lawrenceville |
| STATE: GA ZIP: 30044 | STATE: GA ZIP: 30046 |
| PHONE: 678-376-8950 | PHONE: |

CONTACT PERSON: Carol Love PHONE: 404-936-5522

CONTACT'S E-MAIL: clove@familypromisegwinnett.org

* 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): _____ ACREAGE: 1.25

PARCEL NUMBER(S): 5117 701

ADDRESS OF PROPERTY: 757 Moon Road, Lawrenceville GA 30046

PROPOSED SPECIAL USE: Housing facility for children and families experiencing homelessness for up to 90 days

Carol Love 9-1-2022
SIGNATURE OF APPLICANT DATE

T Matthews 9/1/2022
SIGNATURE OF OWNER DATE

Carol Love on behalf of Family Promise of Gwinnett
TYPED OR PRINTED NAME

Fredette Matthews
TYPED OR PRINTED NAME

Annette Hoyt 9-01-22
NOTARY PUBLIC DATE

Annette Hoyt 9-01-22
NOTARY PUBLIC DATE





SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

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

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

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

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

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

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



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

# LAWRENCEVILLE
GEORGIA

## VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5 - 117 - 5117 701
(Map Reference Number) District Land Lot Parcel

Carol Love 9-1-2022
Signature of Applicant Date

Carol Love, Executive Director
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)

Darlyne Newell
NAME

TSA
TITLE

09/01/2022
DATE

---



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

LAWRENCEVILLE
GEORGIA

## PUBLIC HEARING PROCESS

The Applicant is required to appear at the Planning Commission Meeting, the City Council Work Session, and the City Council Public Hearing. Failure to attend a meeting may result in tabling of the application until the next meeting of that group. However, the Planning Commission and the City Council may act on the application should they so choose. Meeting dates, times and place are as published in the Rezoning Schedule.

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.

2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.

3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.

4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.

5. If the special use application is denied by the Mayor and City Council, any new application for the same use classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

LAWRENCEVILLE
GEORGIA

## SPECIAL USE APPLICATION

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

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

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. Letter of Intent describing the proposed zoning change and development
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Site Plan/Rezoning Exhibit: Provide one 11"x 17" copy and six full size copies:
    a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
    b. Drawn to scale of 1"= 50' or greater
    c. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
        i. Existing structures
        ii. Full width of existing streets and intersecting streets
        iii. Streams, stream buffers and impervious setbacks
        iv. Flood hazard zones (reference source of data)
        v. A vicinity map
    d. Show proposed improvements, including:
        i. Proposed buildings, setbacks, buffers and required screening
        ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
7. Application Fee
    a. Payment may be made in cash, check or credit card (Visa, MasterCard). Please make checks payable to the City of Lawrenceville. One check is preferred.



SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

LAWRENCEVILLE
GEORGIA

## NOTIFICATION REQUIREMENTS

### Written Notification

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

The written notice shall include:

1. 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

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

SUP2022-00079
RECEIVED 09-14-2022
PLANNING AND DEVELOPMENT

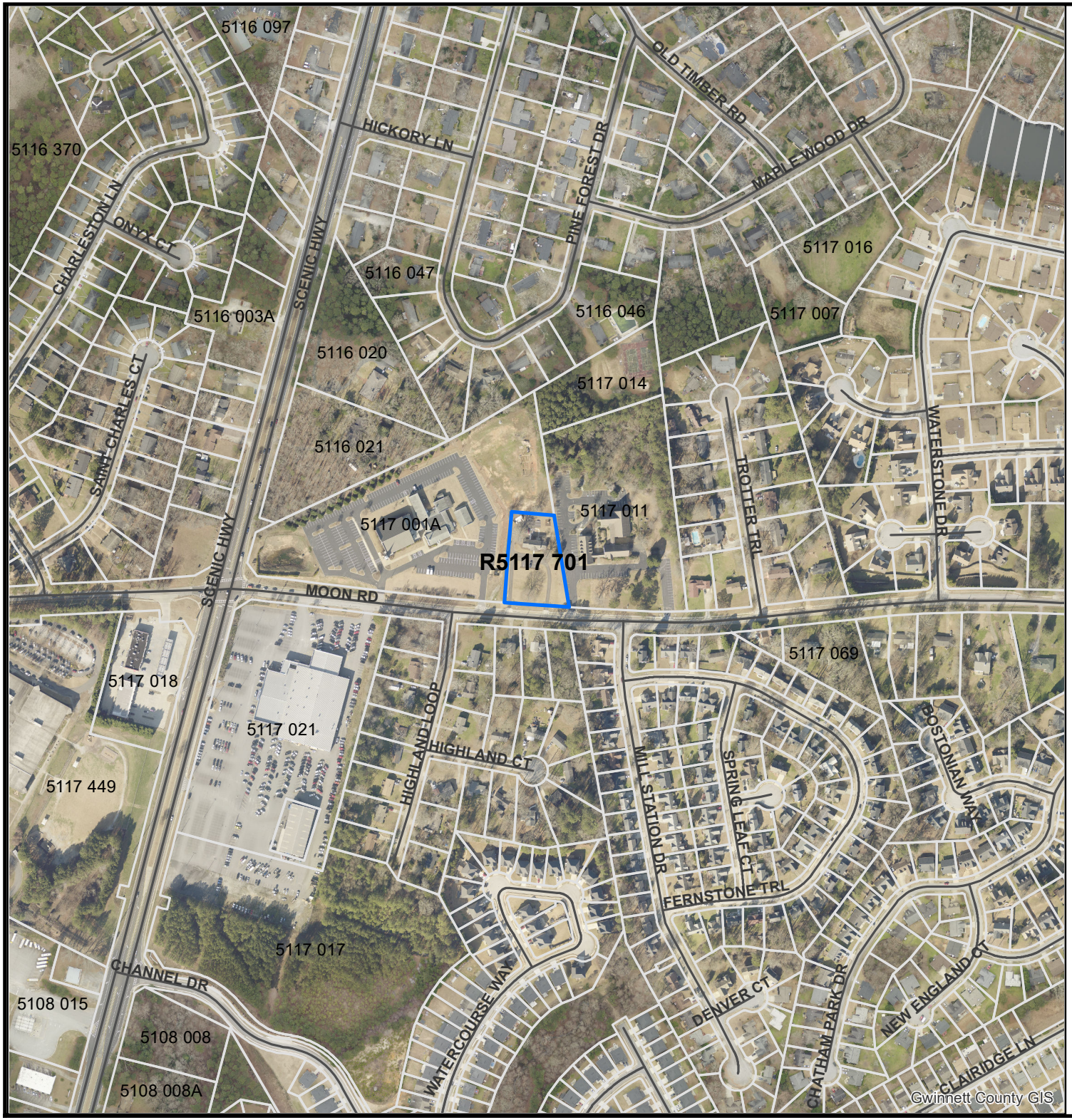
# LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # SUP2022-00079**

**Applicant: Family Promise of Gwinnett**




Subject Property

Parcels

Roads

N
W E
S

0 250 500

LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # SUP2022-00079**

**Applicant: Family Promise of Gwinnett**




Subject Property

Parcels

Roads

N
W E
S

0 125 250

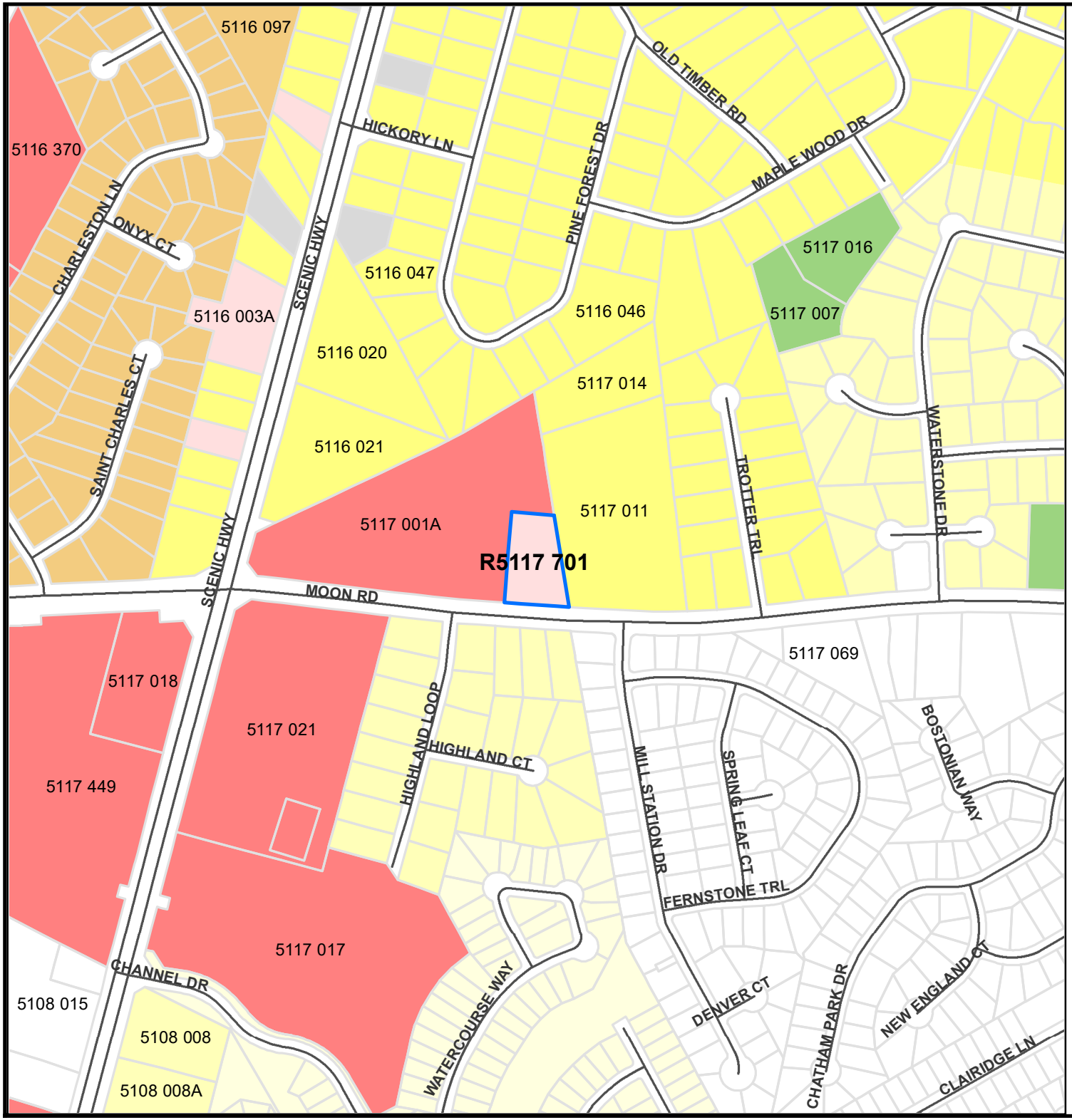
# LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

## Location Map and Surrounding Zoning

**File # SUP2022-00079**

**Applicant: Family Promise of Gwinnett**




- Subject Property
- Parcels
- Roads

**Zoning Districts**

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

N W E S

0 250 500 FT

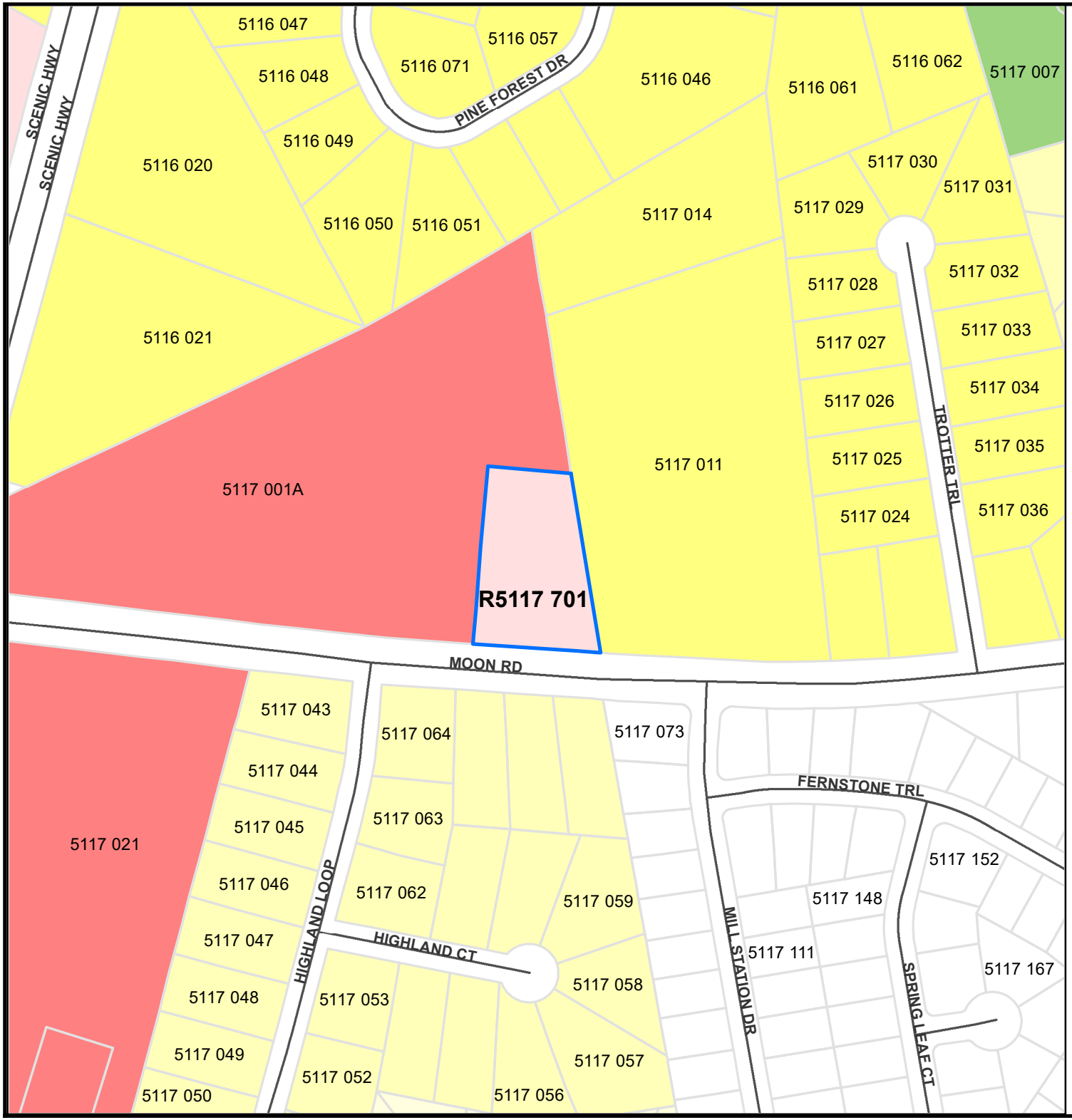
LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # SUP2022-00079**

**Applicant: Family Promise of Gwinnett**




- Subject Property
- Parcels
- Roads

**Zoning Districts**

- RS-60 Single-Family Residential
- RS-180 Single-Family Residential
- RS-150 Single-Family Residential
- OI Office/Institutional
- BG General Business
- AR Agricultural Residential

N
W E
S

0 125 250

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: DISCUSSION OF CITY BUSINESS

| | |
|---|---|
| **Item:** | SUP2022-00074; Maya Radovic; 125 Park Access Drive |
| **Department:** | Planning and Development |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Presented By:** | Todd Hargrave, Planning and Development Director |
| **Planning and Development Recommendation:** | **Denial** |
| **Planning Commission Recommendation:** | **To be provided at Work Session Meeting** |

---

**Summary:** The applicant requested a Special Use Permit to allow Automobile Sales with accessory Outdoors Sales (e.g., display and storage). The subject property is a 1.40-acre parcel zoned BG (General Business District), located along the southern right-of-way of Park Access Drive paralleling Georgia Highway 316/University Parkway. The site is developed with a one-story commercial building consisting of an 11,660-square-foot commercial building, associated driveways, and parking.

**Attachments/Exhibits:**

- **SUP2022-00074_REPORT**
- **SUP2022-00074_P&D RECO COND**
- **SUP2022-00074_APP_09022022**
- **SUP2022-00074_LOI_09022022**
- **SUP2022-00074_DEED_09022022**
- **SUP2022-00074_SURVEY_09022022**
- **SUP2022-00074_PDZONE MAP AERIAL (ZOOMED)**
- **SUP2022-00074_PDZONE MAP AERIAL**

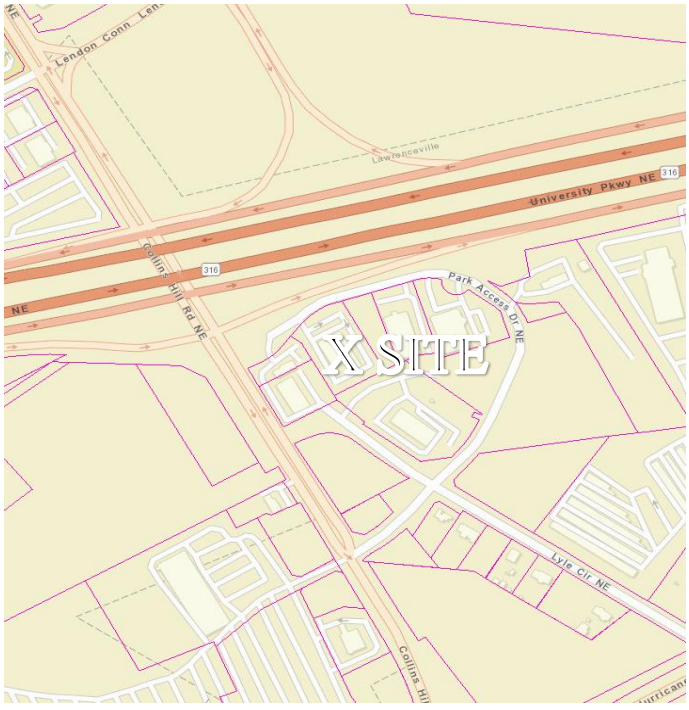
- **SUP2022-00074_PD ZONE MAP (ZOOMED)**
- **SUP2022-00074_PD ZONE MAP**

# LAWRENCEVILLE

## Planning & Development

| | |
|---|---|
| **CASE NUMBER:** | **SUP2022-00074** |
| **APPLICANT:** | RADOVIC PERMITS, LLC |
| **OWNER:** | NR GROUP INVESTMENTS LLC |
| **CONTACT:** | MAYA RADOVIC |
| **PHONE NUMBER:** | 404-717-4795 |
| **LOCATION:** | 125 PARK ACCESS DRIVE |
| **PARCEL ID:** | R7011 089 |
| **ACREAGE:** | 1.40 |
| **ZONING PROPOSAL:** | TO ALLOW AUTOMOBILE SALES (OUTDOOR SALES) AS A SPECIAL USE |
| **PROPOSED DEVELOPMENT:** | GENERAL BUSINESS |
| **DEPARTMENT RECOMMENDATION:** | **DENIAL** |

**VICINITY MAP**



# LAWRENCEVILLE

## Planning & Development

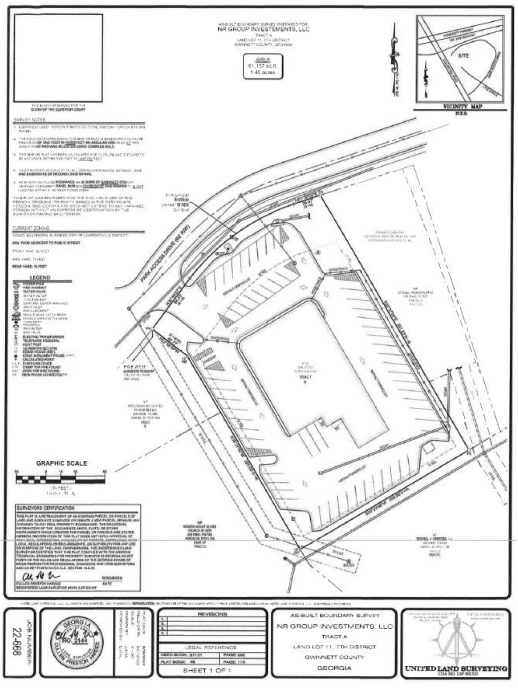
### ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1987; In 2019, a request to allow automobile repair and associated outdoor storage was approved with a condition limiting the use for a two-year period at which time the use of the property shall cease or an application shall be made for the renewal of the Special Use Permit, pursuant to SUP2019-00021. To date the Planning and Development Department has not received an official application requesting the renewal of the Special Use Permit; In 2020, a request allowing an automobile and truck sales facility was denied, pursuant to CIC2020-00004.

### PROJECT SUMMARY

The applicant requested a Special Use Permit to allow Automobile Sales with accessory Outdoors Sales (e.g., display and storage) and related automobile related services. The subject property is a 1.40-acre parcel zoned BG (General Business District), located along the southern right-of-way of Park Access Drive paralleling Georgia Highway 316/University Parkway.

### AS-BUILT SURVEY



# LAWRENCEVILLE

## Planning & Development

**ZONING AND DEVELOPMENT STANDARDS**

The property consists of a 11,660 square-foot one-story commercial building, accessory driveways, and parking.

***Article 1 Districts, Section 102.11, B. Lot Development Standards***

| *Standard* | *Requirement* | *Proposal* | *Recommendation* |
|---|---|---|---|
| **Minimum Lot Area** | *No Minimum* | *61,157 sq. ft.* | *NA* |
| **Minimum Lot Width** | *No Minimum* | *223.48 feet* | *NA* |
| **Minimum Front Yard Setback** | *50 feet* | *50 feet* | *NA* |
| **Minimum Rear Yard Setback** | *10 feet* | *10 feet* | *NA* |
| **Minimum Side Yard Setback** | *10 feet* | *10 feet* | *NA* |
| **Impervious Surface Coverage** | *95%* | *NA* | *NA* |
| **Maximum Building Height** | *35 feet* | *NA* | *NA* |

***Article 1 Districts, Section 103.2 Use Table***

| *Standard* | *Requirement* | *Proposal* | *Recommendation* |
|---|---|---|---|
| **Automobile Sales (Outdoor Sales) and related service** | *Special Use Permit* | *Special Use Permit* | *Denial* |

***Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.8 Automobile Sales or Auction and Related Service (Use or New Car Outdoor Sales Lot) reads as follows:***

*"Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot)*

A. *No used car lots are permitted within 100 feet of any residential property.*

LAWRENCEVILLE

Planning & Development

B. *No lots smaller than 25,000 square feet.*

C. *All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.*

D. *The building must be at least 1000 square feet.*

E. *No metal building facades; and*

F. *A 15-foot landscaped buffer shall be provided fronting the street."*

In conclusion, in 2016 the City Council has publicly stated they intend to limit automobile sales and associated service facilities to an area along the Buford Drive corridor extending from its intersection with CSX Transportation Railroad (overpass) to the southern right-of-way intersection of Buford Drive and Georgia Highway 316/University Parkway. Additionally, in 2019, a request allowing automotive sales along U.S. Highway 29 (Lawrenceville Highway) and Georgia Highway 20 (Grayson Highway) was denied, pursuant to RZC20019-00008 and SUP2020-00029, respectively. In addition, a 2020 request allowing the rental, display, and storage of automobiles and trucks was denied, pursuant to SUP2020-00029, Furthermore, in 2021, the City Council denied a similar request (SUP2021-00054) allowing automobile repair and maintenance at location on Collins Hill Road near its intersection with Georgia Highway 316/University Parkway. Based on these factors staff could not support a request allowing automobile sales (outdoor sales) with related service at the subject property.

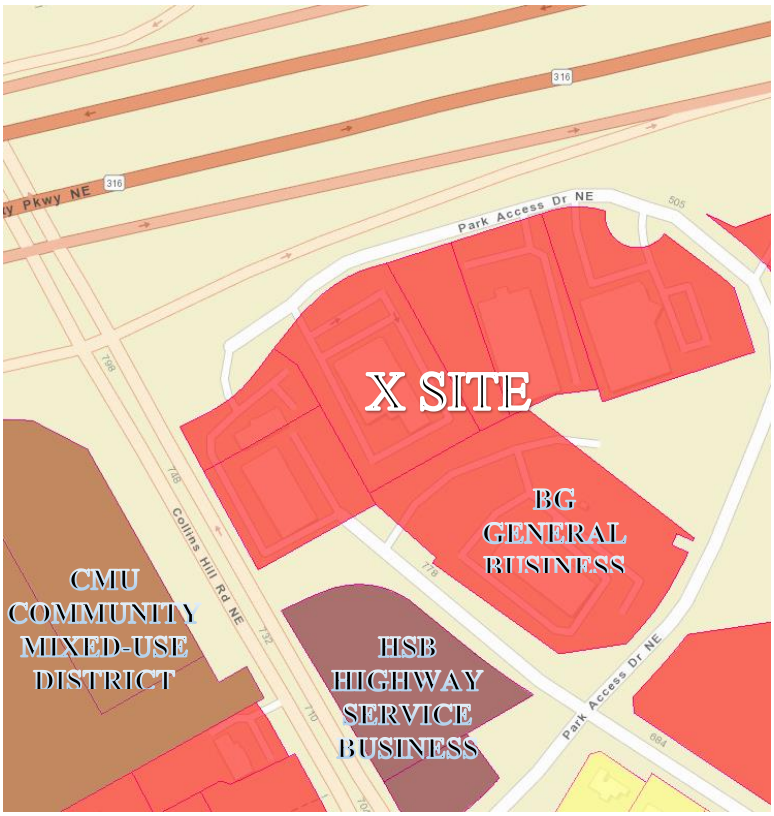
# LAWRENCEVILLE

Planning & Development

**SURROUNDING ZONING AND USE**

The immediate surrounding area consists primarily of commercial/retail and multifamily residential uses and zoning.

**CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP**



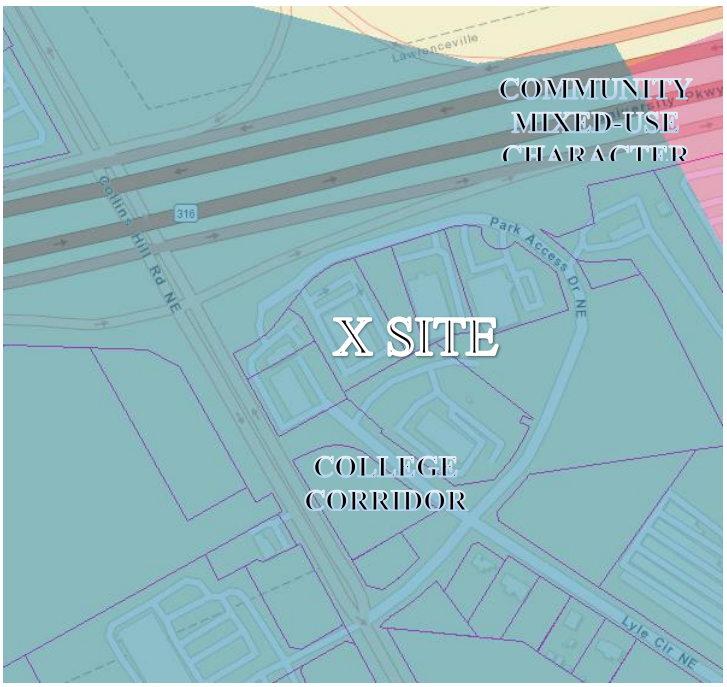
LAWRENCEVILLE

Planning & Development

**2040 COMPREHENSIVE PLAN**

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the College Corridor Character Area. The vision for the College Corridor 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 proposed request to include automobile sales and related services could be incompatible with the intent of the 2040 Comprehensive Plan, due to the City Council setting a precedent to have automobile sales on the Buford Corridor.

**LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP**



LAWRENCEVILLE

Planning & Development

**STAFF RECOMMENDATION**

The requested Special Use Permit allowing automobile sales may be counter to the emphasis of the City Council's efforts to improve the overall image of the City of Lawrenceville. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** for the requested Special Use Permit.

LAWRENCEVILLE

Planning & Development

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**BUILDING INSPECTIONS**

*No comment*

**CODE ENFORCEMENT**

*No comment*

**DAMAGE PREVENTION DEPARTMENT**

*No comment*

**ELECTRIC DEPARTMENT**

*This property will be served by the City of Lawrenceville Electric Department.*

**ENGINEERING DEPARTMENT**

*No comment*

**GAS DEPARTMENT**

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

**STREET AND SANITATION DEPARTMENT**

*The property will be served by the City of Lawrenceville Street and Sanitation Department.*

LAWRENCEVILLE

Planning & Development

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

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

   *As proposed the plan would not be suitable given the precedent established by the City Council relating to Automobile Sales (Outdoor Sales), and related service facilities.*

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

   *Antiquated policies have adversely affected the economic stability of the City of Lawrenceville. Therefore, the City Council has taken the initiative to make decisions that are consistent with the policies relating to the long-range plans for the immediate area for the City to flourish.*

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

   *The property has a reasonable economic use as currently zoned.*

4. **Whether the zoning proposal will result in a use that will or could cause 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 conforms with the policy and intent of the Comprehensive Plan.**

   *Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits.*

LAWRENCEVILLE

Planning & Development

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

*The request represents an opportunity to for the City Council to maintain consistency with the intent of the 2040 Comprehensive Plan and the beginning of a long overdue zoning cleanup in this area.*

**PLANNING AND DEVELOPMENT DEPARTMENT**
**RECOMMENDED CONDITIONS**

SUP2022-00074:

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

Approval of Special Use permit for Automobile Sales and associated outdoor storage, to include automobile repair and maintenance, subject to the following enumerated conditions:

1. The property shall have a 15-foot wide landscape strip along the right-of-way fronting Park Access Drive except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to review and approval by the Director of Planning and Development.

2. Parking in the front of the property for inventory shall be limited to eight parking spaces, the remaining eight parking spaces shall be designated for customer parking only. All vehicles in need of service or awaiting customer pickup overnight shall be kept in the sides and rear of the property screened from view from Park Access Drive by the installation of an 8-foot tall opaque fence at the front of the building. Fence placement and materials shall be subject to review and approval by the Director of Planning and Development.

3. All vehicles must be parked in striped designated spaces and all required access aisles must remain open.

4. Landscaping shall be utilized to soften the appearance of the fence subject to review and approval by the Director of Planning and Development.

5. Under no circumstances shall the owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.

6. All loading and unloading of vehicles in need of service shall occur in the rear/screened portions of the property.

7. No work on vehicles is to be conducted outside.

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

decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.

9. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways.
10. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
11. Outdoor storage of any items and/or materials unrelated to the Special Use shall be prohibited.
12. Dumpsters shall be restricted to the rear of the property.
13. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
14. Sign twirling is prohibited on the property.
15. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

# LAWRENCEVILLE
GEORGIA

## SPECIAL USE PERMIT APPLICATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|---|
| NAME: Radovic Permits, LLC | NAME: NR GROUP INVESTMENTS LLC |
| ADDRESS: 3021 Farmstead Court | ADDRESS: 135 TECHNOLOGY PKWY |
| CITY: Grayson | CITY: Peachtree Corners |
| STATE: GA ZIP: 30017 | STATE: GA ZIP: 30092 |
| PHONE: 404-717-4795 | PHONE: 470-299-7712 |

CONTACT PERSON: Maya Radovic PHONE: 404-717-4795

CONTACT'S E-MAIL: radovicpermits@gmail.com

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): BG ACREAGE: 1.400

PARCEL NUMBER(S): 7011 089

ADDRESS OF PROPERTY: 125 Park Access Dr Lawrenceville

PROPOSED SPECIAL USE: Automobile Sale (outdoor sales lot)

| SIGNATURE OF APPLICANT | DATE | SIGNATURE OF OWNER | DATE |
|---|---|---|---|
| | 9/1/22 | | 8/25/2022 |
| MAYA RADOVIC | | NAJEEB ESHAI | |
| TYPED OR PRINTED NAME | | TYPED OR PRINTED NAME | |
| NOTARY PUBLIC | 09/01/2022. | NOTARY PUBLIC | 08/ |

ERIKA SUMNER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 16, 2026

SAFEENA VIRANI NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 17, 2023

# LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

# LAWRENCEVILLE
GEORGIA

## VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 7 (District) - 011 (Land Lot) - 089 (Parcel)

Signature of Applicant — 8/31/22 (Date)

MAJA RADOVIC APPLICANT

Type or Print Name and Title

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

---

**TAX COMMISSIONER'S USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW) Only certifying city tax through 2022, Lawrenceville collects their own taxes effective 2023

Chris Nelson — NAME

Senior Tax Services Associate — TITLE

~~August~~ September 1, 2022 — DATE

9-2-2022

LAWRENCEVILLE
GEORGIA

## NOTIFICATION REQUIREMENTS

### Written Notification

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

The written notice shall include:

1. 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)

| | |
|---|---|
| _____ | 8/31/22 |
| CASE NUMBER | DATE |
| MAJA RADOVIC | |
| AKNOWLEDGED BY (PRINT NAME) | SIGNATURE |

September 1st, 2022

Re: 125 Park Access Dr.

City of Lawrenceville

Gwinnett County

City of Lawrenceville, Planning & Development

70 S Clayton St

Lawrenceville, GA 30046

To Whom it May Concern,

Please accept this Letter of Intent to request a Special Use Permit for starting the outdoor automobile sale activities that will be located on the property in question.

According to the City of Lawrenceville, Supplemental and Accessory Use Standards 103.1., an SUP is required for Automobile Sales or Auction and Related Service (outdoor sales) including Autobroker for the properties zoned BG .

The property owner's intent is to obtain a permit and start the mentioned service on the existing location which was used for the tire sale business (National Tire and Battery) in the past. When the property owner (NR Group Investment, LLC) purchased the lot in November 2019, the building was empty.

The proposed automobile sales operations will take place on the existing lot and the existing two-story building (11574.85 sqft in total). Beside the auto sale the tenant will provide basic mechanics services as oil change and brake pads change.

As an applicant, I'm representing the Atlanta Best Autos business currently under commercial lease agreement with the property owner.

The proposed business activities won't adversely affect the existing or usability of adjacent or nearby properties.

The proposed special use for the business location will not cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools.

Also, the public safety, health and welfare won't be affected in any way or level with these proposed business activities in question.

The Atlanta Best Autos business owners are honestly believing that approval of the Special Use Permit will be economically highly beneficial in general and appreciate your consideration of this Special Use Permit request. They are willing to work with the City of Lawrenceville and meet all applicable regulation requirements.

Please feel free to contact me with any question or concern regarding this request.

Respectfully,

Maya Radovic

Radovic Permits, LLC.

404-717-4795

Maya Radovic 9/1/22

DEED B: 57121 P: 00695
12/19/2019 04:33 PM Pgs: 4 Fees: $16.00
TTax: $815.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672019034660



[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording, please return to:
Powell & Edwards, Attorneys at Law P.C.
P.O. Box 1390
Lawrenceville, GA 30046

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 11th day of December in the Year of Our Lord Two Thousand Nineteen between

**VON ULRIC, INC.,**
**a Florida corporation**

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

**NR GROUP INVESTMENTS, LLC,**
**a Georgia limited liability company**

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

WITNESSETH:

That: Grantor, for and in consideration of TEN AND 00/100 DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened,

conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever owning, holding or claiming by, through, or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

MARK L RIVLIN
Notary Public - State of Florida
Commission # GG 189953
My Comm. Expires Apr 7, 2022
Bonded through National Notary Assn.

GRANTOR:
Von Ulric, Inc., a Florida corporation

By: _____ (SEAL)
Christopher R. Hing, President

SEAL 1976 FLORIDA

Exhibit "A"
Legal Description

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

Beginning at a ½ inch rebar found on the southeasterly right-of-way line of Park Access Drive (having a 60 foot right-of-way) located 211.13 feet northeasterly as measured along the southeasterly right-of-way line of last said road from the intersection formed by the southeasterly right-of-way line of last said road with northeasterly right-of-way line of Collins Hill Road (having an 80 foot right-of-way); thence running northeasterly along the southerly right-of-way line of said Park Access Drive: North 36 degrees, 49 minutes 57 seconds East for a distance of 64.53 feet to a point; thence 132.47 feet along an arc of a curve to the right having a radius of 220.00 feet, which arc is subtended by a chord bearing and distance of North 54 degrees 15 minutes and 00 seconds East 130.48 feet to a point; thence North 71 degrees 30 minutes and 00 seconds East for a distance of 28.47 feet to a ½ inch rebar found; thence leaving the southeasterly right-of-way line of last said road and running South 30 degrees 37 minutes and 00 seconds East for a distance of 301.83 feet to a ½ inch rebar found; thence South 59 degrees 23 minutes and 46 seconds West for a distance of 200.00 feet to a ½ inch rebar found; thence North 30 degrees 37 minutes and 00 seconds West for a distance of 229.00 feet to a ½ inch rebar set; thence North 53 degrees 10 minutes and 14 seconds West for a distance of 46.00 feet to the ½ inch rebar found located as the POINT OF BEGINNING, containing 61,097 square feet (1.4026 acres) of land and being improved property known as 125 Park Access Drive according to the present system of numbering in Gwinnett County, City of Lawrenceville, Georgia.

All as shown on that certain survey entitled "ALTA/ACSM" Land Title Survey for Pavilion NTB-Lawrenceville, LLC; Fidelity National Title Insurance Company; First Charter Bank, its Successors and Assigns; NTW Incorporated; and Schwarzberg & Associates," dated September 24, 2004, which survey is incorporated herein by reference and made a part hereof.

## Exhibit "B"
## Permitted Exceptions

1. All ad valorem real property taxes for the year 2020 and subsequent years a lien not yet due and payable.

2. All matters disclosed on a plat recorded in Plat Book 48, Page 116, Gwinnett County, Georgia records.

3. Declaration of Protective Covenants recorded in Deed Book 5161, Page 31, aforesaid records, and all amendments thereto.

4. Easement from Guy Russell to Georgia Power Company dated December 5, 1949, filed for record December 7, 1949 and recorded in Deed Book 94, Page 273, aforesaid records.

5. Right of Way Easement from Jean Coppage to Jackson Electric Membership Corporation dated February 16, 1988, filed for record February 26, 1988 and recorded in Deed Book 4770, Page 169, aforesaid records.

6. Easement from John W. Rooker to Gwinnett County dated December 15, 1988, filed for record July 10, 1989 and recorded in Deed Book 5555, Page 264, aforesaid records.

7. Easement from John W. Rooker to Gwinnett County dated December 15, 1988, filed for record July 10, 1989 and recorded in Deed Book 5555, Page 286, aforesaid records.

8. Easement from John W. Rooker to Gwinnett County dated November 10, 1988, filed for record July 10, 1989 and recorded in Deed Book 5555, Page 298, aforesaid records.

9. Easement from John W. Rooker to Gwinnett County dated February 1, 1989, filed for record July 10, 1989 and recorded in Deed Book 5555, Page 311, aforesaid records.

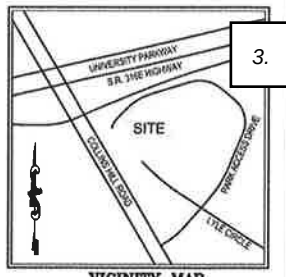
10. Easement Agreement by and between Robert Stovall, Paul Graham Stovall, Jon M. Stovall, Ted S. Kurland, Jr. and David S. Lindenbaum dated October 13, 1988, filed for record October 18, 1988 and recorded in Deed Book 5161, Page 45, aforesaid records, as amended by "Amendment to Easement Agreement dated October 13, 1988", dated February 21, 1989, filed for record February 28, 1989 and recorded in Deed Book 5352, Page 178, aforesaid records.

11. Department of Transportation Driveway Easement dated February 24, 2010, filed for record March 3, 2010 and recorded in Deed Book 49964, Page 753, aforesaid records.

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

AS-BUILT BOUNDARY SURVEY PREPARED FOR:
NR GROUP INVESTEMENTS, LLC
TRACT A
LAND LOT 11, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

AREA
61,157 sq.ft.
1.40 acres




VICINITY MAP
N.T.S.

## SURVEY NOTES

1. EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,067,769 FEET.
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0013F THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

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

## CURRENT ZONING

ZONED: BG (GENERAL BUSINESS) (CITY OF LAWRENCEVILLE DISTRICT)

MIN. YARD ADJACENT TO PUBLIC STREET

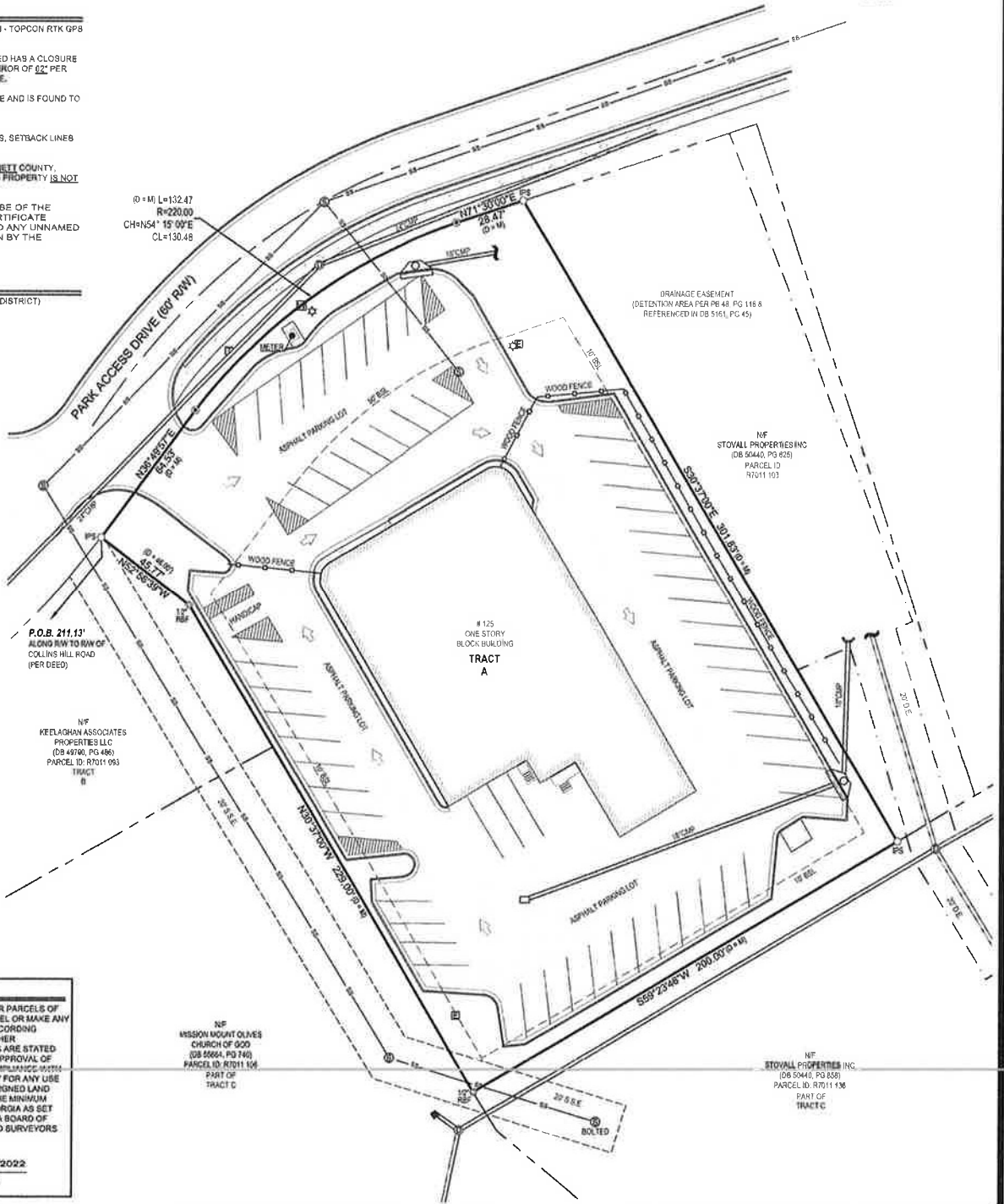
FRONT YARD: 50 FEET

SIDE YARD: 10 FEET

REAR YARD: 10 FEET

## LEGEND

- PP — POWER POLE
- FH — FIRE HYDRANT
- WV — WATER VALVE
- WM — WATER METER
- JB — JUNCTION BOX
- SMH — SANITARY SEWER MANHOLE
- DI — DROP INLET
- R/W MON — R/W MONUMENT
- SWCB — SINGLE WING CATCH BASIN
- DWCB — DOUBLE WING CATCH BASIN
- CI — CURB INLET
- HW — HEADWALL
- GM — GAS METER
- GV — GAS VALVE
- ET — ELECTRIC TRANSFORMER
- TP — TELEPHONE PEDESTAL
- LP — LIGHT POST
- ○ — 1/2 IRON PIN SET (IPS)
- ◎ — REBAR FOUND (RBF)
- ■ — CONC. MONUMENT FOUND (CMF)
- ⊗ — CALCULATED POINT
- C.L.F. — CHAIN LINK FENCE
- CTF — CRIMP TOP PIPE FOUND
- OTF — OPEN TOP PIPE FOUND
- IPF — IRON PIN OR OR ROD FOUND




## GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
1 Inch = 30 ft.

## SURVEYORS 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.

6/30/2022
DATE

CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321

UNITED LAND SURVEYING, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, LLC. IS EXPRESSLY PROHIBITED.

JOB NUMBER: 22-668

GEORGIA REGISTERED NO. 3144 LAND SURVEYOR CULLEN PRESTON HARDEE

PLAT DATE: 6/30/2022
FIELD DATE: 6/27/2022
SCALE: 1"=30'
DRAWN BY: J.A.M.
REVIEWED BY: C.P.H.

REVISIONS
1.
2.
3.
4.

LEGAL REFERENCE:
DEED BOOK: 57121 PAGE: 695
PLAT BOOK: 48 PAGE: 116

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY
NR GROUP INVESTMENTS, LLC
TRACT A
LAND LOT 11, 7TH DISTRICT
GWINNETT COUNTY
GEORGIA

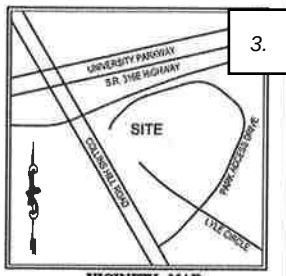
1258 CONCORD ROAD SE SUITE 103
SMYRNA, GEORGIA 30080
Ph. (678) 293-5232
VISIT US ON OUR WEBSITE:
www.united-uls.com
UNITED LAND SU
COA NO. LSF 00

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AS-BUILT BOUNDARY SURVEY PREPARED FOR:
NR GROUP INVESTEMENTS, LLC
TRACT A
LAND LOT 11, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

AREA
61,157 sq.ft.
1,40 acres

(PB 48, PG 116)




VICINITY MAP
N.T.S.

## SURVEY NOTES

1. EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,087,799 FEET.
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0073F THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

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

## CURRENT ZONING

ZONED: BG (GENERAL BUSINESS) (CITY OF LAWRENCEVILLE DISTRICT)

MIN. YARD ADJACENT TO PUBLIC STREET

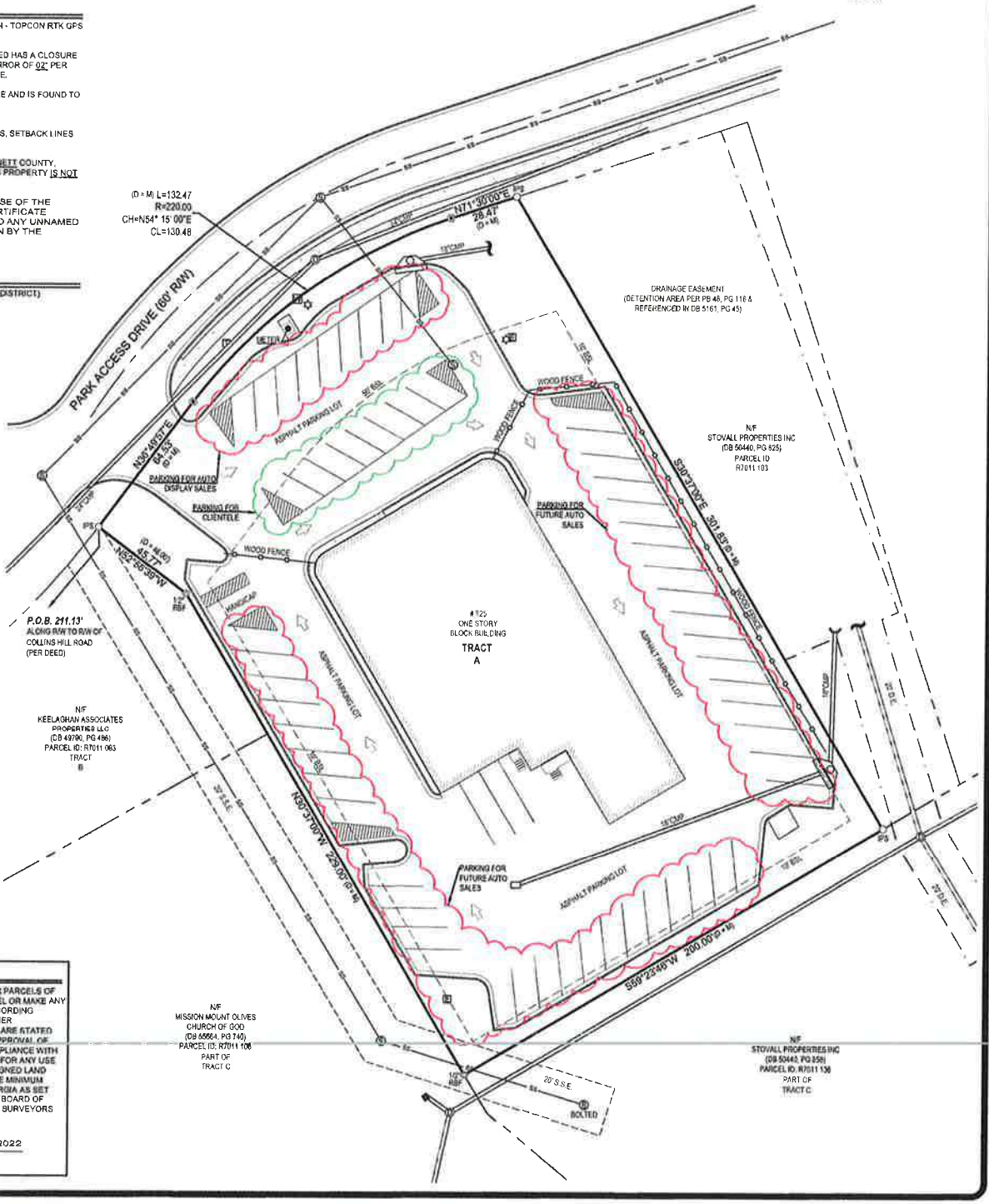
FRONT YARD: 50 FEET

SIDE YARD: 10 FEET

REAR YARD: 10 FEET

## LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- IPF IRON PIN OR OR ROD FOUND




## GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
1 inch = 30 ft.

## SURVEYORS 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.

8/30/2022

CULLEN PRESTON HARDEE — DATE
REGISTERED LAND SURVEYOR #3144, LSF 001321

UNITED LAND SURVEYING, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, LLC. IS EXPRESSLY PROHIBITED.

JOB NUMBER: 22-668

GEORGIA REGISTERED NO. 3144 LAND SURVEYOR CULLEN PRESTON HARDEE

FIELD DATE: 8/30/2022
SCALE: 1"=30'
DRAWN BY: J.A.M.
REVIEWED BY: C.P.H.

REVISIONS
1.
2.
3.
4.

LEGAL REFERENCE:

| DEED BOOK: 57121 | PAGE: 695 |
|---|---|
| PLAT BOOK: 48 | PAGE: 116 |

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY
NR GROUP INVESTMENTS, LLC
TRACT A
LAND LOT 11, 7TH DISTRICT
GWINNETT COUNTY
GEORGIA

1255 CONCORD ROAD SE SUITE 103
SMYRNA, GEORGIA 30080
Ph. (678) 293-5222
VISIT US ON OUR WEBSITE:
www.united-uls.com
UNITED LAND SU
COA NO. LSF 001

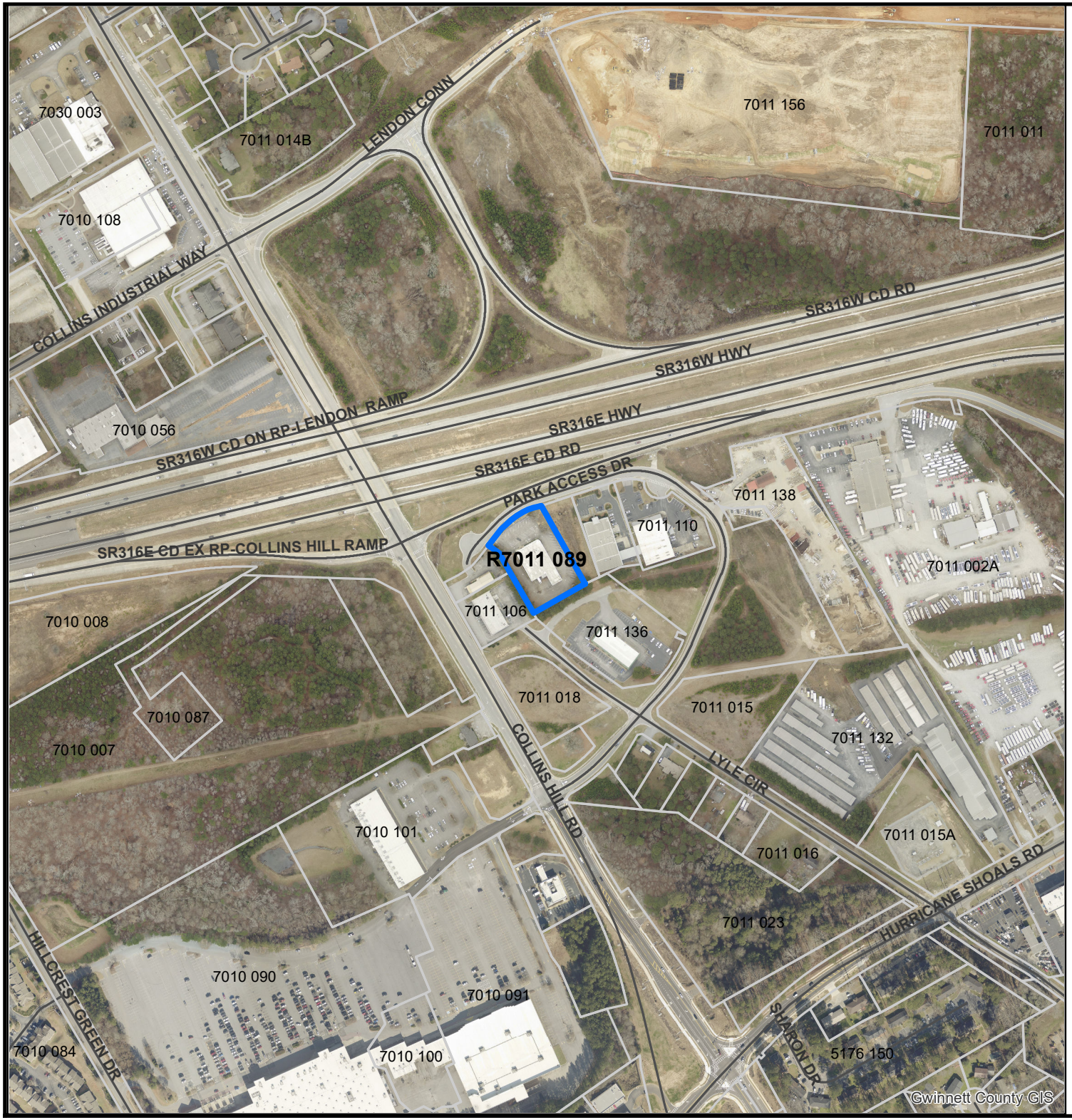
LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # SUP2022-00074**

**Applicant: Maya Radovic**




Subject Property

Parcels

Roads

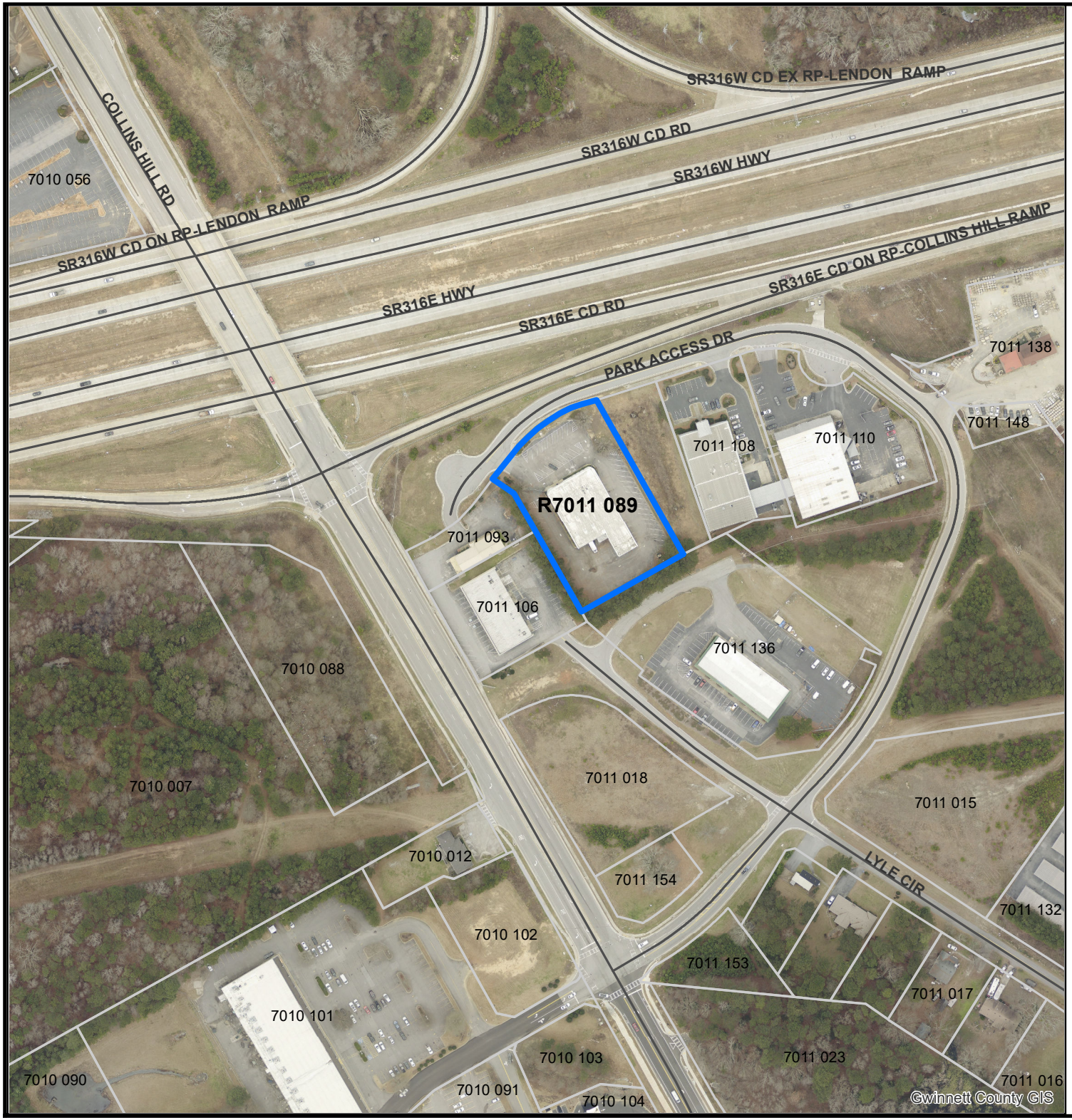
N
W E
S

0 250 500 FT

LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**




**File # SUP2022-00074**

**Applicant: Maya Radovic**

Subject Property

Parcels

Roads

N
W E
S

0 125 250

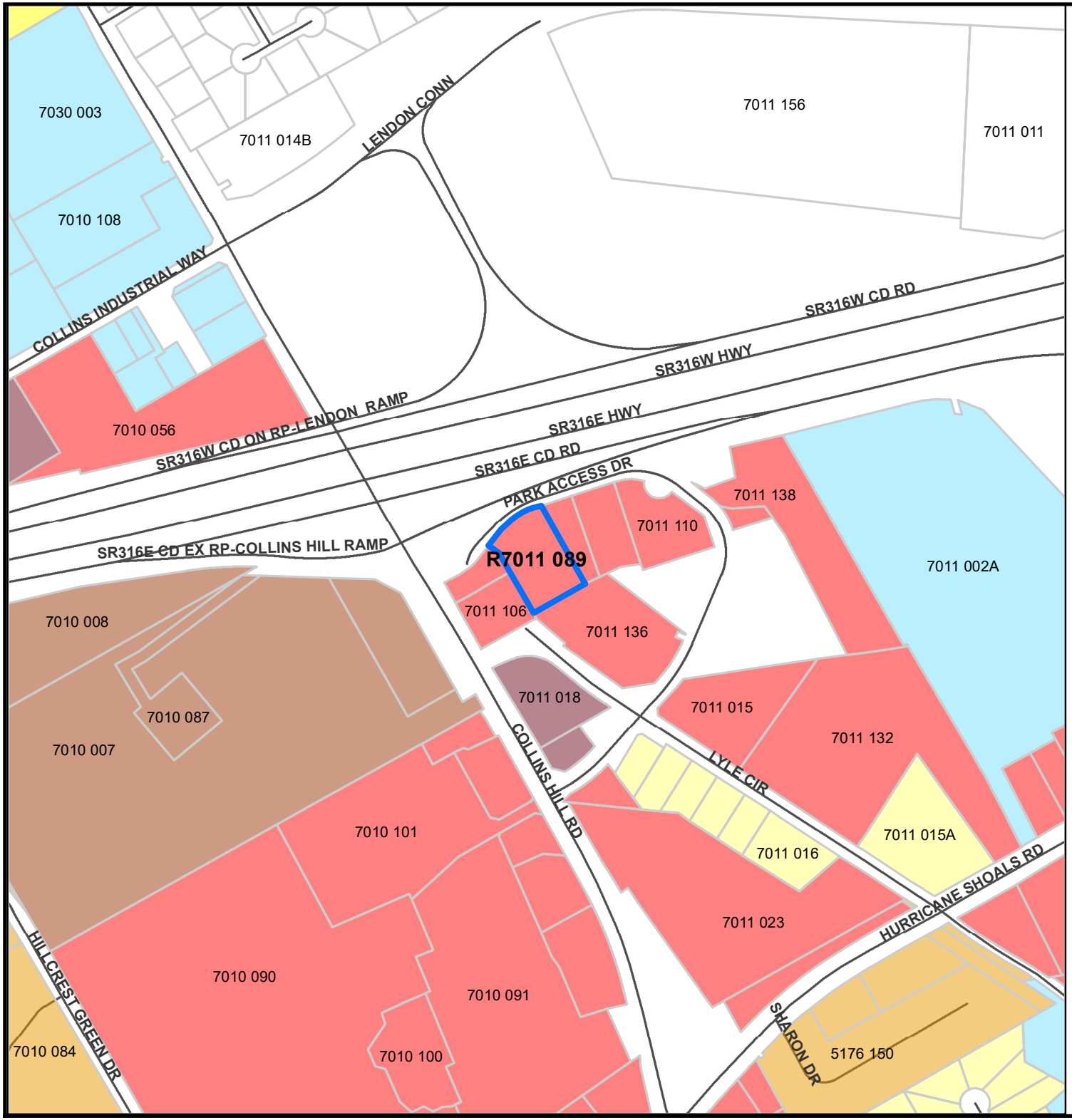
LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # SUP2022-00074**

**Applicant: Maya Radovic**




Subject Property

Parcels

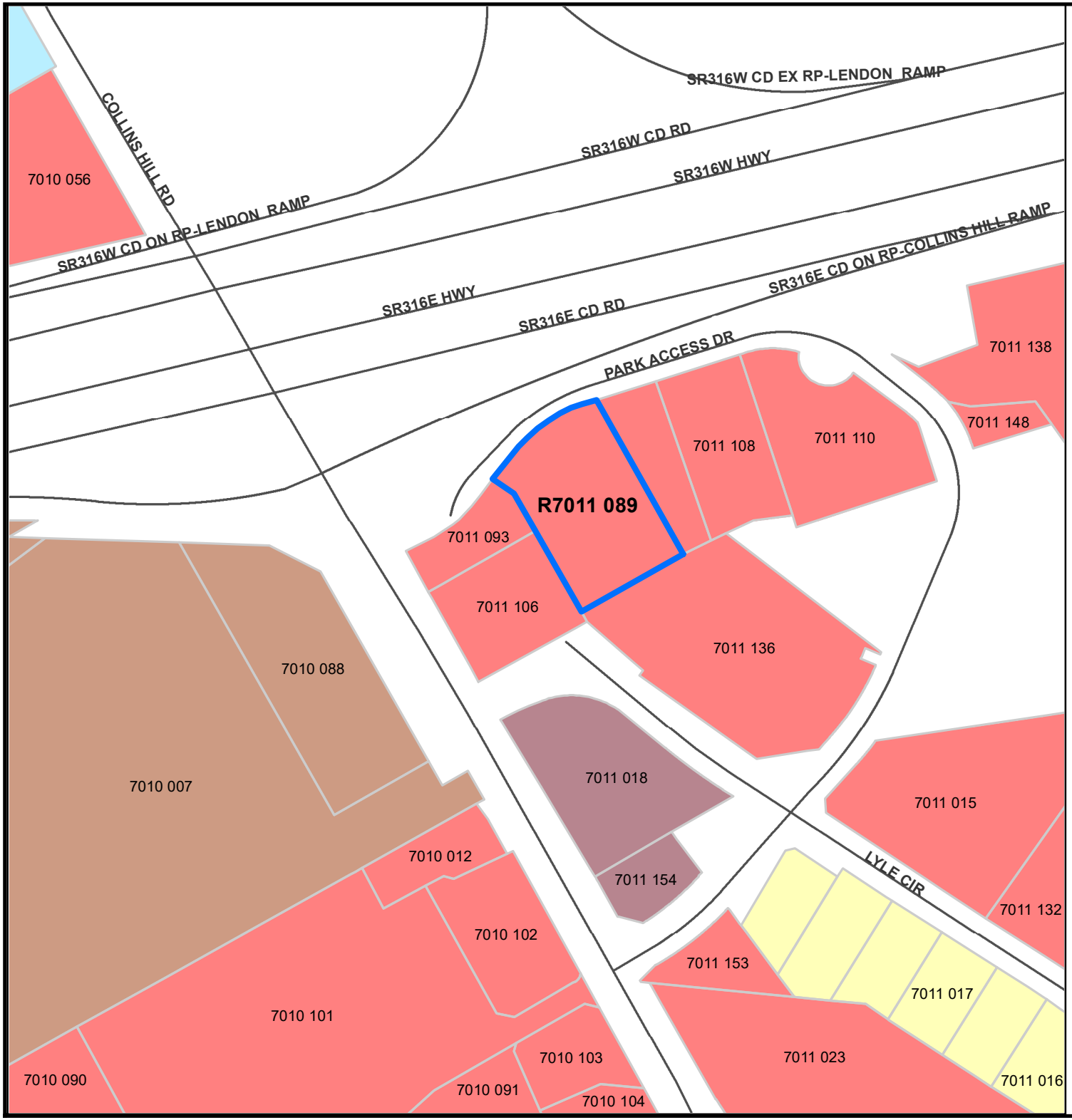
Roads

**Zoning Districts**

- RS-180 Single-Family Residential
- RS-150 Single-Family Residential
- RM-12 Multifamily Residential
- LM Light Manufacturing
- HSB Highway Service Business
- CMU Community Mixed Use
- BG General Business

N
W E
S

0 250 500




LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

## Location Map and Surrounding Zoning

**File # SUP2022-00074**

**Applicant: Maya Radovic**

- Subject Property
- Parcels
- Roads

**Zoning Districts**

- RS-150 Single-Family Residential
- LM Light Manufacturing
- HSB Highway Service Business
- CMU Community Mixed Use
- BG General Business

N W E S

0 125 250

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: DISCUSSION OF CITY BUSINESS

| | |
|---|---|
| **Item:** | RZR2022-00014; City of Lawrenceville; 190 Oak Street |
| **Department:** | Planning and Development |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Presented By:** | Todd Hargrave, Planning and Development Department Director |
| **Planning and Development Recommendation:** | **Approval with Conditions** |
| **Planning Commission Recommendation:** | **To be provided at Work Session Meeting** |

---

**Summary:** The applicant requested the rezoning of a 0.24-acre parcel from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The subject property is located at the northeast intersection of Oak Street and North Perry Street. The property is developed with an existing single-family dwelling.

**Attachments/Exhibits:**

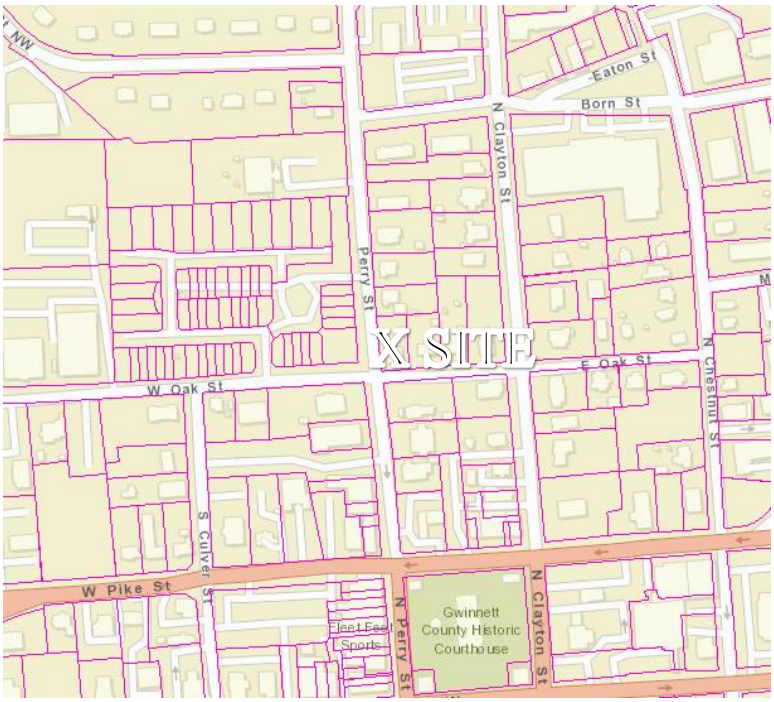
- **RZR2022-00014_Report_10022022**
- **RZR2022-00014_P&D RECO COND_10022022**
- **RZR2022-00014_APP_09022022**
- **RZR2022-00014_LND SRVY_10102022**
- **RZR2022-00014_LEGAL_10022022**
- **RZR2022-00014_MAP AERIAL (ZOOMED)**
- **RZR2022-00014_MAP AERIAL**
- **RZR2022-00014_MAP ZONING (ZOOMED)**
- **RZR2022-00014_MAP ZONING**

# LAWRENCEVILLE

## Planning & Development

| | |
|---|---|
| **CASE NUMBER:** | **RZR2022-00014** |
| **APPLICANT:** | CITY OF LAWRENCEVILLE |
| **CONTACT:** | TODD HARGRAVE |
| **PHONE NUMBER:** | 678.407.6583 |
| **LOCATION:** | 190 OAK STREET |
| **PARCEL ID:** | 5146B012 |
| **ACREAGE:** | 0.24 ACRES |
| **ZONING PROPOSAL:** | BGC (CENTRAL GENERAL BUSINESS DISTRICT) TO RS-60 (SINGLE-FAMILY RESIDENCE DISTRICT) |
| **PROPOSED DEVELOPMENT:** | SINGLE-FAMILY RESIDENTIAL DWELLING |
| **DEPARTMENT RECOMMENDATION:** | **APPROVAL WITH CONDITIONS** |

**VICINITY MAP**



# LAWRENCEVILLE

## Planning & Development

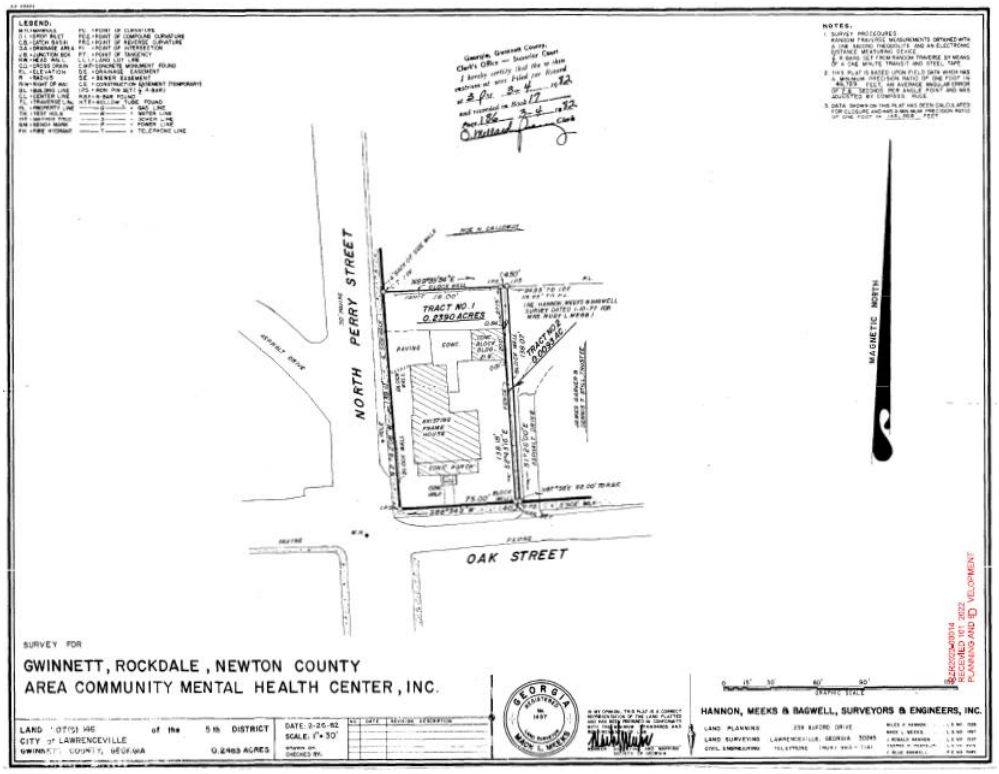
**ZONING HISTORY:**

The subject property has been zoned BGC (Central General Business District) since 1985.

**PROJECT SUMMARY**

The applicant requested the rezoning of a 0.24-acre parcel from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The subject property is located at the northeast intersection of Oak Street and North Perry Street. The property is developed with an existing non-conforming single-family dwelling. Access is provided via an existing curb cut extending from the South Perry Street right-of-way.

**LAND SURVEY**



LAWRENCEVILLE

Planning & Development

## ZONING AND DEVELOPMENT STANDARDS

The property consists of an existing non-conforming 2,714 square-foot one-story single-family dwelling, porch, and accessory structure. The existing structure was originally constructed in 1929, with the addition of the existing accessory structure in 1955, and the installation of an approved hard surface (asphalt driveway) in 1980. As described the existing conditions will require variances relating to Lot Development Standards regulating Minimum Development Area, Minimum Lot Area, Minimum Front Yard Area Setbacks, and Minimum Accessory Structure Side Yard Setbacks. In addition, variances will be required relating to Use Standards, and Supplemental and Accessory Use Standards allow a Live/Work Unit as an accessory use.

## VARIANCE REQUEST

### *Article 1 Districts, Section 102.4, B. Lot Development Standards*

| *Standard* | *Requirement* | *Proposal* | *Recommendation* |
|---|---|---|---|
| **Minimum Development Area** | *10 acres* | *0.24 acres* | *Approval* |
| **Minimum Lot Area** | *7,500 sq. ft.* | *10,454 sq. ft.* | *Approval* |
| **Minimum Lot Width** | *60 feet* | *75 feet* | *NA* |
| **Minimum Front Yard Setback** | *35 feet* | *15 feet (Oak Street)* | *Approval* |
| **Minimum Front Yard Setback** | *35 feet* | *10 feet (North Perry Street)* | *Approval* |
| **Minimum Rear Yard Setback** | *20 feet* | *20 feet* | *NA* |
| **Minimum Side Yard Setback** | *5 feet* | *5 feet* | *Approval* |
| **Minimum Heated Floor Area** | *1,800 sq. ft. (1 story) 2,000 sq. ft. (2 stories)* | *2,714 sq. ft (1 story)* | *NA* |
| **Accessory Structure Side Yard Setback** | *5 feet* | *4 feet* | *Approval* |

LAWRENCEVILLE

Planning & Development

***Article 1 Districts, Section 103.2, Use Table***

| *Permitted Use* | *SAR** | *Requirement* | *Proposal* | *Recommendation* |
|---|---|---|---|---|
| *Live/Work* | √ | *CMU and BGC* | *RS-60* | *Approval* |

***SAR-** Supplemental or Accessory Regulations √

***Article 2 Supplemental And Accessory Use Standards, Supplemental Use Standards, Section 200.3.1 Live Work, Which Reads As Follows:***

A. Only allowed in the BGC and CMU District. Commercial business of professional office may be operated in the basement or first floor/story of the structure (excluding any required garage).

B. The business or office may not exceed 50 percent (50%) of the floor area of the dwelling unit.

C. Businesses operated in such space shall not be considered Home Occupations, and need not be operated by the resident of the dwelling.

According to the City of Lawrenceville Building and Building Regulation and International Building Code (IBC), Live/Work Units shall comply with the various rules and regulations which include Limitations, Occupancies, Means of egress, Vertical openings, Fire Protection, Structural, Accessibility, Ventilation, and Plumbing facilities. Based on the minimum of local and international building codes it appears the requirements regulating Live/Work Units are more stringent than those found in the Zoning Ordinance, Article 2 Supplemental and Accessory Use Standards.

In conclusion, the required variances, if approved, would maintain consistency with surrounding residential uses and zoning, and satisfy the intent of the RS-60 zoning classification applying to Lot Development Standards, Building and Building Regulations, and the International Building Code.

LAWRENCEVILLE

Planning & Development

## SURROUNDING ZONING AND USE

The surrounding area consists of a variety of commercial and residential uses. To the north, east and west are properties zoned BGC used for residential purposes; which include the City Council-approved (SU-17-03) City View single-family subdivision consisting of single-family dwellings and a small commercial/retail facility occupied by the Southern Arts Performing Academy. To the south, are properties surrounding the Courthouse Square consisting primarily of commercial/retail uses on properties zoned BGC. The rezoning request could be compatible with the established zoning pattern in the immediate area, and more importantly, consistent with the intent of the long-range plans for the Downtown area.

## CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



LAWRENCEVILLE

Planning & Development

**2040 COMPREHENSIVE PLAN**

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

**LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP**




**STAFF RECOMMENDATION**

The proposed request could become another example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommend **APPROVAL WITH CONDITIONS** of the requests.

LAWRENCEVILLE

Planning & Development

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**BUILDING INSPECTIONS**

*The rehabilitation of the existing structure or any new construction shall be subject to the applicable rules and regulations of the City of Lawrenceville Building and Building Regulations, International Residential Code (IRC), International Existing Building Code (IEBC), and International Property Maintenance Code (IPMC).*

**CODE ENFORCEMENT**

*No comment*

**DAMAGE PREVENTION DEPARTMENT**

*No comment*

**ELECTRIC DEPARTMENT**

*This property will be served by the City of Lawrenceville Electric Department.*

**ENGINEERING DEPARTMENT**

*No comment*

**GAS DEPARTMENT**

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

**STREET AND SANITATION DEPARTMENT**

*The property will be served by the City of Lawrenceville Street and Sanitation Department.*

LAWRENCEVILLE

Planning & Development

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

1. **Whether a zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.**
   *A request to zone property for single-family residential uses could be suitable given 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 request 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 that will or could cause 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 of zoning, and compliance with the requirements regulating building, planning, and development.*

5. **Whether the zoning proposal conforms with the policy and intent of the Comprehensive Plan.**
   *Policies of the City are intended to recognize opportunities present throughout the city limits. The Downtown Character Areas could benefit from the "halo effect" of high-quality development already happening nearby.*

6. **Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.**
   *The request represents an opportunity to maintain consistency with the intent of the 2040 Comprehensive Plan and updated City's Livable Centers Initiative (LCI) Plan.*

**PLANNING AND DEVELOPMENT**

**RECOMMENDED CONDITIONS_10022022**

**RZR2022-00014**

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

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

***A.*** Single-family detached dwelling unit, Live/Work Unit, accessory use, and structure.

***B.*** The new construction of a single-family detached dwelling unit shall require a minimum heated floor area or a dwelling unit shall be 1,800 square feet for a one-story dwelling, and 2,000 square feet for a two-story dwelling.

***C.*** The new construction of a single-family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

***D.*** The new construction of a single-family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

***E.*** The new construction of a single-family detached dwelling unit shall consist of a driveway constructed of an approved hard surface. The garage shall be located in a Rear Yard Area only. Access to the subject property shall be extended via an existing curb cut along the eastern right-of-way of North Perry Street at or near the northwest portion of the property as shown on the survey prepared for *"Gwinnett, Rockdale, Newton County Area Community Mental Health Center, Inc."* prepared by *"Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc."* dated February 26, 1982. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

***F.*** The new construction of a single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to

the review and approval of the Director of the Planning and Development Department.

***2.*** To satisfy the following site development considerations:

***A.*** Rehabilitation of the existing Single-Family dwelling shall be subject to the minimum requirement of the *City of Lawrenceville Building and Building Regulations, International Residential Code (IRC), and International Existing Building Code (IEBC).* The final design shall be subject to the review and approval of the Director of Planning and Development.

***B.*** Live/Work Unit shall be subject to the minimum requirements of the *City of Lawrenceville Building and Building Regulations, and the International Building Code (IBC).* The final design shall be subject to the review and approval of the Director of Planning and Development.

***C.*** Maintain or provide a five (5) foot concrete sidewalk adjacent to the North Perry Street and Oak Street right-of-way(s).

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

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

***3.*** The following variances are granted:

***A.*** Variances to allow the rehabilitation of the existing structure or new construction, subject to the following:

***i.*** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the ninety-eight (98) percent reduction of the Minimum Development Size Requirement from ten (10) acres to twenty-four (0.24) tenths of an acre.

***ii.*** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows the fifty-seven (57) percent reduction of the Minimum Front Yard Setback from thirty-five (35) feet to fifteen (15) feet along the southern property line or Oak Street right-of-way.

***iii.*** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Front Yard Setback, allows the seventy-one (71) percent reduction of the Minimum Front Yard Setback from a thirty-five (35) feet to a ten (10) feet along the western property line or North Perry Street right-of-way.

***iv.*** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Accessory Structure Side Yard Setback, allows the one (1) foot encroachment of the existing concrete block building into the required Minimum Accessory Structure Side Yard Setback along the eastern property line as shown on the survey prepared for *"Gwinnett, Rockdale, Newton County Area Community Mental Health Center, Inc."* prepared by *"Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc."* dated February 26, 1982.

***v.*** A variance from the Zoning Ordinance, Article 1, Section 103.2, Use Table and related supplemental regulations of Article 2, Section 200.3 Supplemental Use Standards Subsection 200.3.47 Live/Work allows a Live/Work Unit as an Accessory Use at the subject property. The final design shall be subject to the review and approval of the Director of Planning and Development.

# 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** | |

ONLY COMPLETE APPLICATIONS ACCEPTED

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

LAWRENCEVILLE
Planning & Development

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

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|---|
| NAME: CITY OF LAWRENCEVILLE | NAME: CITY OF LAWRENCEVILLE |
| ADDRESS: 70 SOUTH CLAYTON STREET | ADDRESS: 70 SOUTH CLAYTON STREET |
| CITY: LAWRENCEVILLE | CITY: LAWRENCEVILLE |
| STATE: GEORGIA ZIP: 30046 | STATE: GA ZIP: 30046 |
| PHONE: 678.407.6583 | PHONE: 678.407.6583 |

CONTACT PERSON: TODD HARGRAVE PHONE: 678.407.6583

CONTACT'S E-MAIL: THARGRAVE@LAWRENCEVILLEGA.ORG

* 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): BGC TO RS-60 ACREAGE: 0.24

PARCEL NUMBER(S): R5146B012

ADDRESS OF PROPERTY: 190 OAK STREET

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

| | |
|---|---|
| 10-10-2022 | 10-10-2022 |
| SIGNATURE OF APPLICANT DATE | SIGNATURE OF OWNER DATE |
| TODD HARGRAVE | CHUCK WARBINGTON |
| TYPED OR PRINTED NAME | TYPED OR PRINTED NAME |
| NOTARY PUBLIC DATE | NOTARY PUBLIC DATE |

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

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)

| | |
|---|---|
| _____ | 10-10-2022 |
| CASE NUMBER | DATE |
| TODD HARGRAVE | |
| _____ | _____ |
| AKNOWLEDGED BY (PRINT NAME) | SIGNATURE |

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

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.

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

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: 5 - 146B - 012
(Map Reference Number) District Land Lot Parcel

10-10-2022
Signature of Applicant Date

TODD HARGRAVE
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)

NA — NAME
NA — TITLE
NA — DATE

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

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

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

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.

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

**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

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

- 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.

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

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.

RZR2022-00014
RECEIVED 10102022
PLANNING AND DEVELOPMENT

186

AP 20803

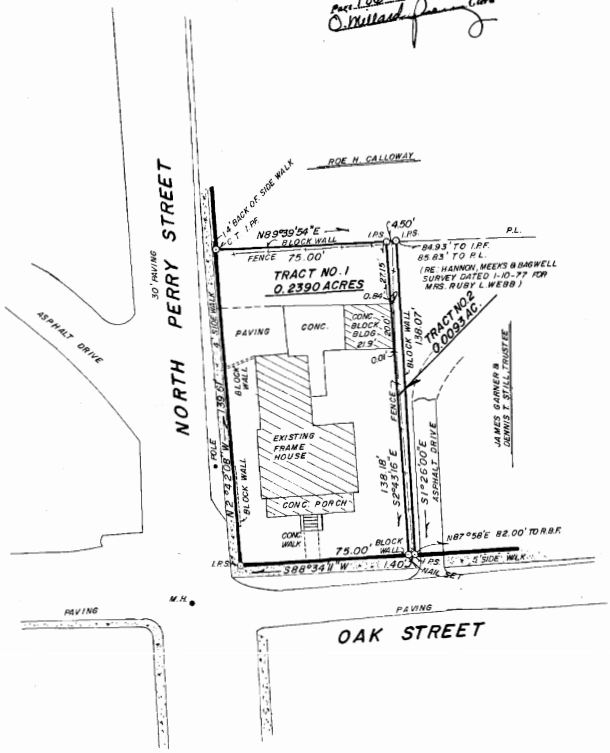
LEGEND:

| | |
|---|---|
| M.H. = MANHOLE | P.C. = POINT OF CURVATURE |
| D.I. = DROP INLET | P.C.C. = POINT OF COMPOUND CURVATURE |
| C.B. = CATCH BASIN | P.R.C. = POINT OF REVERSE CURVATURE |
| D.A. = DRAINAGE AREA | P.I. = POINT OF INTERSECTION |
| J.B. = JUNCTION BOX | P.T. = POINT OF TANGENCY |
| H.W. = HEAD WALL | L.L.L. = LAND LOT LINE |
| C.D. = CROSS DRAIN | C.M.F. = CONCRETE MONUMENT FOUND |
| E.L. = ELEVATION | D.E. = DRAINAGE EASEMENT |
| R = RADIUS | S.E. = SEWER EASEMENT |
| R/W = RIGHT OF WAY | C.E. = CONSTRUCTION EASEMENT (TEMPORARY) |
| B.L. = BUILDING LINE | I.P.S. = IRON PIN SET( ϕ R-BAR) |
| C.L. = CENTER LINE | R.B.F. = R-BAR FOUND |
| T.L. = TRAVERSE LINE | H.T.F. = HOLLOW TUBE FOUND |
| P.L. = PROPERTY LINE | ——G—— = GAS LINE |
| T.H. = TEST HOLE | ——W—— = WATER LINE |
| M.T. = MARKED TREE | ——S—— = SEWER LINE |
| B.M. = BENCH MARK | ——P—— = POWER LINE |
| F.H. = FIRE HYDRANT | ——T—— = TELEPHONE LINE |

Georgia, Gwinnett County,
Clerk's Office — Superior Court
I hereby certify that the within
instrument was filed for Record
at 3 PM. ...3-4..... 1982
and recorded in Book 17
Page 186 3-4 1982
O. Millard Clerk

NOTES:

1. SURVEY PROCEDURES: RANDOM TRAVERSE MEASUREMENTS OBTAINED WITH A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING DEVICE. ϕ R-BARS SET FROM RANDOM TRAVERSE BY MEANS OF A ONE MINUTE TRANSIT AND STEEL TAPE.
2. THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A MINIMUM PRECISION RATIO OF ONE FOOT IN 49,729 FEET, AN AVERAGE ANGULAR ERROR OF 7.8 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE.
3. DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A MINIMUM PRECISION RATIO OF ONE FOOT IN 144,368 FEET.







SURVEY FOR

GWINNETT, ROCKDALE, NEWTON COUNTY
AREA COMMUNITY MENTAL HEALTH CENTER, INC.

LAND LOT(S) 146 of the 5th DISTRICT
CITY of LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA 0.2483 ACRES

DATE: 2-26-82
SCALE: 1" = 30'
DRAWN BY:
CHECKED BY:

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

GEORGIA REGISTERED No. 1497 LAND SURVEYOR MACK L. MEEKS

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

0 15' 30' 60' 90' 150'
GRAPHIC SCALE

HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC.
LAND PLANNING
LAND SURVEYING
CIVIL ENGINEERING
238 BUFORD DRIVE
LAWRENCEVILLE, GEORGIA 30245
TELEPHONE (404) 963-7181

MILES H. HANNON ..... L.S. NO. 1528
MACK L. MEEKS ..... L.S. NO. 1497
J. RONALD HANNON ..... L.S. NO. 1527
GEORGE M. MEEKS, JR. ..... L.S. NO. 2045
C. BLUE BAGWELL ..... P.E. NO. 7045

SZR2022-00014
RECEIVED 10/1/2022
PLANNING AND DEVELOPMENT

SZR2022-00014_LND SRVY_10102022

**DEED B: 60028 P: 00716**
**06/21/2022 10:33 AM Pgs: 2 Fees: $25.00**
**TTax: $0.00**
**Tiana P Garner, Clerk of Superior Court**
**Gwinnett County, GA**
**PT-61 #: 0672022019774**
**ERECORDED**
**eFile Participant IDs: 8316111866,**



[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording return to:
Thompson, Sweeny,
Kinsinger & Pereira P.C.
P.O. Drawer 1250
Lawrenceville, GA 30046

STATE OF GEORGIA
COUNTY OF GWINNETT

## LIMITED WARRANTY DEED

THIS INDENTURE, made the 17th day of June, in the year Two Thousand Twenty-Two, between

**VIEW POINT HEALTH COMMUNITY SERVICE BOARD**
**Successor to GRN Community Service Board**

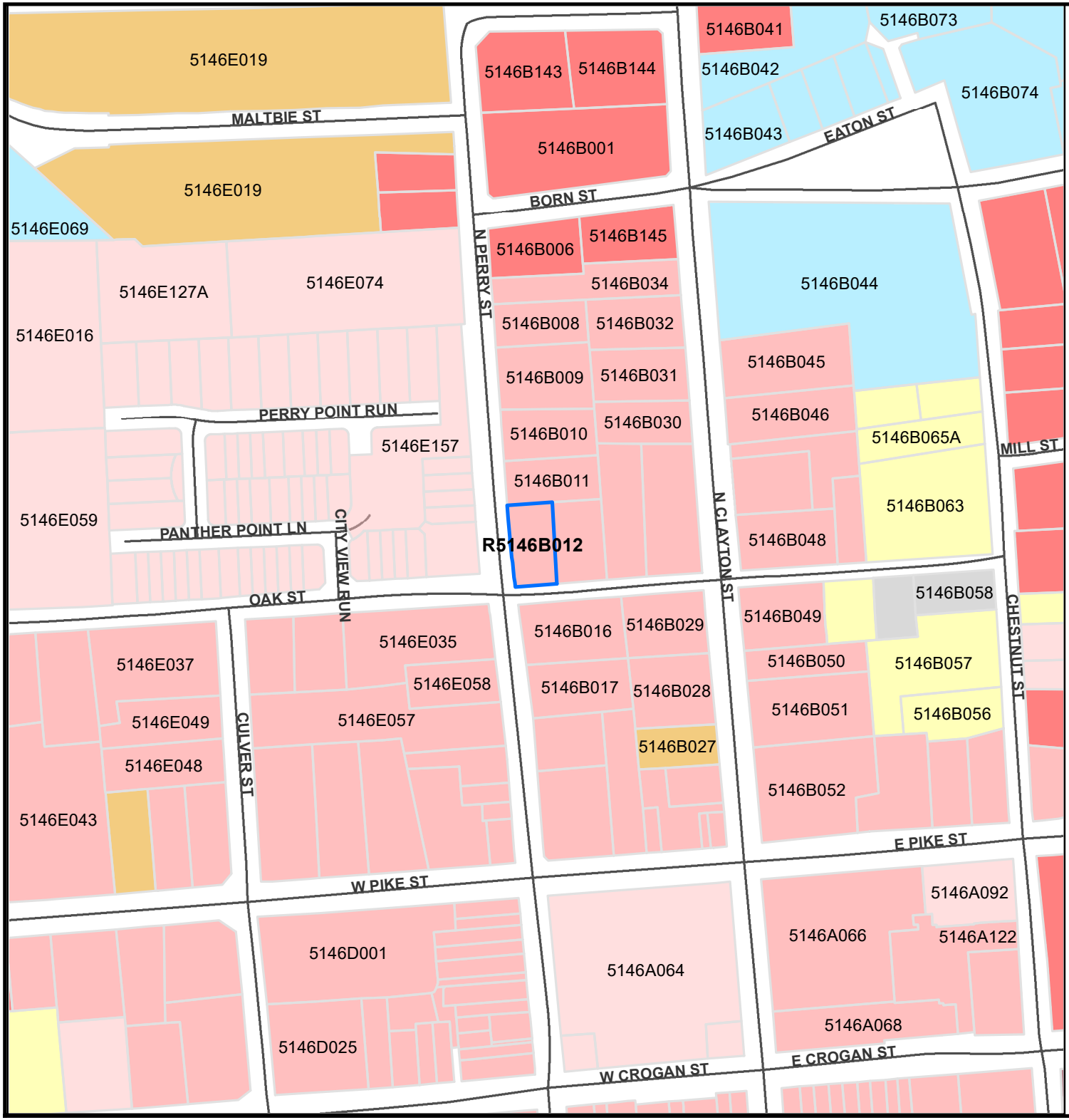
of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**CITY OF LAWRENCEVILLE, GEORGIA**
**a Georgia Municipal Corporation**

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee,

R2022-00014_LEGAL_10102022




LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # RZR2022-00014**

**Applicant: City of Lawrenceville**

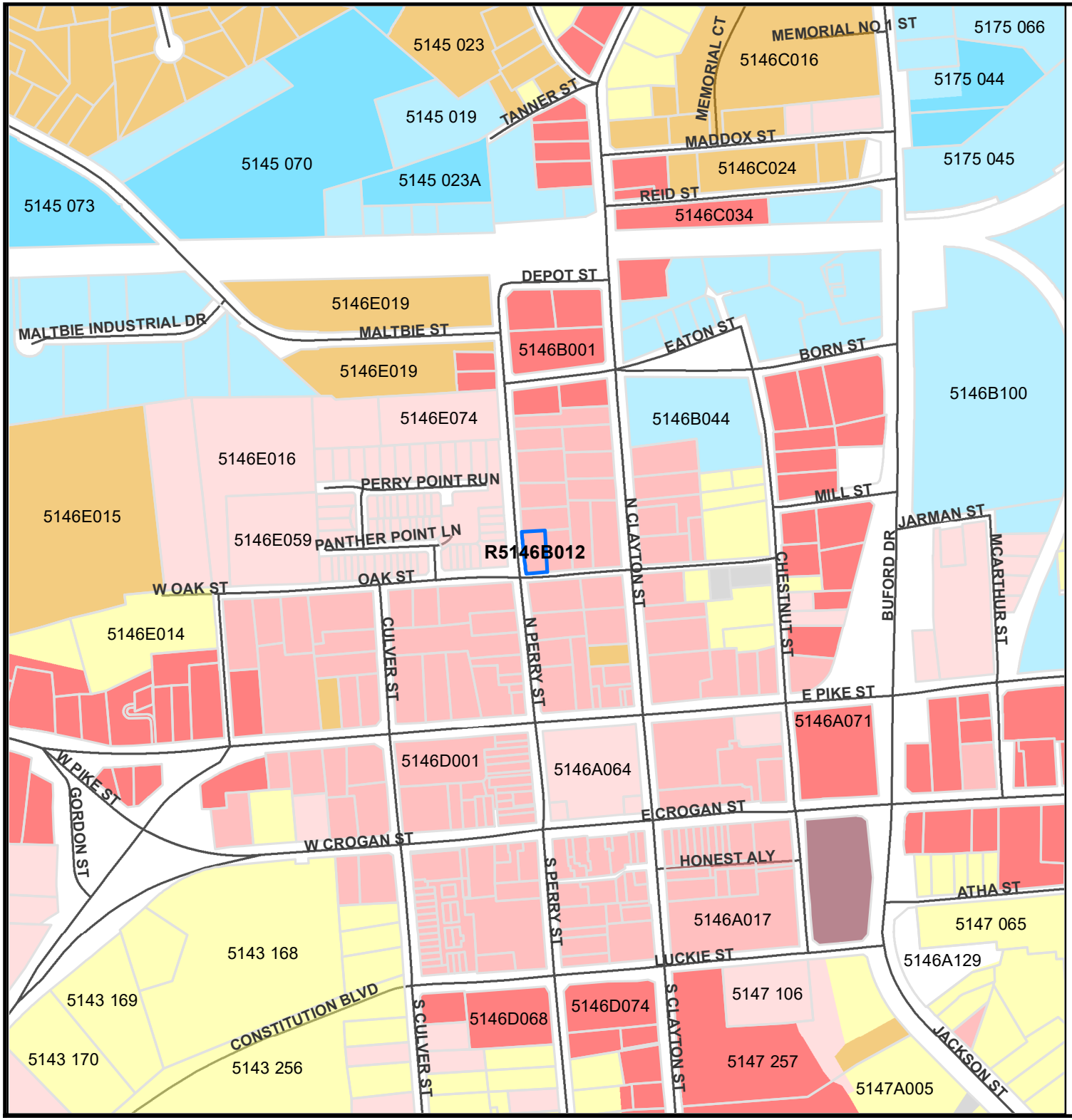
Subject Property
Parcels
Roads

**Zoning Districts**

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

N
W E
S

0 125 250




LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # RZR2022-00014**

**Applicant: City of Lawrenceville**

Subject Property

Parcels

Roads

**Zoning Districts**

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

N W E S

0 250 500 FT

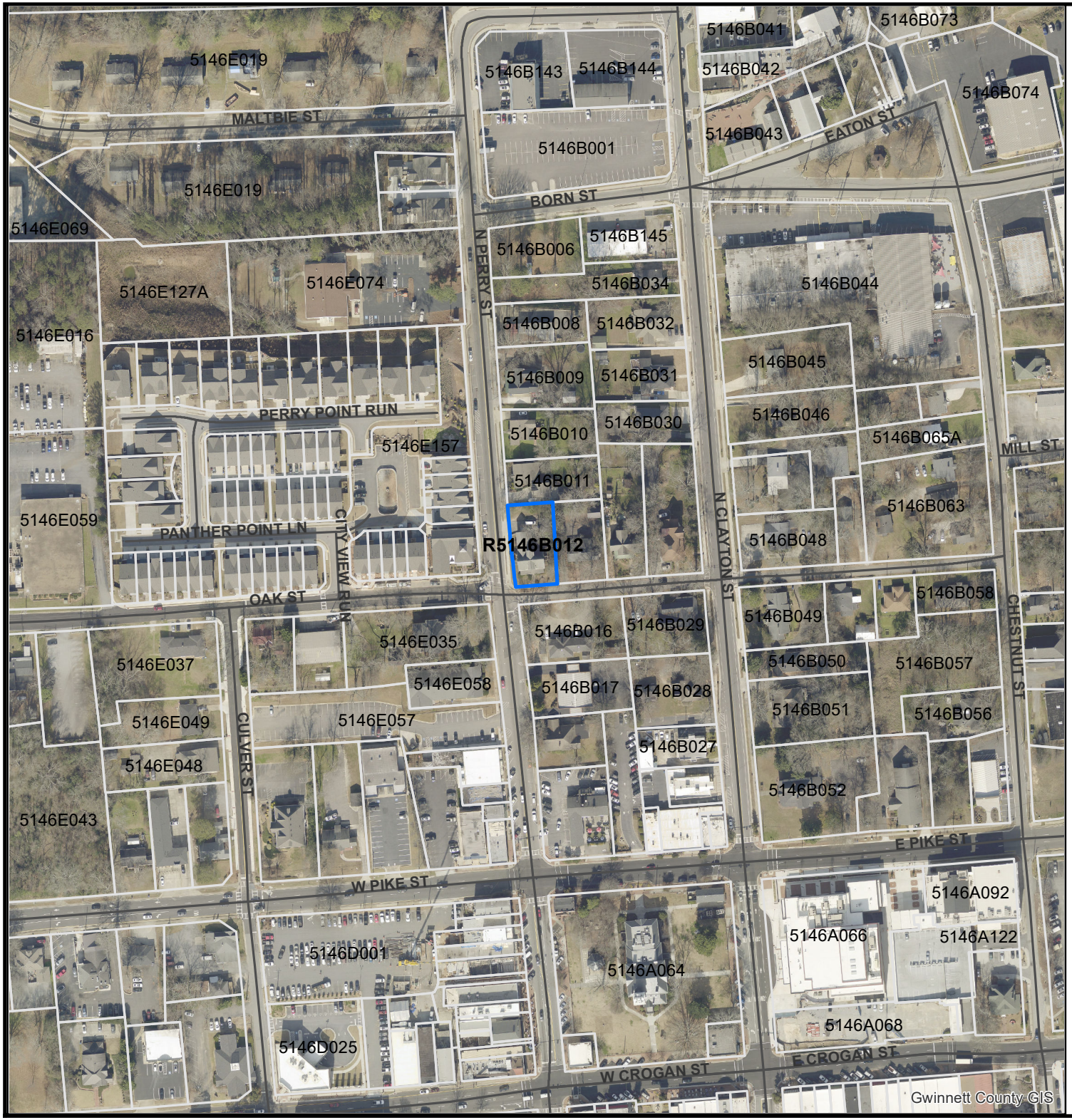
LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # RZR2022-00014**

**Applicant: City of Lawrenceville**




Subject Property

Parcels

Roads

N
W E
S

0 125 250

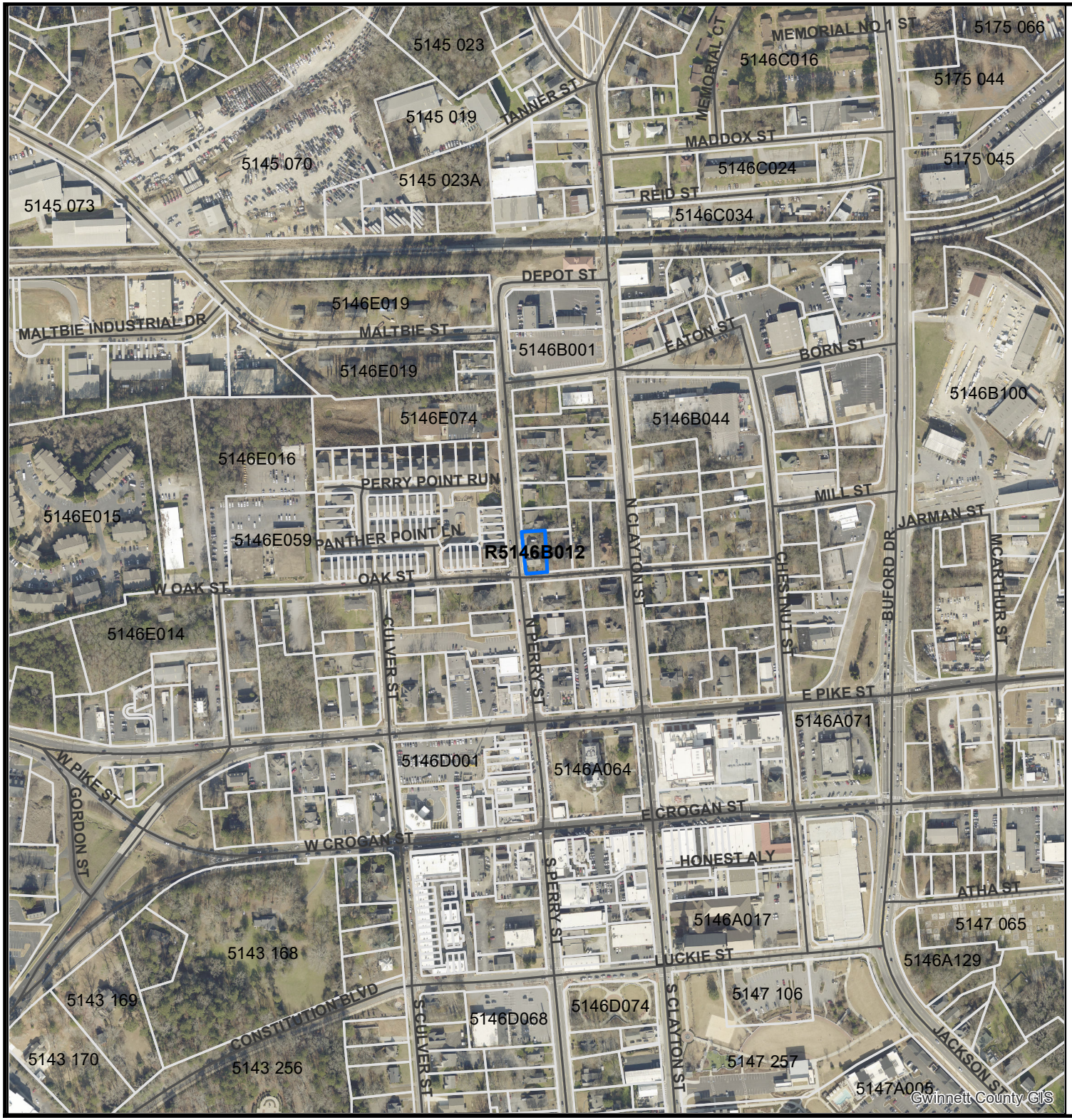
# LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

## Location Map and Surrounding Zoning

**File # RZR2022-00014**

**Applicant: City of Lawrenceville**




Subject Property

Parcels

Roads

N
W E
S

0 250 500 FT

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: DISCUSSION OF CITY BUSINESS

| | |
|---|---|
| **Item:** | RZR2022-00013; Saulo Ordonez; 846 North Clayton Street |
| **Department:** | Planning and Development |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Presented By:** | Todd Hargrave, Planning and Development Director |
| **Planning and Development Recommendation:** | **Approval with Conditions** |
| **Planning Commission Recommendation:** | **Recommendation to be provided at Work Session** |

---

**Summary:** The applicant requests the rezoning of an approximately 0.55-acre property, zoned OI (Office Institutional District) to RS-150 (Single-Family Residential District) to allow the rehabilitation of an existing single-family residential dwelling unit. The subject property is located along the eastern right-of-way of North Clayton Street, just south of its intersection with the North Clayton Street Connector. The property is developed with a single-family dwelling originally constructed in 1920.

**Attachments/Exhibits:**

- **RZR2022-00013_REPORT**
- **RZR2022-00013_P&D RECO COND_10022022**
- **RZR2022-00013_APP_09022022**
- **RZR2022-00013_LOI_09022022**
- **RZR2022-00013_BNDY_09022022**

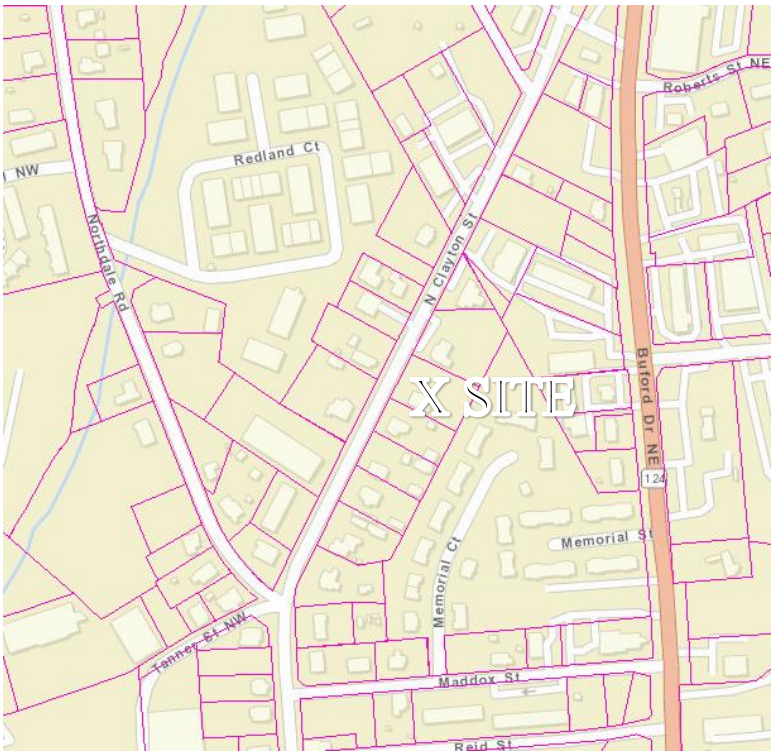
- **RZR2022-00013_SITE PLAN_09022022**
- **RZR2022-00013_LEGAL_09022022**
- **RZR2022-00013_PDZONE MAP AERIAL**
- **RZR2022-00013_PDZONE MAP AERIAL(ZOOMED)**
- **RZR2022-00013_PDZONE MAP**
- **RZR2022-00013_PDZONE MAP (ZOOMED)**

# LAWRENCEVILLE

## Planning & Development

| | |
|---|---|
| **CASE NUMBER:** | **RZR2022-00013** |
| **APPLICANT:** | SAULO ORDONEZ |
| **CONTACT:** | SAULO ORDONEZ |
| **PHONE NUMBER:** | 404.502.9012 |
| **LOCATION:** | 846 NORTH CLAYTON STREET |
| **PARCEL ID:** | R5145 064 |
| **ACREAGE:** | 0.55 |
| **ZONING PROPOSAL:** | OI (OFFICE INSTITUTIONAL DISTRICT) TO RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) |
| **PROPOSED DEVELOPMENT:** | SINGLE-FAMILY RESIDENTIAL DWELLING UNIT |
| **DEPARTMENT RECOMMENDATION:** | **APPROVAL** |

**VICINITY MAP**



# LAWRENCEVILLE

## Planning & Development

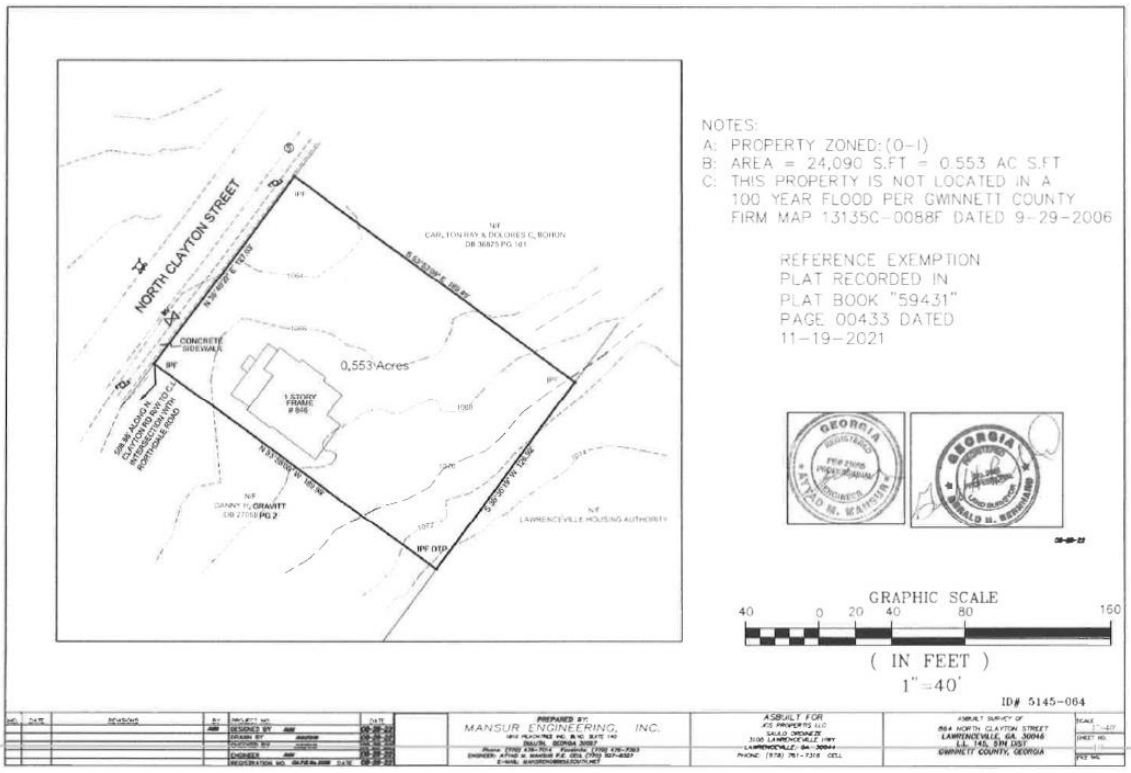
**ZONING HISTORY:**

In 1960, the subject property was zoned RS-120 (Single-Family Residential District). In 1986, the property was zoned RS-150, pursuant to a city-initiated area-wide rezoning. The property has been zoned OI (Office Institutional District) since 2007, pursuant to RZ-07-07.

**PROJECT SUMMARY**

The applicant requests the rezoning of an approximately 0.55-acre property, zoned OI (Office Institutional District) to RS-150 (Single-Family Residential District) to allow the rehabilitation of an existing single-family residential dwelling. The subject property is located along the eastern right-of-way of North Clayton Street, just south of its intersection with the North Clayton Street Connector. The property is developed with a single-family dwelling originally constructed in 1920.

**LAND SURVEY**



# LAWRENCEVILLE

Planning & Development

## ZONING AND DEVELOPMENT STANDARDS

The applicant is proposing to rehabilitate an existing one-story single-family dwelling, consisting of 1,694 square feet of heated floor area, five (5) bedrooms, one (1) bath, and an attic. The rehabilitation of the existing single-family dwelling does not include the construction of a required two-car garage.

The various codes, ordinances, and regulations of the City of Lawrenceville require a Front Yard Setback of thirty-five (35) feet; a Side Yard Setback of ten (10) feet; a Rear Yard Setback of forty (40) feet; a Minimum Heated Floor Area of 2,000 square feet for a one-story single-family dwelling; the installation of a five (5) foot concrete sidewalk; one access point per dwelling unit, and a two-car garage. Although not shown on the submitted site plan, access to the site could be extended via an existing curb cut along the eastern right-of-way of North Clayton Street at, or near the northwest portion of the property. In addition, the site consists of an existing five (5) foot concrete sidewalk along the right-of-way of North Clayton Street. Both should be maintained and utilized to the benefit of the applicant.

## VARIANCE REQUEST

***Article 1 Districts, Section 102.3, B. Lot Development Standards***

| *Standard* | *Requirement* | *Proposal* | *Recommendation* |
|---|---|---|---|
| **Minimum Lot Area** | *15,000 sq. ft.* | *23,958 sq. ft.* | *NA* |
| **Minimum Lot Width** | *85 feet* | *127.03 feet* | *NA* |
| **Minimum Front Yard Setback** | *35 feet* | *35 feet* | *NA* |
| **Minimum Rear Yard Setback** | *40 feet* | *40 feet* | *NA* |
| **Minimum Side Yard Setback** | *10 feet* | *7.3 feet** | *Approval* |
| **Minimum Heated Floor Area** | *2,000 sq. ft. (1 story) 2,400 sq. ft. (2 stories)* | *1,694 sq. ft (1 story)* | *NA* |

# LAWRENCEVILLE

## Planning & Development

| | | | |
|---|---|---|---|
| **Accessory Structure Side Yard Setback** | *5 feet* | *5 feet* | *NA* |

*Allows the encroachment into the required Side Yard Setback along the southern property line two and seven-tenths (2.7) feet.

***Article 5 Parking and Loading, Section 501, A.5., which reads as follows:***

*"In a residential district, the parking of any motor vehicle except on a hard-surfaced driveway or in carport or garage is prohibited."*

| ***Standard*** | ***Requirement*** | ***Proposal*** | ***Recommendation*** |
|---|---|---|---|
| **Vehicle Parking Area** | *Approved Hard-Surface* | *Application does not include proposal* | *Denial* |

***Article 5 Parking and Loading, Section 508, Table 5-3: Number of Off-Street Parking Spaces Required which reads as follows:***

| ***Standard*** | ***Requirement*** | ***Proposal*** | ***Recommendation*** |
|---|---|---|---|
| **Dwelling** | *Two car garage required* | *Application does not include proposal* | *Denial* |

***Article 6 Architectural and Design Standards, Section 601, A.1. Exterior Wall Design, a., b., and c. which reads as follows:***

a. *The front facade of a single-family residence shall be constructed of brick, and/or stone. Up to one-tenth accents of the front façade may be of a fiber cement or stucco product.*

b. *The sides and rear façade of a single-family residence shall be, at a minimum, one-third brick, or stone. The balance shall be fiber cement or stucco. If the elevation faces a designated Right-of-way, the elevation shall be primarily brick, or stone.*

e. *Each lot on which a single-family residence is constructed shall have a two (2) car garage as a minimum requirement. Garages may not be converted into heated*

*interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.*

| ***Standard*** | ***Requirement*** | ***Proposal*** | ***Recommendation*** |
|---|---|---|---|
| **Exterior Architectural Treatments** | *One-tenth of front façade may consist of fiber-cement or stucco product* | *Eight-tenths of front façade consisting of fiber-cement or wood siding* | *Approval* |
| **Exterior Architectural Treatments** | *Side and rear elevations shall consist of one-third brick or stone.* | *Side and rear elevations consisting of eight (80) percent fiber-cement or wood siding.* | *Approval* |
| **Exterior Architectural Treatments** | *Two-car garage required* | *Application does not include proposal* | *Denial* |

In conclusion, taking into consideration the year of construction (1920) of the existing structure, and the various changes to policy to maintain compatibility with existing architectural styles staff could support a request for variances allowing an encroachment into the required Side Yard Setback, minimum heated floor area and exterior architectural regulations.

LAWRENCEVILLE

Planning & Development

## SITE PLAN



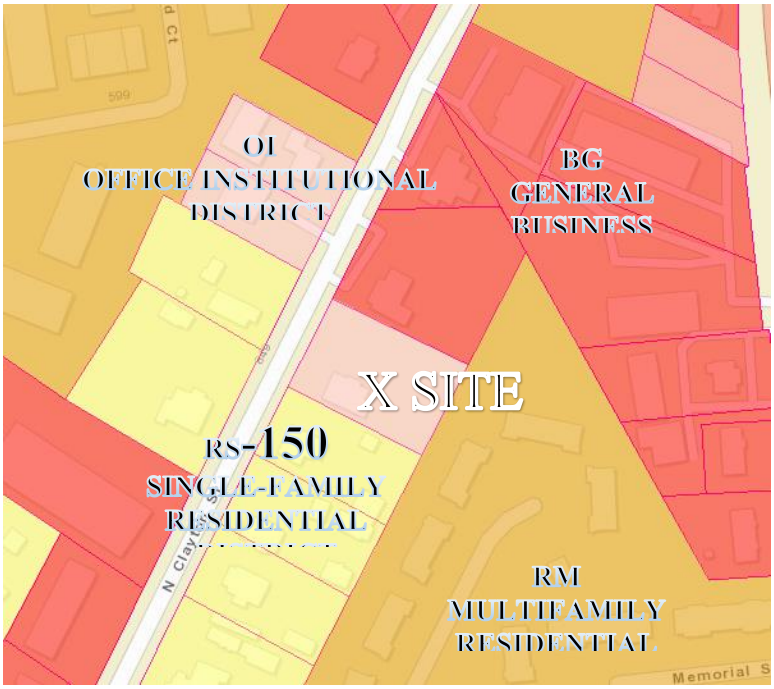

## SURROUNDING ZONING AND USE

The surrounding area is characterized by a mix of commercial, multifamily residential, office institutional, and single-family residential uses. Immediately adjacent to the north is a commercial/retail use zoned BG (General Business District). To the east is a multifamily residential development zoned RM (Multifamily Residential District) managed by the Lawrenceville Housing Authority. To the south, are single-family residential uses zoned RS-150. To the west, across North Clayton Street are single-family residential uses zoned RS-150, commercial/retail uses zoned BG, and office and institutional use zoned OI. Further to the west, is the newly established College Corridor designed to provide a direct connection from the Georgia Gwinnett College (GGC) to the Downtown Entertainment District. The proposed request to rezone the property to RS-150 could be consistent with the established development and zoning pattern along North Clayton Street.

LAWRENCEVILLE

Planning & Development

**CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP**




**2040 COMPREHENSIVE PLAN**

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The intent of the Character Area is a unique place in the community, connecting two of the city's strongest anchors: Downtown and GCC. The vision for the College Corridor 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. As proposed, the requested rezoning would be consistent with the policies of the 2040 Comprehensive Plan.

LAWRENCEVILLE

Planning & Development

**LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP**




**STAFF RECOMMENDATION**

In conclusion, the proposed zoning request may be consistent with the established development and zoning pattern in the immediate area. In addition, policies relating to long-range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well-maintained and includes homes with a variety of forms and price points. Furthermore, the various ordinance, plans, and regulations of the City of Lawrenceville are intended to enhance the city's historic quality by ensuring rehabbed buildings are compatible with the character of surrounding buildings and encourage positive redevelopment by benefiting from the "halo effect" of high-quality development already happening nearby. Given the aforementioned factors, the Planning and Development Department recommends the **APPROVAL** of the request.

LAWRENCEVILLE

Planning & Development

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**BUILDING INSPECTIONS**

*The rehabilitation of the existing structure or any new construction shall be subject to the applicable rules and regulations of the City of Lawrenceville Building and Building Regulations, International Residential Code (IRC), International Existing Building Code (IEBC), and International Property Maintenance Code (IPMC).*

**CODE ENFORCEMENT**

*No comment*

**DAMAGE PREVENTION DEPARTMENT**

*No comment*

**ELECTRIC DEPARTMENT**

*This property will be served by the City of Lawrenceville Electric Department.*

**ENGINEERING DEPARTMENT**

*No comment*

**GAS DEPARTMENT**

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

**STREET AND SANITATION DEPARTMENT**

*The property will be served by the City of Lawrenceville Street and Sanitation Department.*

# LAWRENCEVILLE

## Planning & Development

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

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

   *As proposed the plan could be suitable given the existing use and development in the immediate area.*

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

   *The area along the eastern right-of-way of North Clayton Street has long suffered due to antiquated policies and a lack of enforcement. New decisions must be consistent with the policies relating to the long-range plans for the immediate area for the City to flourish.*

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

   *The property has a reasonable economic use as currently zoned.*

4. **Whether the zoning proposal will result in a use that will or could cause 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 conforms with the policy and intent of the Comprehensive Plan.**

   *Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits.*

LAWRENCEVILLE

Planning & Development

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

*The request represents an opportunity to maintain consistency with the intent of the 2040 Comprehensive Plan, City's Livable Centers Initiative (LCI) Plan, and the beginning of a long overdue zoning cleanup in this area.*

**PLANNING AND DEVELOPMENT**

**RECOMMENDED CONDITIONS_100222022**

**RZR2022-00013**

Approval of an RS-150 (Single-Family Residential District), subject to the following enumerated conditions:

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

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

***B.*** The minimum heated floor area per dwelling unit shall be 1,694 square feet for a one-story dwelling.

***C.*** The façade, rear, and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

***D.*** The single-family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

***E.*** The single-family detached dwelling unit shall consist of a two (2) car garage with a driveway constructed of an approved hard surface. The garage shall be located in a Rear Yard Area only and shall be obstructed from the view of the adjacent public right-of-way. Access to the subject property shall be extended via an existing curb cut along the eastern right-of-way of North Clayton Street at or near the northwest portion of the property. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

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

***2.*** To satisfy the following site development considerations:

***A.*** Rehabilitation of the existing Single-Family dwelling shall be subject to the

review and approval of the Director of Planning and Development;

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

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

***D.*** Any utility relocations shall be the responsibility of the developer.

***3.*** The following variance is granted:

***A.*** Variance to allow the rehabilitation of the existing structure, subject to the following:

***i.*** A variance from the Zoning Ordinance, Article 1, Section 102.3, Subsection B. Lot Development Standards, Minimum Side Yard Setback, allows the encroachment into the required Side Yard Setback along the southern property line a distance of two and seven-tenths (2.7) feet.

***ii.*** A variance from the Zoning Ordinance, Article 1, Section 102.3, Subsection B. Lot Development Standards, Minimum Heated Floor Area, allows the reduction of the Minimum Heated Floor Area to 1,694 square feet

***iii.*** A variance from the Zoning Ordinance, Article 6, Section 601 Residential Minimum Architectural and Design Standards, A. Single-Family Residential, 1. Exterior Wall Design and 2. Roof and Chimney Design allows the use of existing materials (e.g., brick, wood siding

# LAWRENCEVILLE
GEORGIA

## REZONING APPLICATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|---|
| NAME: Saulo Ordonez | NAME: Saulo Ordonez |
| ADDRESS: 3475 Sandhill CT | ADDRESS: 3475 Sandhill CT |
| CITY: Lawrenceville | CITY: Lawrenceville |
| STATE: GA ZIP: 30044 | STATE: GA ZIP: 30044 |

CONTACT PERSON: Juan Gomez PHONE: 404.502.9012

* 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): OI office/Institutional REQUESTED ZONING DISTRICT: RS150 Single-Family Residence

PARCEL NUMBER(S): R5145 064 ACREAGE: 0.5500

ADDRESS OF PROPERTY: 846 North Clayton ST

8-31-2022 8-31-2022

SIGNATURE OF APPLICANT DATE SIGNATURE OF OWNER DATE

Saulo Ordonez Saulo Ordonez

TYPED OR PRINTED NAME TYPED OR PRINTED NAME

NOTARY PUBLIC DATE 8-31-22 NOTARY PUBLIC 8-31-22

CALVIN D WILLIAMSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 16, 2022



R2022-00013_APP_09022022

# LAWRENCEVILLE
GEORGIA

## REZONING APPLICATION

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION* |
|---|---|
| NAME: Saulo Ordonez | NAME: Ada J. Ordonez |
| ADDRESS: 3475 Sandhill CT | ADDRESS: 3475 Sandhill CT |
| CITY: Lawrenceville | CITY: Lawrenceville |
| STATE: GA ZIP: 30044 | STATE: GA ZIP: 30044 |

CONTACT PERSON: Juan Gomez PHONE: 404.502.9012

* 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): OI office/Institutional REQUESTED ZONING DISTRICT: RS150 Single-Family Residence

PARCEL NUMBER(S): R5145 064 ACREAGE: 0.5500

ADDRESS OF PROPERTY: 846 North Clayton ST

8-30-2022
SIGNATURE OF APPLICANT DATE

8-30-22
SIGNATURE OF OWNER DATE

Saulo Ordonez
TYPED OR PRINTED NAME

Ada J. Ordonez
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

DOMINO M SAPP NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES OCTOBER 22, 2022

DOMINO M SAPP NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES OCTOBER 22, 2022



R2022000133_APP_09022022

# LAWRENCEVILLE
GEORGIA

## VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: (Map Reference Number) 5 (District) - 145 (Land Lot) - 5145 064 (Parcel)

Signature of Applicant — Date: 8/30/2022

Saulo Ordenez
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)

Vickie Schoby — NAME

TSA II — TITLE

8/30/2022 — DATE

There are no delinquent taxes for 2021 Property taxes dues.

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

DESIGN CONSULTANTS
CREATING IN MOTION

G + Design Consultants Inc.
195 West Pike Street, Suite 201 – Lawrenceville, GA 30046
Gomezarch2@gmail.com | gplusdesignconsultants@gmail.com
404.502.9012

8/30/2022

Lawrenceville Planning Commission
70 S Clayton Street, PO Box 2200
Lawrenceville, GA 30046

**Re: Letter of Intent – Application for Rezoning - 846 N Clayton Street**

To Whom it May Concern:

G + Design Consultants on behalf of Saulo and Ada Ordonez requests a Rezoning of approximately 0.55 acres of land located at 846 N Clayton Street, Lawrenceville GA 30046 (Parcel ID# R5145 064) from OI office/institutional to RS150 Single-Family Residence to modify the conditions of the Zoning Ordinance adopted by the City of Lawrenceville in 2020 in order to allow the continued use of the existing non-conforming single-family structure which currently sits on this parcel.

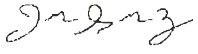
The proposed request as shown on the attached site plan has an existing 1-story structure which has long been used primarily as a single-family residence in accordance with the attached Tax Assessor's Office property detail. Additionally, 50% of the immediate adjacent properties are zoned RS150, 25% is zoned RM-12 and the other 25% is zoned OI office/Institutional.

The proposed request is compatible with existing land-uses and zoning classifications of the surrounding area, and more importantly, is in line with the intended use by the Ordonez family who may face a tremendous financial hardship should this request not be approved.

The applicant welcomes the opportunity to meet with staff of the Planning Commission to answer any questions or to address any concerns relating to the matters set forth in this letter or in the application filed herewith. The applicant respectfully requests your approval of the application.

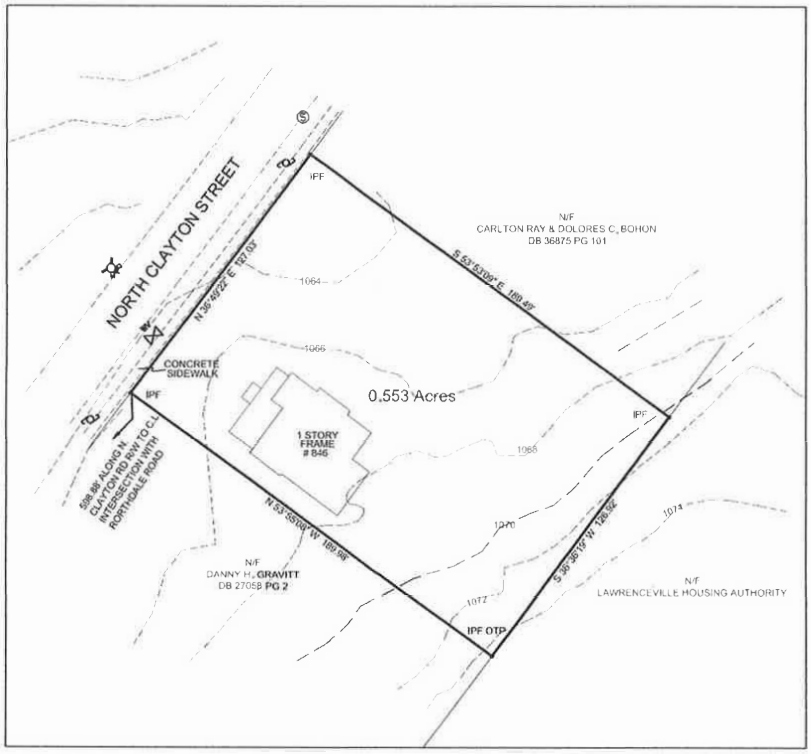
Respectfully submitted this 1st day of September, 2022.

Juan Gomez





*We appreciate your business*




NOTES:
A: PROPERTY ZONED: (O-I)
B: AREA = 24,090 S.FT = 0.553 AC S.FT
C: THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PER GWINNETT COUNTY FIRM MAP 13135C-0088F DATED 9-29-2006

REFERENCE EXEMPTION PLAT RECORDED IN PLAT BOOK "59431" PAGE 00433 DATED 11-19-2021

GEORGIA REGISTERED PE# 21055 PROFESSIONAL ENGINEER AYYAD M. MANSUR

GEORGIA REGISTERED LAND SURVEYOR DONALD N. BENNETT

09-09-22

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1"=40'

ID# 5145-064

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | AM |

PROJECT NO.
DESIGNED BY AM 09-09-22
DRAWN BY 09-09-22
CHECKED BY 09-09-22
ENGINEER AM 09-09-22
REGISTRATION NO. GA PE No. 21055 DATE 09-09-22

PREPARED BY:
MANSUR ENGINEERING, INC.
1810 PEACHTREE IND. BLVD. SUITE 140
DULUTH, GEORGIA 30097
Phone: (770) 476-7014 Facsimile: (770) 476-7383
ENGINEER: AYYAD M. MANSUR P.E. CELL (770) 527-8327
E-MAIL: MANSRENO@BELLSOUTH.NET

ASBUILT FOR
SAULO ORDONEZ
3106 LAWRENCEVILLE HWY
LAWRENCEVILLE, GA. 30044
PHONE: (678) 761-7318 CELL

ASBUILT SURVEY OF
864 NORTH CLAYTON STREET
LAWRENCEVILLE, GA. 30046
L.L. 145, 5TH DIST
GWINNETT COUNTY, GEORGIA

SCALE 1"=40'
SHEET NO. 1/1

R2022-00013_BNDY_09022022

**846 N CLAYTON STREET**
**LAWRENCEVILLE, 30046**

ZONING MAP



ZONING LEGEND

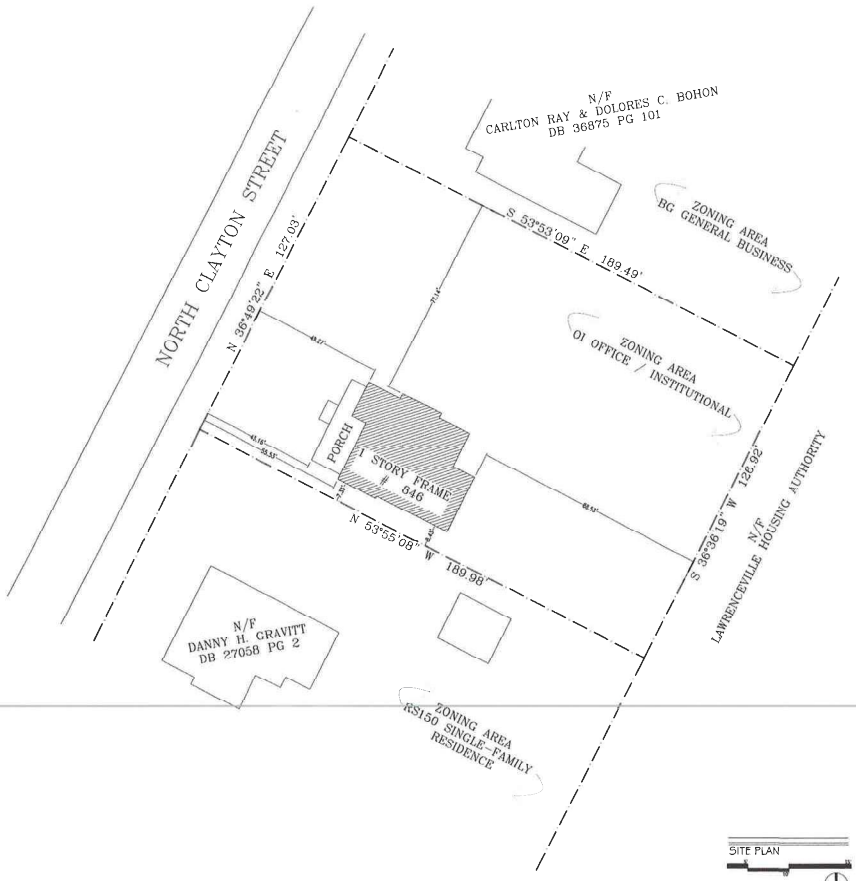
**Legend**

**Zoning Districts**

| | |
|---|---|
| AR Agricultural Residential | RM-24 Multifamily Residential |
| BN Neighborhood Business | RM-12 Multifamily Residential |
| BG General Business | RM-8 Townhouse Residential |
| BGC Central General Business | RM-4-C Fee Simple Condominium Residence |
| HSB Highway Service Business | MH Manufactured Home Residential |
| LM Light Manufacturing | RM-M Modified Residential |
| HM Heavy Manufacturing | RM/HR Residential Multiple Family Highrise |
| OI Office/Institutional | RS180 Single-Family Residence 18,000 SQ FT |
| ON Office-Neighborhood | RS150 Single-Family Residence 15,000 SQ FT |
| CMU Community Mixed Use | RS99 Single-Family Residence 7,500 SQ FT |

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted the date of May 20, 2020 as part of the Lawrenceville Zoning Ordinance.

SITE PLAN




SITE PLAN

DESIGN CONSULTANTS
G + DESIGN CONSULTANTS
JUAN GOMEZ - DESIGNER
195 WEST PIKE STREET, SUITE 201
LAWRENCEVILLE, GA 30046
gplusdesignconsultants@gmail.com

PROFESSIONAL ENGINEER:
JEFF TARBUTTON
1012 BILLY MCGEE RD.
LAWRENCEVILLE, GA 30045

| REVISIONS | DATE | BY |
|---|---|---|

DRAWING TITLE:
SITE PLAN & NOTES

PROJECT:
846 N. CLAYTON STREET
REZONING APPLICATION

PROJECT ADRESS:
846 N. CLAYTON STREET
LAWRENCEVILLE, GA 30046

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY A. TARBUTTON

DATE: 09-01-2022
DRAWN BY: JG
CHECKED BY: JT
DWG No.: RZ-001

R2022-00013_SITE PLN_09022022

DEED B: 59431 P: 00433
11/19/2021 03:00 PM Pgs: 2 Fees: $25.00
TTax: $181.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0872021041270
ERECORDED
eFile Participant IDs: 8646450635,7067927936

Record and Return to:
Lueder, Larkin & Hunter, LLC
2700 N. Berkeley Lake Road, Suite 220
Duluth, GA 30096
File No.: GA-DL-21-0922-CAS

## LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT
APN/Parcel ID: R5145 064

THIS INDENTURE, made this 19th day of November, 2021, between

United Acquisitions LLC

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

Saulo Ordonez and Ada J. Ordonez
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

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

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CITY OF LAWRENCEVILLE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY A NAIL FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH CLAYTON STREET (APPARENT RIGHT-OF-WAY VARIES), SAID POINT BEING 598.88 FEET NORTHEASTERLY ALONG SAID RIGHT-OF-WAY FROM A PK NAIL SET AT THE INTERSECTION OF THE CENTERLINES OF NORTHDALE ROAD AND NORTH CLAYTON STREET, RUN THENCE ALONG SAID RIGHT-OF-WAY NORTH 36 DEGREES 48 MINUTES 24 SECONDS EAST 127.00 FEET TO A POINT MARKED BY A NAIL FOUND; DEPARTING FROM SAID RIGHT-OF-WAY RUN THENCE SOUTH 53 DEGREES 53 MINUTES 23 SECONDS EAST 189.53 FEET TO A POINT, RUN THENCE SOUTH 36 DEGREES 36

R2022-00013_LEGAL_09022022

MINUTES 36 SECONDS WEST 126.93 FEET TO A POINT MARKED BY AN AXLE; RUN THENCE NORTH 53 DEGREES 54 MINUTES 34 SECONDS WEST 189.97 FEET TO A POINT MARKED BY A NAIL FOUND, SAID POINT BEING THE POINT OF BEGINNING. PROPERTY BEING MORE COMMONLY KNOWN AS 846 NORTH CLAYTON STREET, LAWRENCEVILLE, GA 30046.

Subject to all easements and restrictions of record.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
[Notary Seal]

Laura Isabel Toro
Notary Public
- Expires -
Sept. 7, 2025
Georgia
DeKalb County

GRANTOR:

United Acquisitions LLC

By: _____ (SEAL)
Tyler Williams, Member

R2022-00013_LEGAL_09022022

# LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

## Location Map and Surrounding Zoning

**File # RZR2022-00013**

**Applicant: Saulo Ordonez**




Subject Property

Parcels

City Maintained Streets

N
W E
S

0 125 250

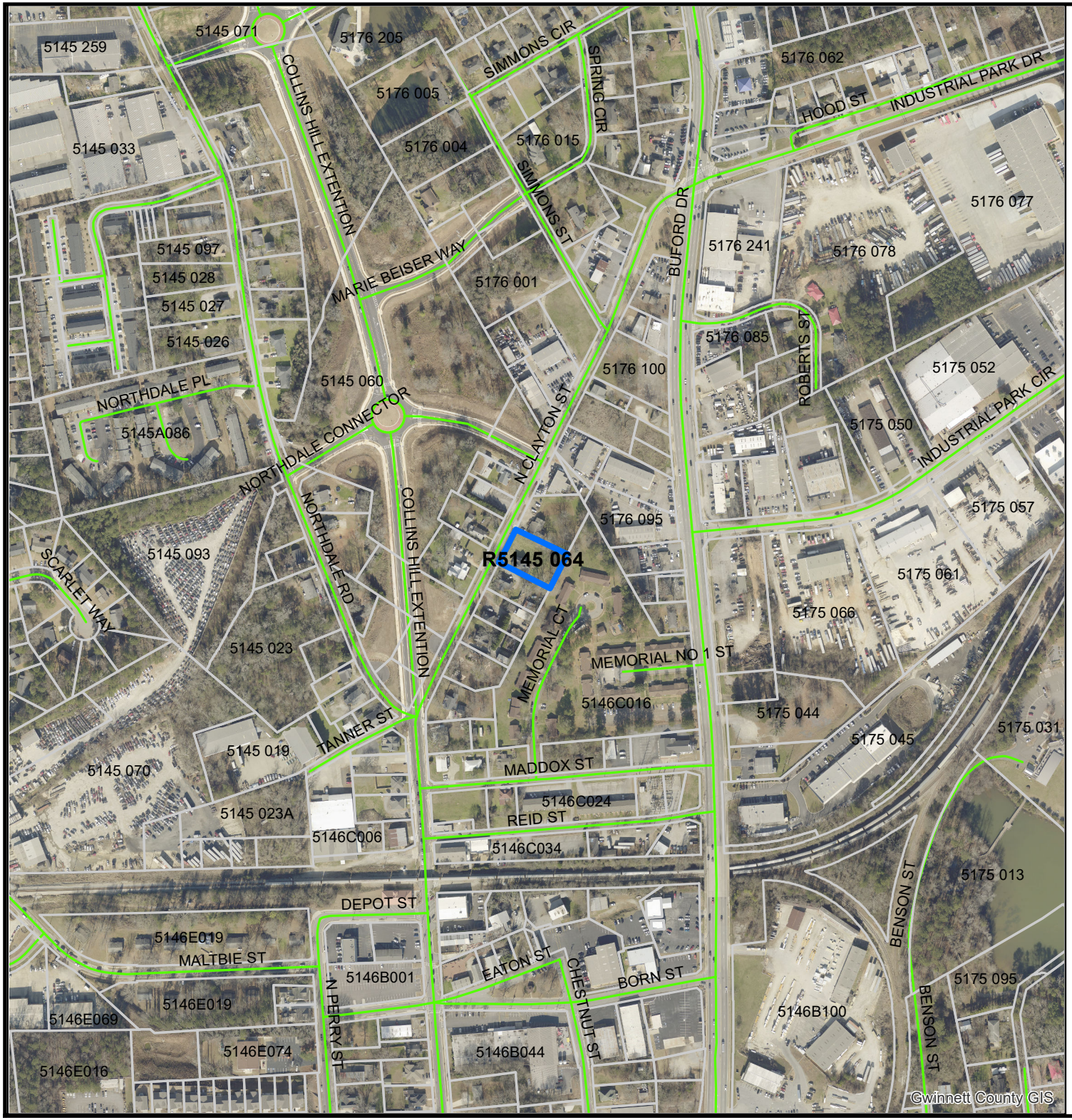
LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # RZR2022-00013**

**Applicant: Saulo Ordonez**



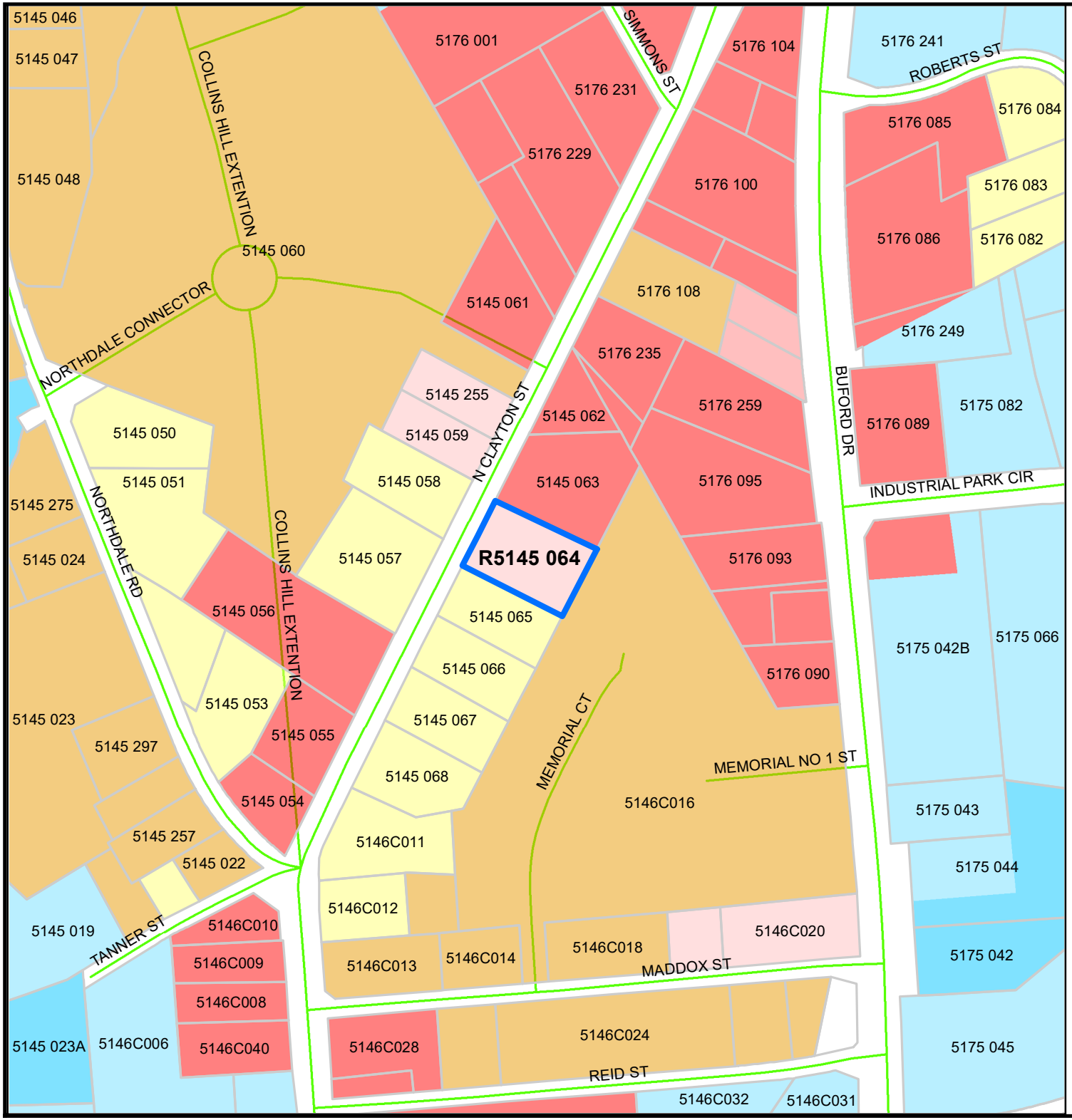

Subject Property

Parcels

City Maintained Streets

N
W E
S

0 250 500 FT




LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # RZR2022-00013**

**Applicant: Saulo Ordonez**

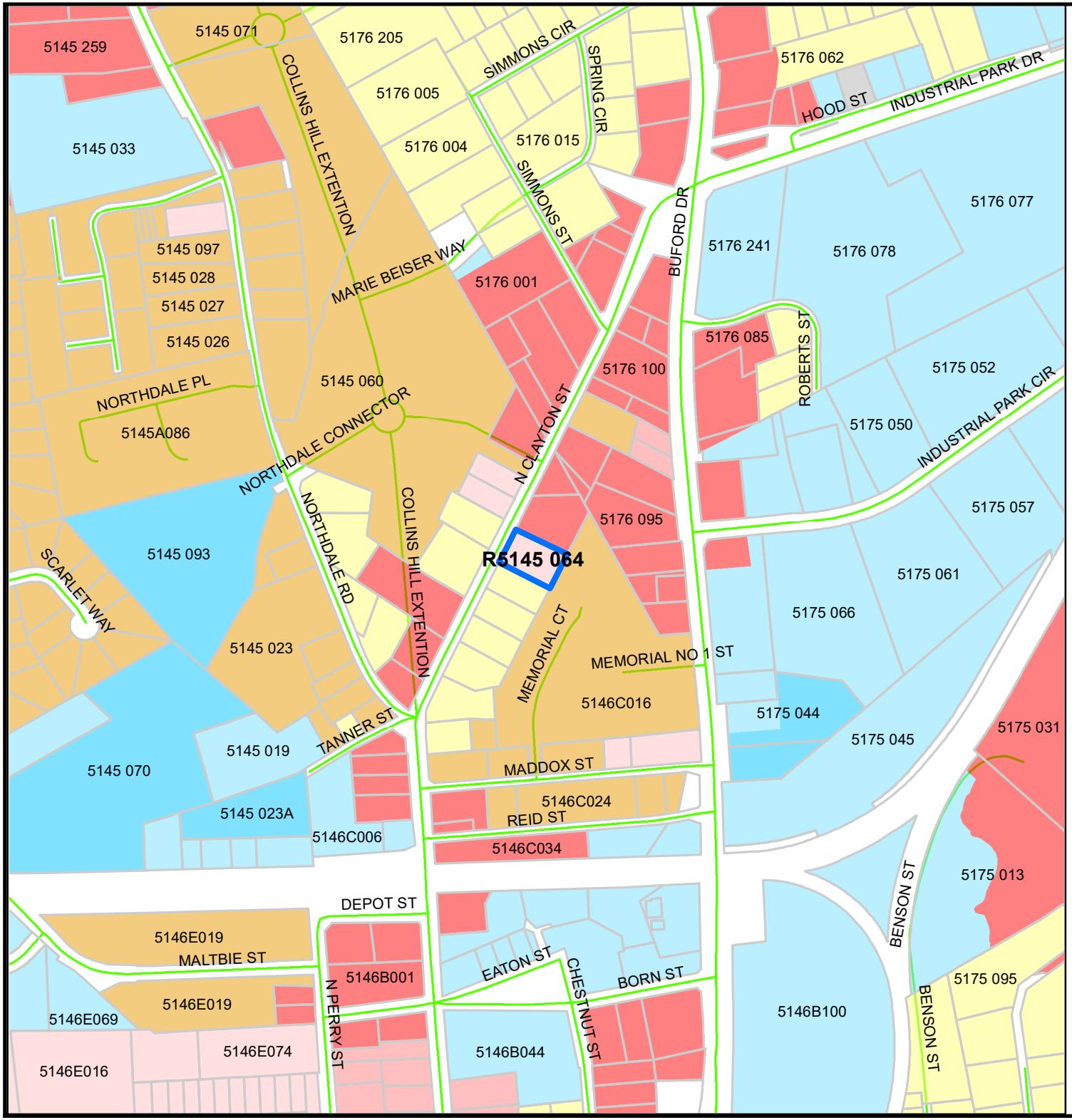
- Subject Property
- Parcels
- City Maintained Streets

**Zoning Districts**

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

N W E S

0 125 250




# LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

## Location Map and Surrounding Zoning

**File # RZR2022-00013**

**Applicant: Saulo Ordonez**

- Subject Property
- Parcels
- City Maintained Streets

**Zoning Districts**

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

N
W E
S

0 250 500

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: CITY DISCUSSION

| | |
|---|---|
| **Item:** | RZM2022-00013 & SUP2022-00075; GTD Partners, LLC c/o Andersen Tate & Carr; 800 Block Grayson Highway |
| **Department:** | Planning and Development |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Applicant Request:** | To rezone the subject property from BG (General Business District) to RM-8 (Townhouse Residential District), along with a Special Use Permit to allow seventy-three (73) front entry townhouse units. |
| **Presented By:** | Todd Hargrave, Director of Planning and Development Department |
| **Department Recommendation:** | **Denial** |
| **Planning Commission Recommendation:** | **Tabled to Monday, November 7, 2022, Planning Commission Public Hearing. Recommendation to be provided at work session.** |

---

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

**Attachments/Exhibits:**

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

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

# CITY OF LAWRENCEVILLE
# PLANNING AND DEVELOPMENT DEPARTMENT
# REZONING

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

**ZONING HISTORY:**

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

**PROJECT DATA**

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

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

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

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

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

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

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

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

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

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

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

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

- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 E.6. Which reads as follows: All townhouses must be rear entry; driveways shall have no access to exterior streets.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5.E.7. which reads as follows: Rear entry units shall abide by the following rules and regulations:
    a. Rear entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
    b. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)
    c. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 G.3. Which reads as follows: Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
- Variance - Zoning Ordinance, Article 1 Districts, Section 102.5 G.4. Which reads as follows: 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.
- Variance – Subdivision Regulations, Section 2. Required Improvements, Subsection 2.14 Street Design Standards, B. Minimum Right-of-Way Width (Ft.) Local Street, Residential 50-feet.

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

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

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT**

No comment

**ELECTRIC DEPARTMENT**

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

**GAS DEPARTMENT**

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

**CODE ENFORCEMENT**

No comment.

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

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

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

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

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

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

   *The property has a reasonable economic use as currently zoned.*

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

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

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

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

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

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

**PLANNING AND DEVELOPMENT**

**RECOMMENDED CONDITIONS_09122022**

**RZM2022-00013**

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

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

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

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

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

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

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

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

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

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

twenty-four (24) foot private drive.

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

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

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

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

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

***2.*** To satisfy the following site development considerations:

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

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

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

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

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

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

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

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

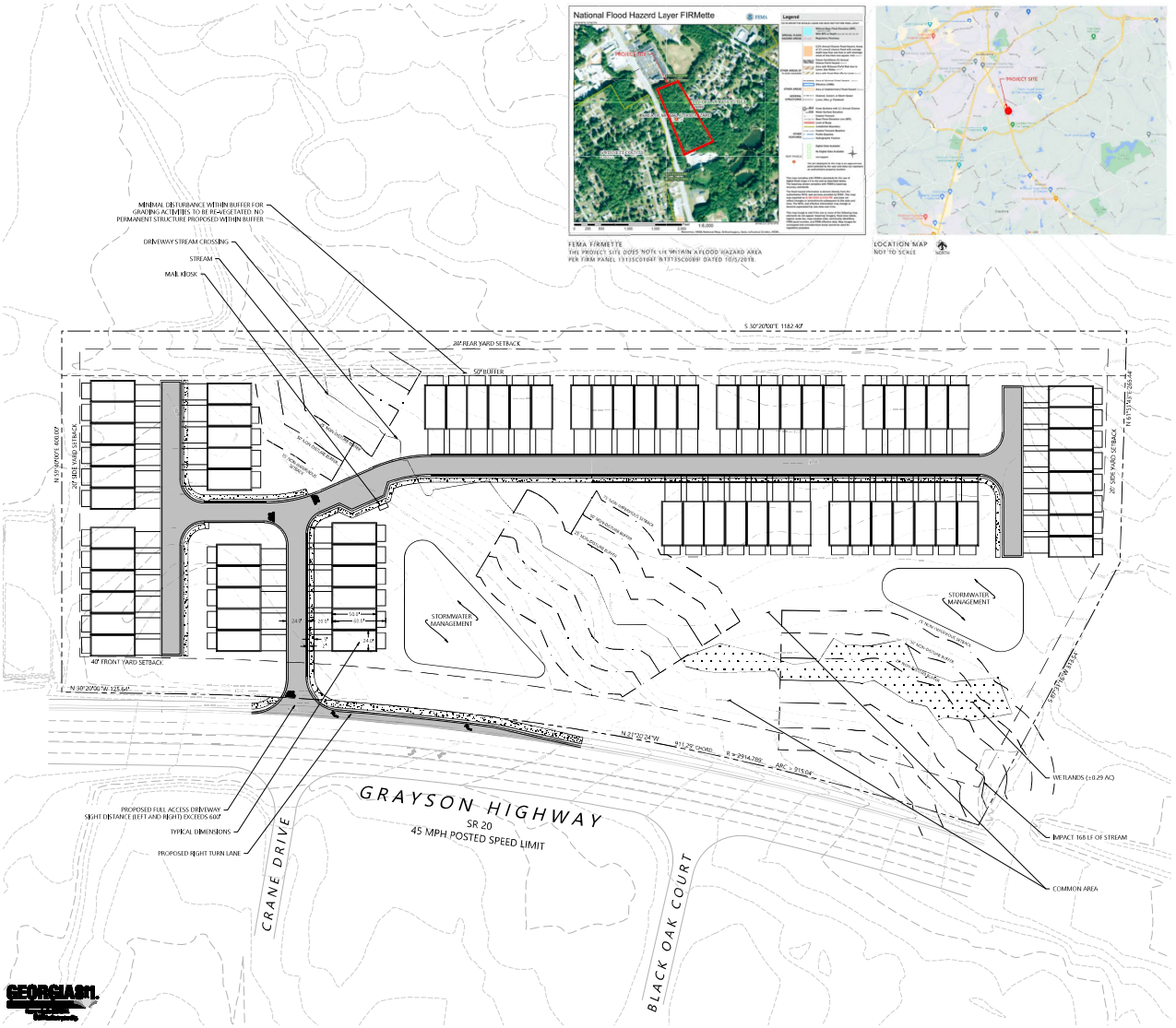
***3.*** The following variance is granted:

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

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

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

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










## ZONING INFO

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

BARCLIFT CONSULTING
Civil Engineering | Site Planning
404.771.6920
robert@barcliftconsulting.com
barcliftconsulting.com

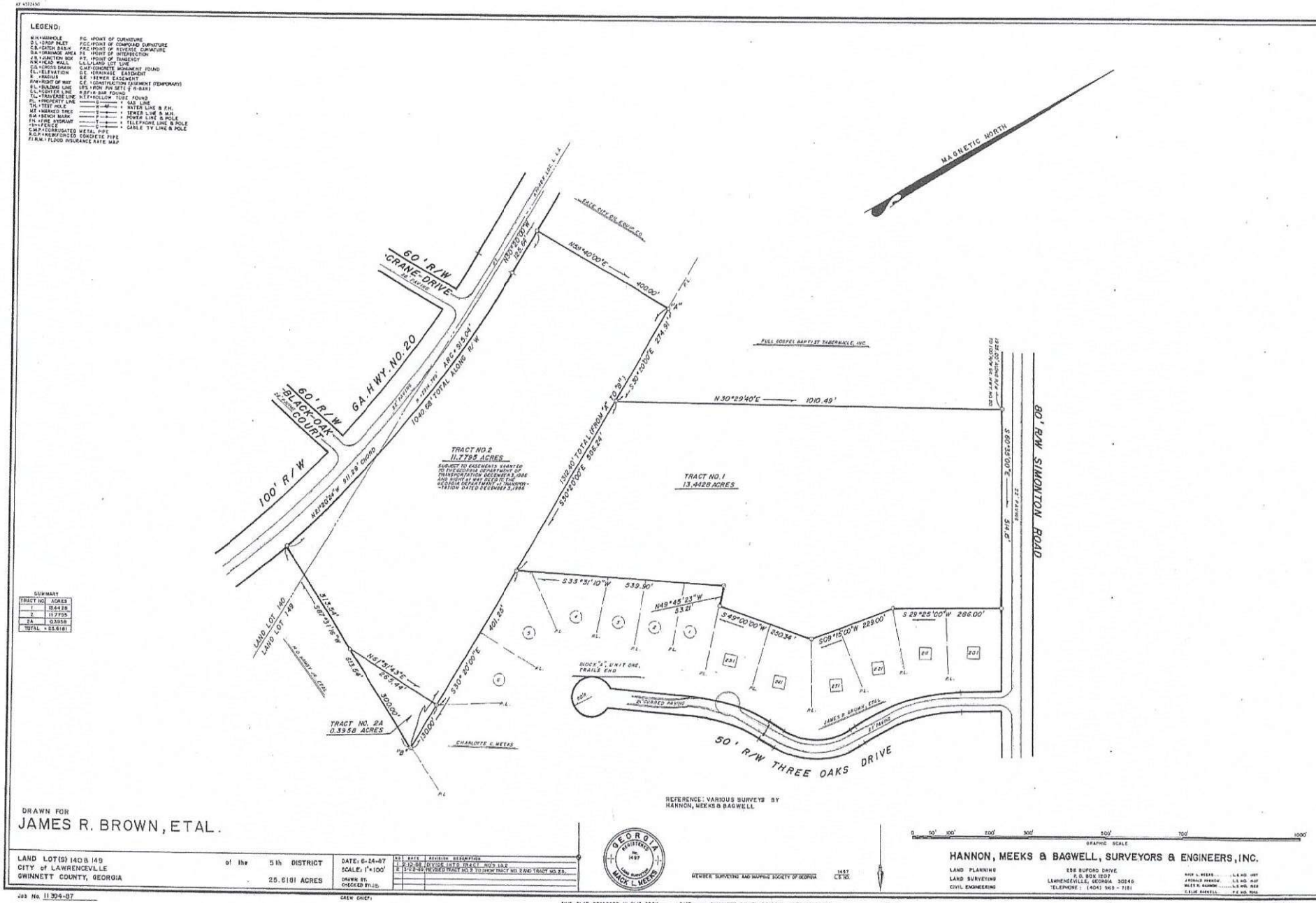
Prepared for:
GTD PARTNERS, LLC

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

REVISIONS

August 31, 2022

Z1




DRAWN FOR
JAMES R. BROWN, ETAL.

LAND LOT(S) 148 & 149
CITY of LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA
of the 5th DISTRICT
25.6181 ACRES

DATE: 6-24-87
SCALE: 1"=100'
DRAWN BY:
CHECKED BY:

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| 1 | 9-10-88 | DIVIDE 148 & TRACT NO'S 1&2 |
| 2 | 12-2-96 | THE REVISED TRACT NO. 2 TO SHOW TRACT NO. 2 AND TRACT NO. 2A. |

GEORGIA REGISTERED No. 1497 LAND SURVEYOR MACK L. MEEKS

MEMBER: SURVEYING AND MAPPING SOCIETY OF GEORGIA 1497 C.E. NO.

HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC.
LAND PLANNING
LAND SURVEYING
CIVIL ENGINEERING
838 BUFORD DRIVE
P.O. BOX 1207
LAWRENCEVILLE, GEORGIA 30246
TELEPHONE: (404) 963 - 7181
MACK L. MEEKS ..... L.S. NO. 1497
J. HAROLD HANNON ..... L.S. NO. 1147
MILES R. HANNON ..... L.S. NO. 2222
CLAUD BAGWELL ..... P.E. NO. 7092

Job No. 11394-87
CREW CHIEF:

THIS PLAT RECORDED IN PLAT BOOK ____, PAGE ____, GWINNETT COUNTY RECORDS, DATE RECORDED _____, 19__

File No. 19570

Plat Book 88-112
Plat Book 87-12-L

# 0 Grayson Highway Legal Description

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

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

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

September 2, 2022

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

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

**Applicant:**
GTD Partners, LLC

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

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

M2022-00013_LOI JUST_09062022

## I. INTRODUCTION

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

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




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

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

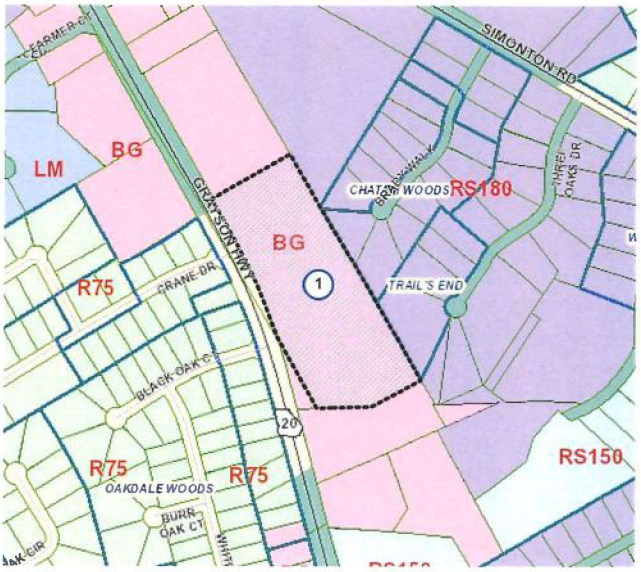
## II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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



M2022-00013_LOI JUST_09062022

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




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

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

M2022-00013_LOI JUST_09062022

## III. PROJECT SUMMARY

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

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

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

## IV. SITE IMPACT ANALYSIS

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

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



M2022-00013_LOI JUST_09062022

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

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

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

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

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

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

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

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

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

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



M2022-00013_LOI JUST_09062022

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

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

## V. JUSTIFICATION FOR REZONING

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

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute and arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.



M2022-00013_LOI JUST_09062022

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

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

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

## VI. CONCLUSION

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

Respectfully submitted this 2nd day of September, 2022.

**ANDERSEN, TATE & CARR, P.C.**

*Melody A. Glouton*

Melody A. Glouton, Esq.

Enclosures
MAG/dwb



M2022-00013_LOI JUST_09062022

LAWRENCEVILLE
GEORGIA

## REZONING APPLICATION

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

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

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): BG REQUESTED ZONING DISTRICT: RM-8

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

ADDRESS OF PROPERTY: 0 Grayson Highway, Lawrenceville, Georgia

*See Attached Signature Pages

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

LAWRENCEVILLE
GEORGIA

**REZONING APPLICATION**

## APPLICANT INFORMATION

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

Parcel ID R5149 001
0 Grayson Highway
Lawrenceville, GA

Parcel ID R5140 368
0 Grayson Highway
Lawrenceville, GA

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

SIGNATURE OF APPLICANT DATE

Henry B. Eubanks, Manager

TYPED OR PRINTED NAME

[signature] 8/31/22

NOTARY PUBLIC DATE

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

4614950_1.docx

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

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

Parcel ID R5140 368
0 Grayson Highway
Lawrenceville, GA

Mack Meeks 08-31-2022
SIGNATURE OF OWNER DATE

Mack L. Meeks
TYPED OR PRINTED NAME

Wanda Kennedy 08-31-22
NOTARY PUBLIC DATE

4614050.1.docx

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

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

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

Parcel ID R5149 001
0 Grayson Highway
Lawrenceville, GA

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

Michael E. Ewing
TYPED OR PRINTED NAME

Wanda Kennedy 08-31-22
NOTARY PUBLIC DATE

4614950_1.docx

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

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

LAWRENCEVILLE
GEORGIA

## VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5th - 149 - 001
(Map Reference Number) District Land Lot Parcel

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

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

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

---

**TAX COMMISSIONER'S USE ONLY**

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

Melissa Lowe
NAME

Revenue Specialist
TITLE

9/2/2022
DATE

---

LAWRENCEVILLE
GEORGIA

## VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5th - 140 - 368
(Map Reference Number) District Land Lot Parcel

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

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

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

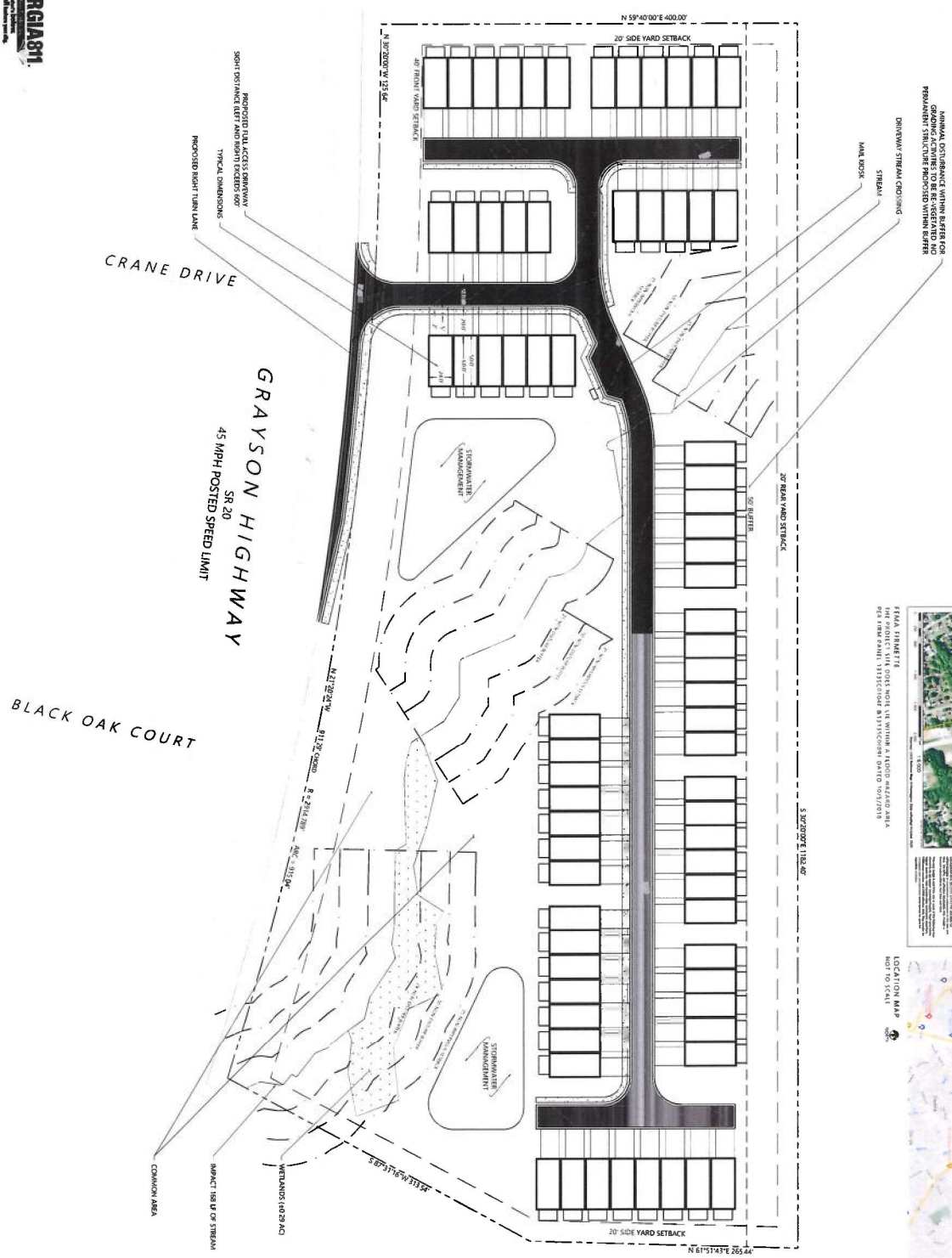
---

**TAX COMMISSIONER'S USE ONLY**

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

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

---




## ZONING INFO

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

SCALE IN FEET: 0 20 40 80
NORTH

REZONING SITE PLAN

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

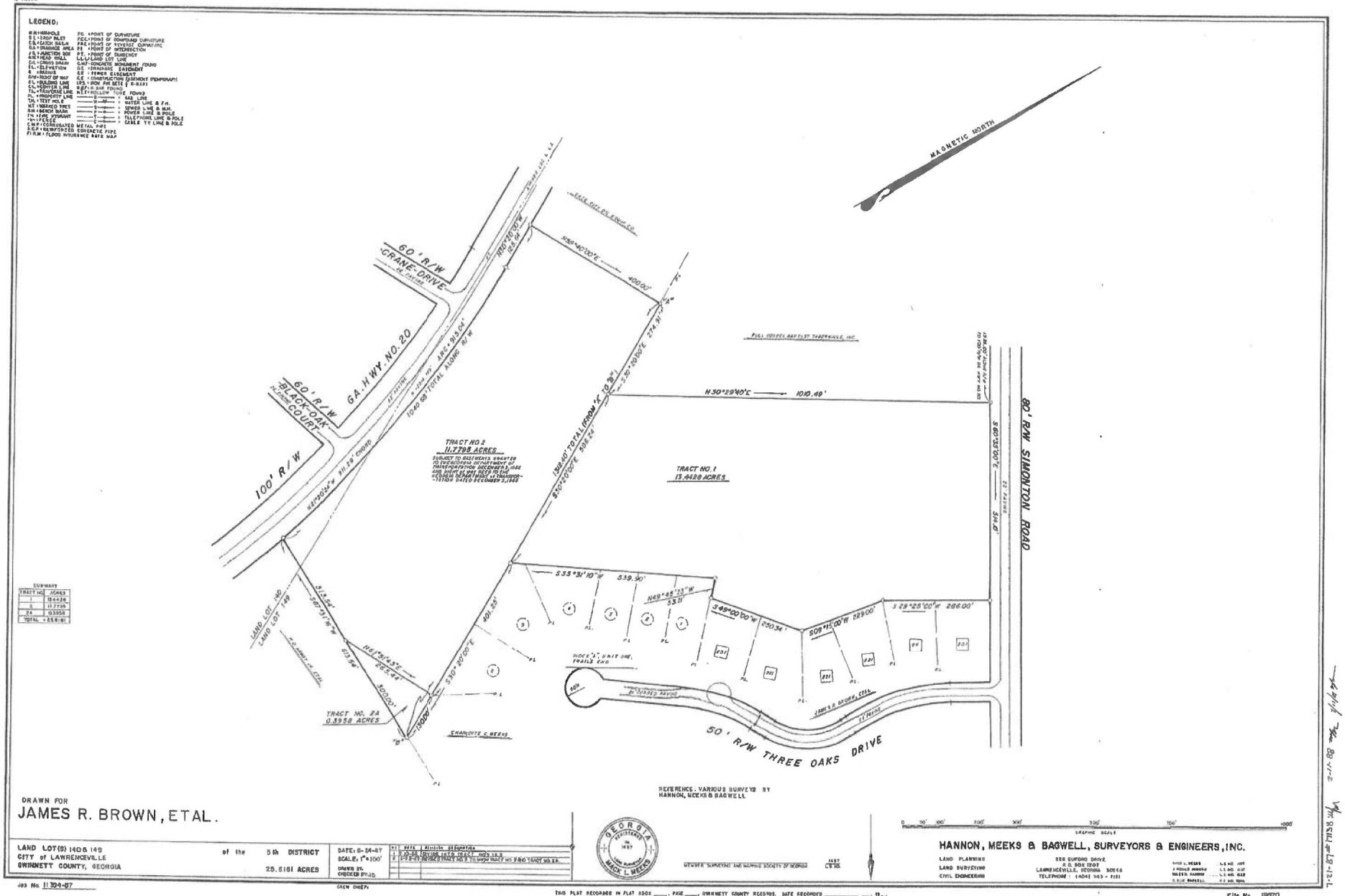
GTD PARTNERS, LLC

BARCLIFT CONSULTING
Civil Engineering | Site Planning
404.771.0920
robert@barcliftconsulting.com
barcliftconsulting.com

August 31, 2022

Z1

REVISION


LEGEND:
MAGNETIC NORTH
60' R/W CRANE DRIVE
60' R/W BLACK OAK COURT
GA. HWY. NO. 20
100' R/W
80' R/W SIMONTON ROAD
50' R/W THREE OAKS DRIVE
TRACT NO. 2
11.7798 ACRES
TRACT NO. 1
13.4428 ACRES
TRACT NO. 2A
0.3958 ACRES
N30°40'00"E 400.00'
N30°29'40"E 1010.48'
S30°20'00"E 274.91'
S33°51'10"W 539.90'
N49°45'25"W 533.11'
S69°00'00"W 250.34'
S09°15'00"W 229.00'
S29°25'00"W 286.00'
S30°20'00"E 400.23'
N61°39'43"E 225.44'
SUMMARY
TRACT NO. ACRES
1 13.4428
2 11.7798
2A 0.3958
TOTAL = 25.6184
DRAWN FOR
JAMES R. BROWN, ETAL.
LAND LOT(S) 140 & 149
CITY of LAWRENCEVILLE
GWINNETT COUNTY, GEORGIA
of the 5th DISTRICT
25.6184 ACRES
DATE: 8-24-87
SCALE: 1"=100'
DRAWN BY:
CHECKED BY:
REFERENCE: VARIOUS SURVEYS BY HANNON, MEEKS & BAGWELL
GRAPHIC SCALE
HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC.
LAND PLANNING
LAND SURVEYING
CIVIL ENGINEERING
222 BUFORD DRIVE
P.O. BOX 1207
LAWRENCEVILLE, GEORGIA 30246
TELEPHONE: (404) 963-7181
Job No. 11304-87
CREW CHIEF:
THIS PLAT RECORDED IN PLAT BOOK ____, PAGE ____, GWINNETT COUNTY RECORDS, DATE RECORDED ____, 19__
File No. 19879

# 24x50 Townhomes











M2022-00013_ELEV_09062022

# 24x50 Townhomes- Focal Lot

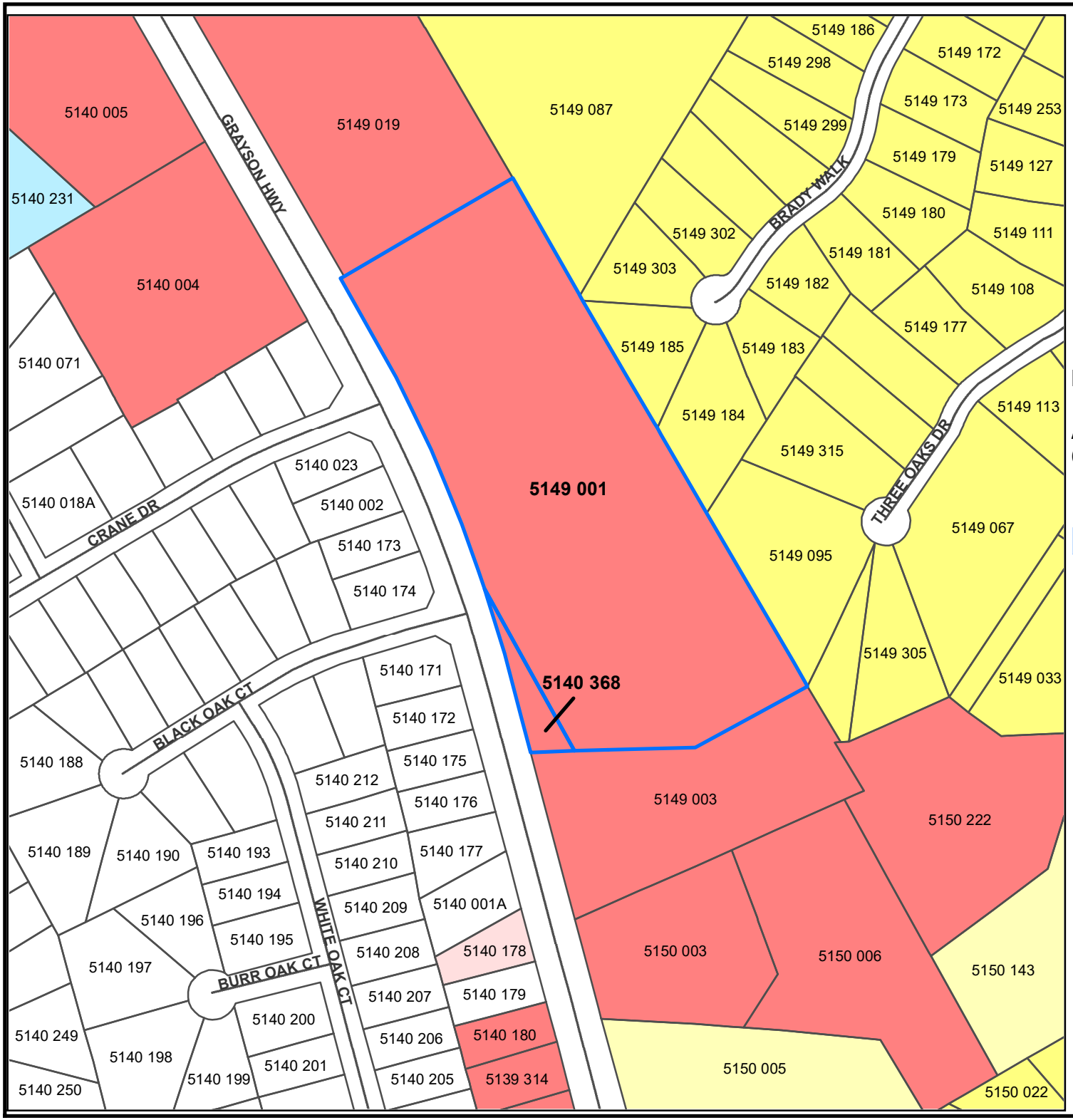








M2022-00013_ELEV_09062022




LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # RZM2022-00013**

**Applicant: GTD Partners**
**C/O Andersen Tate & Carr**

Subject Properties
Parcels
Roads

**Zoning Districts**

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

N
W E
S

0 150 300




LAWRENCEVILLE
GEORGIA

*The City of Lawrenceville*
*Planning & Development*

**Location Map and Surrounding Zoning**

**File # RZM2022-00013**

**Applicant: GTD Partners**
**C/O Andersen Tate & Carr**

Subject Properties

Parcels

Roads

N
W E
S

0 150 300

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION

| | |
|---|---|
| **Item:** | Update on the 2045 Comprehensive and Transportation Master Plan |
| **Department:** | Planning and Development |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | None |
| **Presented By:** | Rebecca Hester, Senior Transportation Planner, POND |
| **Action Requested:** | No Action Necessary for this presentation |

---

**Summary:** Update on work up-to-date and introduction of the Online Engagement portal for the community.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: DISCUSSION OF CITY BUSINESS

| | |
|---|---|
| **Item:** | Planning and Development Recommendations for Amendments in 2023 |
| **Department:** | Planning and Development |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Presented By:** | Helen Balch, Planning and Development Deputy Director |
| **Action Requested:** | No Action Necessary for this presentation |

---

**Summary:** The Planning and Development Department has determined that changes need to be made to have more effective procedures for review and enforcement of the Zoning Ordinance and Code of Ordinance; Property Maintenance. The Department has three recommendations:

1. Remove the Architectural Review Board and allow Director Review.
2. Clean up Zoning Application withdrawal process.
3. Clean up and restate clear Parking requirements in residential areas.

**Attachments/Exhibits:**
PowerPoint to be provided at the meeting

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

| | |
|---|---|
| **Item:** | Cost Reimbursement Agreement with Products (SE) Pipe Line Corporation for the replacement of certain storm water pipes in the Grayland Hills Subdivision |
| **Department:** | Engineering |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | Not to Exceed $200,000.00 (Reimbursement) |
| **Presented By:** | Jim Wright, P.E., City Engineer |
| **Action Requested:** | Approval of Cost Reimbursement Agreement with Products (SE) Pipe Line Corporation for the replacement of certain storm water pipes in the Grayland Hills Subdivision. Authorization for Mayor to execute agreement subject to review and approval by the City Attorney. |

---

**Summary:** In February 2022, Products (SE) Pipe Line Corporation (PPL), had a 26" petroleum pipeline leak in the Grayland Hills Subdivision. The leak location was identified and repaired, PPL later completed a Site Investigation Report to determine the extent of contamination. The petroleum leak appeared to follow the adjacent stormwater pipes in the area as they acted as a conduit. The remediation plan calls for the removal of the soil below the stormwater pipes. Therefore, the stormwater pipes need to be replaced as well. The City will replace the stormwater pipes and PPL will reimburse for the cost of this work.

**Fiscal Impact:** Not to exceed $200,000.00 (Reimbursement) to the Stormwater Fund.

**Attachments/Exhibits:** Agreement

# COST REIMBURSEMENT AGREEMENT

**THIS COST REIMBURSEMENT AGREEMENT** (this "**Agreement**") is made by **CITY OF LAWRENCEVILLE, GEORGIA**, a Georgia municipal corporation ("**City**"), and **PRODUCTS (SE) PIPE LINE CORPORATION**, a Delaware corporation ("**PPL**" and, together with City, sometimes, collectively, the "**Parties**"), as of _____ ____, 2022 (the "**Effective Date**").

## RECITALS:

Whereas, a pipeline owned and operated by PPL located within the City of Lawrenceville, Georgia developed a leak earlier this year that resulted in the release of petroleum products into soil near the site of the leak; and

Whereas, soils contaminated by the leak in, under, or around certain stormwater pipes owned by the City near the site of the leak (the "Stormwater Pipes," see **Exhibit A**) may need to be excavated and disposed of per Georgia Environmental Protection Division (GAEPD) guidelines; and

Whereas, the City needs to replace the Stormwater Pipes; and

Whereas, PPL has agreed to reimburse the City for the disposal of soil contaminated by the leak and, in addition, for a portion of the costs associated with the replacement of the Stormwater Pipes.

**NOW, THEREFORE**, in consideration of the amounts to be paid herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

Section 1. Soil Removal, Treatment and Disposal; Site Restoration. Subject to PPL's reimbursement obligation contained in Section 2 of this Agreement, the City shall be responsible for all costs associated with (i) excavating soil contaminated by the leak; (ii) the providing and placement of clean soil meeting engineering design requirements after the replacement of the Stormwater Pipes; and (iii) any associated revegetation of the land surface disturbed by the replacement of the Stormwater Pipes. PPL, in addition to its reimbursement obligation contained in Section 2 of this Agreement, shall be responsible for all costs associated with delineating soil that is contaminated above applicable regulatory thresholds and needs to be excavated; the providing of appropriate collection containers for the contaminated soil (e.g., "rolloff boxes"); applying approved in-situ treatment product to encourage degradation of remaining hydrocarbons (e.g., Micro-Blaze®); the disposal of any collected contaminated soil; and the replacement of fences removed during the prior site work.

Section 2. Reimbursement. The City will contract with a qualified contractor for the work specified in Sections 1 (i), (ii) and (iii) of this Agreement and the replacement of the Stormwater Pipes (the "City Work"). As part of its scope of service, the City's contractor shall be responsible for depositing any contaminated soil into the containers supplied by PPL. When the City Work is completed, the City shall pay its contractor(s) and provide PPL with copies of all

paid invoices for the City Work. Within thirty (30) days of receipt of such invoice copies, PPL shall reimburse the City for two-thirds (2/3) of the invoice totals or Two Hundred Thousand Dollars ($200,000.00), whichever is less.

Section 3. Notices. Wherever any notice or other communication is required or permitted hereunder, such notice or other communication maybe given by counsel and shall be in writing and shall be delivered by hand, by nationally-recognized overnight express delivery service, by U. S. registered or certified mail, return receipt requested, postage prepaid, or by electronic transfer by email, to the addresses set out below or at such other addresses as are specified by written notice delivered in accordance herewith:

To PPL:
Products (SE) Pipe Line Corporation
100 Windward Concourse
Suite 450
Alpharetta, Georgia 30005
Attn: Greg Dempsey
Email address: greg_dempsey@kindermorgan.com

With a copy to:
_____
_____
_____
Attn: _____
Email: _____

To City:
City of Lawrenceville
70 South Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046
Attn: Jim Wright, City Engineer
Email: Jim.Wright@lawrencevillega.org

With a copy to:
Thompson, Sweeny, Kinsinger & Pereira, P.C.
690 Longleaf Drive
P.O. Drawer 1250
Lawrenceville, GA 30046
Attn: V. Lee Thompson, Jr. and Frank Hartley
Email: vlt@thompson-sweeny.com
fh@thompson-sweeny.com

Any notice or other communication mailed as hereinabove provided shall be deemed effectively given (a) on the date of delivery, if delivered by hand; (b) on the date delivered if sent by overnight express delivery; or (c) on the date of transmission, if sent by email or electronic transfer device. Such notices shall be deemed received (a) on the date of delivery, if delivered by hand or overnight express delivery service; (b) on the date indicated on the return receipt if mailed; or (c) on the date of transmission, if sent by email electronic transfer device. If any notice mailed is properly addressed but returned for any reason, such notice shall be deemed to be effective notice and to be

given on the date of mailing. Upon at least five (5) business days' prior written notice, each party shall have the right to change its address to any other address within the United States of America.

Section 4. Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed, either by the Parties hereto or by any third party, to create the relationship of principal and agent or to create any partnership, joint venture or other association between the Parties.

Section 5. Costs and Attorneys' Fees. If any Party brings or commences any legal action or proceeding to enforce any of the terms of this Agreement (or for damages by reason of an alleged breach of this Agreement), the prevailing Party in such action shall be entitled to recovery of all costs and expenses of litigation, including reasonable attorneys' fees. Notwithstanding anything contained herein to the contrary, (i) "reasonable attorneys' fees" are not, and shall not be, statutory attorneys' fees under the Official Code of Georgia ("**O.C.G.A.**"), (ii) if, under any circumstances either Party is required hereunder to pay any or all of the other Party's attorneys' fees and expenses, the Party shall be responsible only for actual legal fees and out of pocket expenses actually incurred by the other Party at customary hourly rates for the work done, and (iii) the Party shall not be liable hereunder, under any circumstances, for additional attorneys' fees or expenses under O.C.G.A. Section 13-1-11.

Section 6. Exhibits Incorporated. Each exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

Section 7. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one instrument.

Section 8. Successors and Assigns. This Agreement shall be binding on the Parties, their grantees, assignees, vendees, and successors. Neither Party may assign any of its rights or delegate any of its duties under this Agreement to another entity.

Section 9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

Section 10. Time of the Essence. Time shall be of the essence of this Agreement and each and every term and condition hereof.

*[SIGNATURES CONTAINED ON FOLLOWING PAGE]*

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

**PRODUCTS (SE) PIPE LINE CORPORATION:**

Signed, sealed and delivered in the presence of:

By: _____ (SEAL)
Vince W. Blout, Director EHS

_____
Unofficial Witness

Breanna Nicole Polk
Notary Public
My Commission expires: 09-14-2024

[NOTARY SEAL]

BREANNA NICOLE POLK
Notary Public, State of Texas
Comm. Expires 09-14-2024
Notary ID 129123973

**CITY:**

Signed, sealed and delivered in the presence of:

**CITY OF LAWRENCEVILLE, GEORGIA,**
a Georgia municipal corporation

_____
Unofficial Witness

By: _____
David R. Still, Mayor

_____
Notary Public
My Commission expires: _____

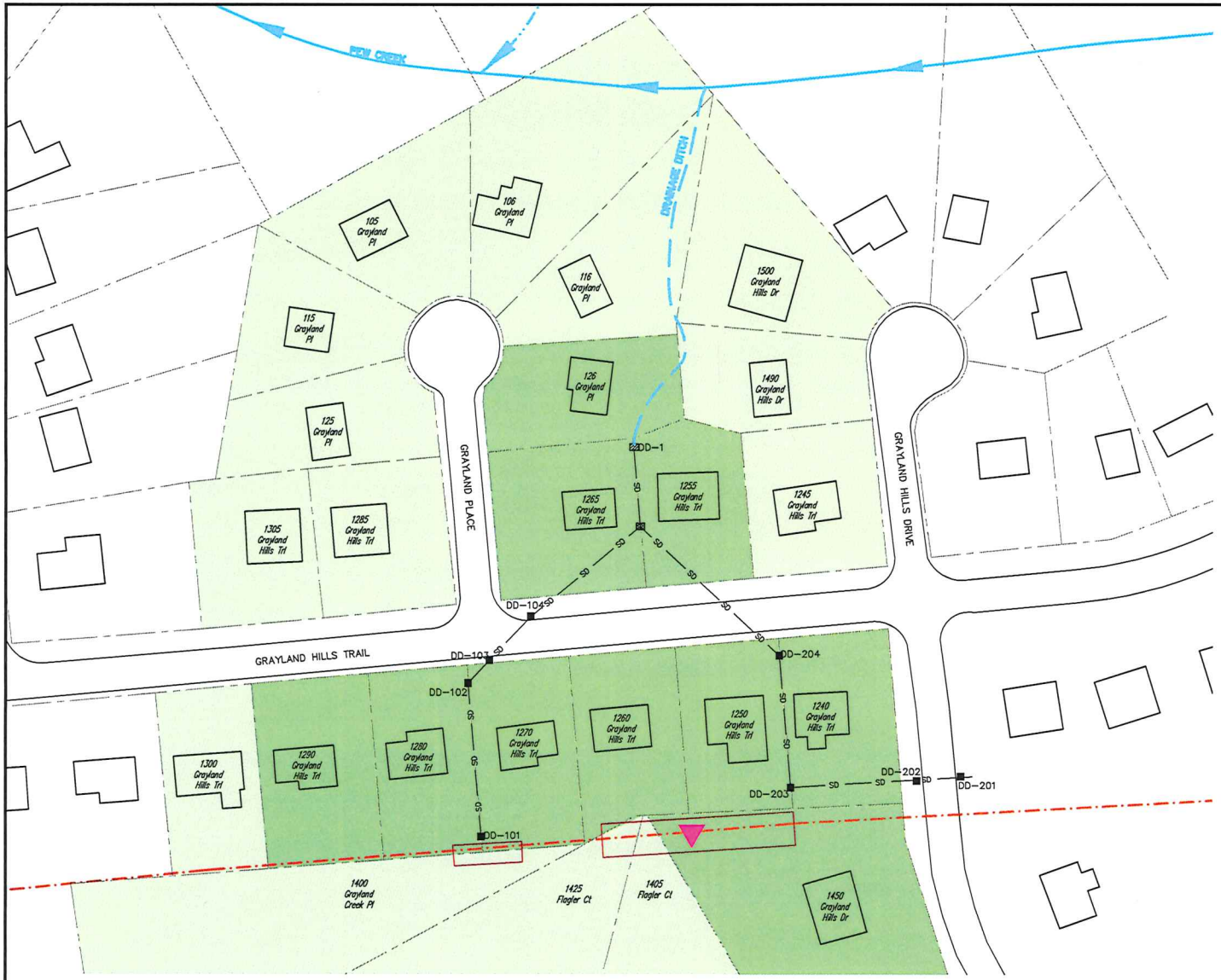
Attest: _____
Karen Pierce, City Clerk

[NOTARY SEAL]

[CITY SEAL]

# EXHIBIT "A"

## Site Plan for Pipe Replacement




| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | |

DESIGNED MH
DRAWN VN
CHECKED BG

SUBMITTED BY
MICHAEL HUTCHINSON (PROJECT ENGINEER/GEOLOGIST) N/A LICENSE NO.
BENJAMIN D. GROVE JR (PROJECT MANAGER) LICENSE NO.

Stantec

PRODUCTS (SE) PIPE LINE CORPORATION
GRAYLAND HILLS TRAIL INCIDENT
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

SITE BASE MAP

FIGURE 3

PFSS01\shared_projects\172607783\07_historical\07.0 Designs\7.7 Design Drawings\INITIAL INVESTIGATION REPORT\GHT SIR-SITE BASE MAP.dwg

PLOT DATE/TIME: 7/8/2022 8:46 AM

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

| | |
|---|---|
| **Item:** | Intergovernmental Agreement with Gwinnett County Water and Sewerage Authority for Implementation of the Regal Estates Water Improvement Project |
| **Department:** | Engineering |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | Not to Exceed $315,000.00 |
| **Presented By:** | Jim Wright, P.E., City Engineer |
| **Action Requested:** | Approval of Intergovernmental Agreement with Gwinnett County Water and Sewerage Authority for Implementation of the Regal Estates Water Improvement Project. Authorization for Mayor to execute agreement subject to review and approval by the City Attorney. |

---

**Summary:** Gwinnett County Water and Sewerage Authority has a project planned for 2023 to replace the water mains on Regal Dr. The project will involve open cutting the pavement to install the water main. The County will include a full width asphalt mill and overlay at the end of the project and the City will reimburse for the cost of the mill and overlay.

**Background:** Regal Dr. was last paved in 2010 and would have been included in our pavement plan in the next 1-3 years.

**Fiscal Impact:** Not to exceed $315,000.00

**Attachments/Exhibits:** Agreement

**INTERGOVERNMENTAL AGREEMENT BETWEEN**

**GWINNETT COUNTY, GWINNETT COUNTY WATER AND SEWERAGE**

**AUTHORITY AND THE CITY OF LAWRENCEVILLE FOR**

**IMPLEMENTATION OF THE REGAL ESTATES**

**WATER IMPROVEMENT PROJECT**

STATE OF GEORGIA

CITY OF LAWRENCEVILLE

COUNTY OF GWINNETT

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into on the _____day of _____, 2022, by and between GWINNETT COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its duly elected Board of Commissioners (hereinafter referred to as "Gwinnett County"), the GWINNETT COUNTY WATER & SEWERAGE AUTHORITY, a body corporate and politic and a political subdivision of the State of Georgia, acting by and through its duly appointed governing authority (hereinafter referred to as the "WSA"), and the CITY OF LAWRENCEVILLE, GEORGIA, a municipal corporation of the State of Georgia, acting by and through its duly elected Mayor and Council (hereinafter referred to as "Lawrenceville"). Gwinnett County and the WSA are collectively and sometimes individually referred to herein as "Gwinnett". Gwinnett County, the WSA and Lawrenceville may be referred to herein collectively as the "Parties" or individually as a "Party".

## RECITALS

WHEREAS, Gwinnett County operates and maintains the water facilities and appurtenances owned by the WSA to provide water and sewer services to the public for compensation within Gwinnett County, including the municipal limits of the City of Lawrenceville; and

WHEREAS, Gwinnett has a planned water main improvement project known as the Regal Estates Water Main Replacement project (hereinafter the "Water Project") the limits of which are depicted in Exhibit "A" attached hereto; and

WHEREAS, the Water Project involves the replacement of 5,100 linear feet of 6-inch Asbestos Concrete Pipe (ACP) water main with 8-inch ductile iron water main under pavement of Regal Drive; and

WHEREAS, Lawrenceville has plans to resurface Regal Drive through its road maintenance program; and

WHEREAS, the Parties desire to partner and work together in good faith for the implementation of the Water Project.

## TERMS AND CONDITIONS

NOW, THEREFORE, for and in consideration of the mutual covenants, promises, terms, and agreements contained herein and for other good and valuable mutual consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed by and among the Parties as follows:

### 1. Recitals.

The above Recitals are true, correct and form a material part of this Agreement.

### 2. Term of Agreement and Termination.

The term of this Agreement shall begin on the day and date hereinabove written and shall extend until all obligations of the Parties are met or for a period of fifty (50) years, whichever is sooner. This agreement shall become null and void should Gwinnett not implement the Water Project.

### 3. Obligations of Gwinnett.

a) Gwinnett shall include street resurfacing for the entire street area of Regal Estates as part of the Water Project.

b) Gwinnett County shall bid, award a contract to a contractor, and administer the contract to completion for the implementation of the Water Project.

### 4. Obligations of Lawrenceville.

a) Lawrenceville shall reimburse to Gwinnett the bid amount for street resurfacing currently estimated as follows:

> An amount not to exceed Three Hundred Fifteen Thousand Dollars ($315,000.00) for 1,050 Tons of Asphalt within thirty (30) days of completion of the Water Project currently scheduled for the end of 2023. The bid item for Asphalt shall include milling and tack coat.

Actual bid pricing may differ from the estimate and project completion shall be defined as final payment to the contractor and issuance of close-out paperwork. Lawrenceville's contribution shall not exceed Three Hundred Fifteen Thousand Dollars ($315,000.00). Any further compensation will require an amendment to this agreement.

**5. Reservation of Rights.**

Gwinnett reserves the right to utilize all real estate rights acquired for the Water Project for any and all purposes not inconsistent with the property rights herein obtained.

**6. Remedies.**

a) In the event of a breach or attempted or threatened breach of the provisions of this instrument, the Parties agree that the remedies at law available to enforce this instrument are inadequate, and therefore, the provisions of this instrument may be enforced by a mandatory or prohibitory injunction or decree of specific performance upon the application of the Party which is enforcing the provision.

b) The remedies herein are in addition to and not in lieu of any other remedies available under applicable law.

**7. Entire Agreement.**

This Agreement constitutes the entire agreement between Lawrenceville and Gwinnett County and the WSA with respect to the subject matter hereof and supersedes all prior agreements, understandings, discussions, negotiations, and undertakings, whether written or oral, and there are no inducements, representations, warranties, or understandings that do not appear within the terms and provisions of this Agreement.

**8. Severability.**

It is understood and agreed by and between the Parties that if any condition or provision contained in this Agreement is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other such condition or provision herein contained, provided, however, that invalidity of any such condition or provision does not materially prejudice either Gwinnett County, the WSA or Lawrenceville with respect to its respective rights and obligations contained in the remaining valid conditions or provisions of this Agreement.

**9. Successors and Assigns.**

The provisions of this Agreement shall bind and inure to the benefit of the Parties and their respective representatives, successors, and permitted assigns.

## 10. Evidence.

The Parties agree that if Gwinnett County or the WSA is sued in subsequent litigation concerning the Water Project, including, but not limited to, the acquisition of easements or other property interests or the construction of any of the subject facilities and appurtenances, this Agreement may be introduced into evidence.

## 11. Attorneys' Fees.

Each Party shall bear its own costs, expenses and claims to attorneys' fees incurred or arising out of this Agreement or the Water Project.

## 12. Controlling Law, Venue.

This Agreement was made and shall be performed in Gwinnett County, Georgia, and shall be construed and interpreted under the laws of the State of Georgia. Venue to enforce this Agreement shall be solely in the Superior Court of Gwinnett County, Georgia, and all defenses to venue are waived.

## 13. Further Assurances.

The Parties will sign any additional papers, documents and other assurances, and take all acts that are reasonably necessary to carry out the intent of this Agreement.

## 14. Construction.

This Agreement has been jointly negotiated and drafted. This Agreement shall be construed as a whole according to its fair meaning. The language of this Agreement shall not be constructed for or against any Party.

## 15. Legal Advice.

In entering into this Agreement, the Parties acknowledge that their legal rights are affected by this Agreement and that they have sought and obtained the legal advice of their attorneys. Each Party has made such an investigation of the law and the facts pertaining to this Agreement and of all other matter pertaining thereto as it or they deem necessary. They further represent that the terms of this Agreement have been completely read by them and that all terms are fully understood and voluntarily accepted by them.

## 16. Amendment of Agreement.

Only a writing signed by each of the Parties may modify this Agreement.

**17. Authority.**

The signature of a representative of any Party to this Agreement is a warranty that the representative has authority to sign this Agreement and to bind any and all principals to the terms and conditions hereof.

**18. Headings.**

The headings of the paragraphs contained herein are intended for reference purposes only and shall not be used to interpret the terms and conditions contained herein or the rights granted hereby.

**19. Time.**

Time is of the essence with respect to all duties and obligations set forth in this Agreement.

**20. Notice.**

(a) Any notice, request, direction, consent, approval, or other communication required or permitted under this Agreement must be in writing and provided to Lawrenceville at its address set forth below:

City of Lawrenceville
City Manager
PO Box 2200
70 South Clayton Street
Lawrenceville, Georgia 30046
(770) 963-2414

(b) Any notice, request, direction, consent, approval, or other communication required or permitted under this Agreement must be in writing and provided to Gwinnett County at its address set forth below:

Gwinnett County Administrator
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, Georgia 30046

With a copy to:

Gwinnett County Attorney
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, Georgia 30046

(c) Any notice, request, direction, consent, approval, or other communication required or permitted under this Agreement must be in writing and provided to the WSA at its address set forth below:

Chairman
Gwinnett County Water and Sewerage Authority
684 Winder Highway
Lawrenceville, Georgia 30045

With a copy to:
Director
Department of Water Resources
684 Winder Highway
Lawrenceville, Georgia 30045

(d) Notice via email is acceptable only as an additional method of notice to either regular or certified mail, statutory overnight mail, or hand-delivery.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officials, have caused this Agreement to be executed in two counterparts, each to be considered as an original, by their authorized representative the day and date herein above written.

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
David Still, Mayor

Signed, sealed and delivered in the presence of:

ATTEST:

_____
Unofficial witness

_____
City Clerk

(City Seal)

Signed, sealed and delivered in the presence of:

_____
Unofficial witness

_____
Notary Public

[Notarial seal]

GWINNETT COUNTY, GEORGIA

_____
Nicole L. Hendrickson
CHAIRWOMAN
BOARD OF COMMISSIONERS

ATTEST:

_____
County Clerk

(County Seal)

Approved as to Form:

_____
Senior Assistant County Attorney

GWINNETT COUNTY WATER &
SEWERAGE AUTHORITY

By: _____
_____ Printed
Name:_____
Chairman

ATTEST:

_____
Printed Name:_____
Secretary

Signed, sealed and delivered in the presence of:

NOTARY:

_____
Unofficial witness

_____
[Notarial seal]

Approved as to Form:

_____
Attorney




**EXHIBIT A**
**IGA with City of Lawrenceville for Regal Estates**
**Water Main Replacement Project**

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

| | |
|---|---|
| **Item:** | Comprehensive HVAC Services on an Annual Contract Change Order 2 |
| **Department:** | Facilities and Grounds Maintenance |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | $99,500.00 |
| **Presented By:** | Steve North, Deputy City Manager |
| **Action Requested:** | Approval of Change Order 2 for Comprehensive HVAC Services on an Annual Contract to Trane U.S., Inc., amount not to exceed $99,500.00. Authorization for Mayor to execute Change Order 2. |

---

**Summary:** This change order is to cover the rising cost of materials associated with HVAC repairs and unforeseen repairs such as replacement of control boards at City Hall, compressors at Police Department Headquarters, and cooling lines at Public Works.

**Background:** Original awarded amount was $180,000.00. Change Order 1 was approved by the City Manager in the amount of $98,789.00 for new HVAC units for the Aurora Theater. Total contract value including this change order is $378,289.00.

**Fiscal Impact:** Amount of $99,500.00. This contract is funded by the Service Contracts Fund (1001565.522210).

**Attachments/Exhibits:**
Change Order 2

# CITY OF LAWRENCEVILLE
# CONTRACT/PO CHANGE ORDER

Department: Facilities Change Order #: 2

Project/PO: SB009-22 HVAC Services Change Order Date: 10/ 18 /22

Contractor/Vendor: Tran e

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

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

| Item | Reason Code | Item and Description of Change | Change in Contract Amount (Increase/Decrease) |
|---|---|---|---|
| 1 | | Rising material cost and unforeseen HVAC repairs. | $99,500.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | Net Amount | $99,500.00 |

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

Original Contract/PO Amount: $ 180,000.00

Previous Change Order Amount: $ 98,789 00

Amount of Change Order Requested (Increase/Decrease) $ $ 995,00 00

New Contract/PO Amount (Including this Change Order) $ 378,289.00

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

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

Brian Osborne
Requestor

Department Director

Authorized Approval

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

| | |
|---|---|
| **Item:** | Purchase of Natural Gas Materials on a Six-Month Contract |
| **Department:** | Gas |
| **Date of Meeting:** | Wednesday, November 16, 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., amount not to exceed $700,000.00. |

---

**Summary:** This contract provides the City Gas Department with the most commonly used natural gas materials. There is a 20% increase in cost on steel items only due to supply chain constraints and raw material volatility. This is the second of four renewal options.

**Background:** Original awarded amount was $700,000.00. First renewal 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. | |
|---|---|---|---|---|---|
| **ITEM #** | **DESCRIPTION** | **APPROX. QTY** | | **UNIT PRICE** | **TOTAL PRICE** |
| 1 | #10 YELLOW TRACING WIRE PE 30, SOLID COPPER, 500 FEET - PROLINE | 5,000 | FT | $0.28 | $1,391.00 |
| 2 | #10 YELLOW TRACING WIRE PE 30, SOLID COPPER, 2500 FEET - PROLINE | 5,000 | FT | $0.28 | $1,391.00 |
| 3 | #12 YELLOW TRACING WIRE PE 30 SOLID COPPER, 500 FEET - PROLINE | 30,000 | FT | $0.18 | $5,457.00 |
| 4 | #12 YELLOW TRACING WIRE PE 30, SOLID COPPER, 2500 FEET ROLL - PROLINE | 46,000 | FT | $0.18 | $8,367.40 |
| 5 | #12/#10 YELLOW WIRE CONNECTORS WITH SEALANT - PROLINE | 1,400 | EA | $2.94 | $4,119.50 |
| 6 | ½” CTS .090 PE 2708 6500 GAS TUBING 500 FEET ROLL - PERFORMANCE PIPE | 35,000 | FT | $0.45 | $15,729.00 |
| 7 | 3/4" IPS .090 PE 2406 6500 GAS TUBING 500 FEET ROLL - PERFORMANCE PIPE | 6000 | FT | $0.63 | $3,774.96 |
| 8 | 2” IPS SDR 11 PE2406 6500 GAS PIPE 500 FEET ROLL - PERFORMANCE PIPE | 40000 | FT | $1.66 | $66,254.40 |
| 9 | 4” IPS SDR 11 PE2406 6500 GAS PIPE 40 FOOT STICK - PERFORMANCE PIPE | 2000 | FT | $5.89 | $11,787.12 |
| 10 | 4" IPS SDR 11 PE2406 6500 GAS PIPE TUBING 500 FEET ROLL - PERFORMANCE PIPE | 75000 | FT | $6.23 | $467,055.00 |
| 11 | 6" IPS SDR 11 PE2406 6500 GAS PIPE 40 FOOT STICK - PERFORMANCE PIPE | 1000 | FT | $12.58 | $12,583.20 |
| 12 | 2” IPS PE 3408/4710 ELECTROFUSE CPLG - IPEX OR FRIALEN | 500 | EA | $11.25 | $5,625.00 |
| 13 | 2” x 5/8” E-FUSE TAP TEE KIT W/800 EFV INSTALLED - IPEX OR FRIALEN | 400 | EA | $77.04 | $30,816.00 |
| 14 | 2” IPS SDR11 PE 2708 BFUSE 90 EL - PERFORMANCE PIPE | 5 | EA | $7.80 | $39.00 |
| 15 | 2” IPS SDR11 PE 2708 BFUSE TEE - PERFORMANCE PIPE | 15 | EA | $9.00 | $135.00 |
| 16 | 2” IPS SDR11 PE 2708 BFUSE CAP - PERFORMANCE PIPE | 30 | EA | $4.82 | $144.45 |

| | | | | | |
|---|---|---|---|---|---|
| 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 |
| 18 | 3” IPS PE 3408/4710 ELECTROFUSE CPLG - IPEX OR FRIALEN | 6 | EA | $24.61 | $147.66 |
| 19 | 4” IPS PE 3408/4710 ELECTROFUSE CPLG - IPEX OR FRIALEN | 60 | EA | $35.00 | $2,100.00 |
| 20 | 4” IPS SDR 11 PE 2708 BFUSE 90 EL - PERFORMANCE PIPE | 5 | EA | $21.83 | $109.14 |
| 21 | 4” IPS SDR 11 PE 2708 BFUSE TEE - PERFORMANCE PIPE | 20 | EA | $25.68 | $513.60 |
| 22 | 4” IPS SDR 11 PE 2708 BFUSE CAP - PERFORMANCE PIPE | 10 | EA | $14.12 | $141.24 |
| 23 | 4”x2” IPS SDR 11 PE 2708 BFUSE REDUCER | 20 | EA | $14.12 | $282.48 |
| 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 |
| 25 | 6” IPS PE 3408/4710 ELECTROFUSE CPLG - IPEX OR FRIALEN | 25 | EA | $85.00 | $2,125.00 |
| 26 | 6” SDR11 IPS PE 2708, BFUSE TEE | 15 | EA | $41.73 | $625.95 |
| 27 | 6”x4” SDR11 IPS PE 2708, BFUSE REDUCER | 10 | EA | $26.75 | $267.50 |
| 28 | ¾” x 5/8” PE 2708 GAS RISER PIGTAIL - PERFECTION | 400 | EA | $24.08 | $9,630.00 |
| 29 | ¾” x 3/4” PE 2708 GAS RISER WITH PIGTAIL - PERFECTION | 50 | EA | $33.50 | $1,675.00 |
| 30 | ½” CTS METFIT STYLE COUPLING - METFIT | 1500 | EA | $10.66 | $15,985.80 |
| 31 | ½” CTS METFIT STYLE DEAD END - METFIT | 50 | EA | $9.76 | $487.92 |
| 32 | ¾” IPS METFIT STYLE COUPLING - METFIT | 500 | EA | $21.76 | $10,881.90 |
| 33 | ¾” IPS METFIT STYLE DEAD END - METFIT | 25 | EA | $18.10 | $452.61 |
| 34 | 3/4" X 5/8" METFIT STYLE REDUCER - METFIT | 25 | EA | $28.89 | $722.25 |
| 35 | 1/2" CTS METFIT STYLE TEE - METFIT | 25 | EA | $25.20 | $630.00 |
| 36 | 3/4" CTS METFIT STYLE TEE - METFIT | 10 | EA | $37.24 | $372.36 |

| | | | | | |
|---|---|---|---|---|---|
| 37 | 2” x 5/8” NO EFV TAP TEE - IPEX OR FRIALEN | 25 | EA | $33.38 | $834.60 |
| 38 | 2” x 3/4" NO EFV ELECTROFUSE TAP TEE BF OUTLET - IPEX OR FRIALEN | 50 | EA | $37.24 | $1,861.80 |
| 39 | 4” x 5/8 NO EFV TAP TEE - IPEX OR FRIALEN - IPEX OR FRIALEN | 100 | EA | $42.37 | $4,237.20 |
| 40 | 4” x 3/4" NO EFV ELECTROFUSE TAP TEES BF OUTLET - IPEX OR FRIALEN | 50 | EA | $57.78 | $2,889.00 |
| 41 | 1" ELECTROFUSE COUPLING - IPEX OR FRIALEN | 5 | EA | $13.16 | $65.81 |
| 42 | 3/4" ELECTROFUSE COUPLING - IPEX OR FRIALEN | 5 | EA | $12.36 | $61.82 |
| 43 | 5/8" ELECTROFUSE COUPLING - IPEX OR FRIALEN | 5 | EA | $11.24 | $56.18 |
| 44 | 5/8" 800 CFH PE STICK EFV - UMAC | 50 | EA | $30.91 | $1,545.62 |
| 45 | 3/4" 800 CFH PE STICK EFV - UMAC | 50 | EA | $39.80 | $1,990.20 |
| 46 | 3/4" PE BUTT FUSE FULL PORT CURB VALVE (KEROTEST P/N 99047511) | 50 | EA | $38.93 | $1,946.33 |
| 47 | ¾” MERCH STEEL BLK SQ HEAD PLUG-DOMESTIC OR SMITH COOPER | 200 | EA | $0.98 | $196.88 |
| 48 | ¾” STD MI BLK COUPLING - DOMESTIC OR SMITH COOPER | 300 | EA | $1.23 | $369.15 |
| 49 | ¾” x CLOSE STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 400 | EA | $1.66 | $663.40 |
| 50 | 3/4"X 2" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $2.30 | $230.05 |
| 51 | 3/4" X 3" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $4.71 | $470.80 |
| 52 | 3/4" X 4" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $3.69 | $369.15 |
| 53 | 3/4" X 6" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 200 | EA | $2.30 | $460.10 |
| 54 | ¾” x 7” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER | 200 | EA | $4.76 | $952.30 |
| 55 | 3/4" X 8" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $3.69 | $369.15 |
| 56 | 3/4" X 12" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 400 | EA | $4.23 | $1,690.60 |
| 57 | ¾” x 18” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER | 50 | EA | $8.56 | $428.00 |

| | | | | | |
|---|---|---|---|---|---|
| 58 | 1” STD MI BLK COUPLING - DOMESTIC OR SMITH COOPER | 300 | EA | $3.37 | $1,011.15 |
| 59 | 1” STD MI BLK 90 EL - DOMESTIC OR SMITH COOPER | 600 | EA | $1.82 | $1,091.40 |
| 60 | 1” X CLOSE STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $1.93 | $192.60 |
| 61 | 1" X 2" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 50 | EA | $1.93 | $96.30 |
| 62 | 1" X 3" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 300 | EA | $2.25 | $674.10 |
| 63 | 1" X 4" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $2.70 | $269.64 |
| 64 | 1" X 6" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 200 | EA | $3.79 | $757.56 |
| 65 | 1” x 7” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $7.06 | $706.20 |
| 66 | 2” STD MI BLK STL COUPLING - DOMESTIC OR SMITH COOPER | 10 | EA | $10.91 | $109.14 |
| 67 | 2” STD MI BLK STL 90 EL - DOMESTIC OR SMITH COOPER | 25 | EA | $12.78 | $319.40 |
| 68 | 2" x CLOSE STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 25 | EA | $4.30 | $107.54 |
| 69 | 2" x 3" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 25 | EA | $5.01 | $125.19 |
| 70 | 2" x 4" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 25 | EA | $5.59 | $139.64 |
| 71 | 2" x 6" STD BLK STL NIPPLE - DOMESTIC OR SMITH COOPER | 25 | EA | $7.25 | $181.37 |
| 72 | ¾” BRASS MTR STOP BALL VALVE W/LOCKWING (RUB) | 500 | EA | $16.05 | $8,025.00 |
| 73 | 1" PITT METER SWIVEL SETS (1-1/4" NUT, 1"PITT SWIVEL) - CENTRAL | 20 | EA | $18.60 | $372.00 |
| 74 | 1" PITT METER WASHERS | 40 | EA | $0.64 | $25.68 |
| 75 | 45 LT METER SWIVEL SETS (NUT AND SWIVEL) - CENTRAL | 200 | EA | $40.20 | $8,040.00 |
| 76 | 45 LT METER WASHERS | 350 | EA | $0.71 | $247.17 |
| 77 | BARREL LOCKS FOR GAS L/W - BROOKS | 500 | EA | $3.75 | $1,872.50 |
| 78 | BARREL LOCK KEYS - BROOKS | 10 | EA | $84.53 | $845.30 |

| | | | | | |
|---|---|---|---|---|---|
| 79 | 16 OZ. PIPE THREAD SEALANT - JOMAR GIMME THE GREEN | 48 | EA | $18.73 | $898.80 |
| 80 | 1 GALLON LOW TEMP LEAK SOAP - SHERLOCK | 50 | EA | $19.26 | $963.00 |
| 81 | 4” x 5/8” EF TAP TEE W/EFV 800 - IPEX OR FRIALEN | 100 | EA | $74.90 | $7,490.00 |
| 82 | 1” x ¾” BLK BELL REDUCER - DOMESTIC OR SMITH COOPER | 250 | EA | $4.55 | $1,136.88 |
| 83 | 2” INSULATED UNIONS - DOMESTIC OR SMITH COOPER | 25 | EA | $43.87 | $1,096.75 |
| 84 | 1” NO BLO TEE - MUELLER | 10 | EA | $89.88 | $898.80 |
| 85 | #79344 STEM O-RING 1” (NO-BLO GASKET) - MUELLER | 25 | EA | $3.53 | $88.28 |
| 86 | #79345 CAP O-RING 1” (NO-BLO GASKET) - MUELLER | 25 | EA | $4.82 | $120.38 |
| 87 | ¾” STEEL SOCKET WELD 3000# COUPLING - WELDBEND OR DOMESTIC | 5 | EA | $4.23 | $21.13 |
| 88 | 1” STEEL SOCKET WELD 3000# COUPLING - WELDBEND OR DOMESTIC | 5 | EA | $5.19 | $25.95 |
| 89 | ¾” WPHY52 STD WELD CAP STEEL - WELDBEND OR DOMESTIC | 25 | EA | $18.73 | $468.13 |
| 90 | 1” WPHY52 STD WELD CAP STEEL - WELDBEND OR DOMESTIC | 25 | EA | $22.47 | $561.75 |
| 91 | 2" WPHY-52 STEEL WELD CAPS - WELDBEND OR DOMESTIC | 25 | EA | $83.46 | $2,086.50 |
| 92 | 2" WPHY-52 STEEL WELD 90 DEGREE ELL. - WELDBEND OR DOMESTIC | 25 | EA | $72.76 | $1,819.00 |
| 93 | 3/4" x 6" SCH80 TOE NIPPLE (WELD END BEVELED) - DOMESTIC OR SMITH COOPER | 50 | EA | $10.43 | $521.63 |
| 94 | 3/4" x 12" SCH80 TOE NIPPLE (WELD END BEVELED) - DOMESTIC OR SMITH COOPER | 50 | EA | $23.54 | $1,177.00 |
| 95 | 3/4" STEEL WELD BY WELD 800 EFV - PERFECTION | 10 | EA | $48.15 | $481.50 |
| 96 | 25"-36" PLASTIC VALVE BOX W/ CAST IRON COLLAR | 50 | EA | $133.75 | $6,687.50 |
| 97 | 20" EXTENSION FOR PLASTIC VALVE BOX | 50 | EA | $48.15 | $2,407.50 |
| 98 | 5 -1/4 " "GAS" LID FOR VALVE BOX | 50 | EA | $18.19 | $909.50 |
| 99 | 2" CAST IRON COLLAR RISER FOR 5 1/4 VALVE LID | 20 | EA | $18.73 | $374.50 |

| | | | | | |
|---|---|---|---|---|---|
| 100 | 4" CAST IRON COLLAR RISER FOR 5 1/4 VALVE LID | 20 | EA | $31.03 | $620.60 |
| 101 | 6" CAST IRON COLLAR RISER FOR 5 1/4 VALVE LID | 20 | EA | $41.73 | $834.60 |
| 102 | 2" CASE H-35 TAPECOAT GRAY WRAP - TAPECOAT | 5 | CS | $347.75 | $1,738.75 |
| 103 | 4" CASE H-35 TAPECOAT GRAY WRAP - TAPECOAT | 5 | CS | $358.45 | $1,792.25 |
| 104 | 4-1/2" x 6' SCH 40 A500 GRADE B DOMESTIC STEEL PIPE BOLLARD - DOMESTIC | 50 | EA | $133.75 | $6,687.50 |
| 105 | 4" SCH 40 PVC BOLLARD CAPS | 50 | EA | $16.05 | $802.50 |
| 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 |
| 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 |
| 108 | 1” x 8” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $5.89 | $588.50 |
| 109 | 1” x 12” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER | 100 | EA | $8.03 | $802.50 |
| 110 | 1” x 18” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER | 20 | EA | $10.17 | $203.30 |
| 111 | 1” BRASS MTR STOP BALL VALVE W/LOCKWING (RUB) | 50 | EA | $23.01 | $1,150.25 |
| 112 | 1” STD MI BLK INSULATED UNION - DOMESTIC OR SMITH COOPER | 50 | EA | $69.55 | $3,477.50 |
| 113 | 2” IPS SDR 11 PE2406 6500 GAS PIPE 40 FOOT STICK - PERFORMANCE PIPE | 4000 | FT | $1.87 | $7,490.00 |
| 114 | 4” x 2", 4MM PINS ELECTROFUSE HIGH VOLUME TAP TEES BF OUTLET - IPEX OR FRIALEN | 10 | EA | $104.86 | $1,048.60 |
| 115 | 6” x 4", 4MM PINS, ELECTROFUSE HIGH VOLUME TAP TEES BF OUTLET - IPEX OR FRIALEN | 6 | EA | $192.60 | $1,155.60 |
| 116 | 2” STD MI BLK TEE - DOMESTIC OR SMITH COOPER | 50 | EA | $20.06 | $1,003.13 |
| 117 | 2” STD MI BLK STREET 90 EL - DOMESTIC OR SMITH COOPER | 50 | EA | $19.15 | $957.65 |
| 118 | 6” IPS SDR 11 PE 2708 BFUSE CAP - PERFORMANCE PIPE | 25 | EA | $27.82 | $695.50 |
| 119 | 2” x 8” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER | 50 | EA | $7.76 | $387.88 |
| 120 | 2” x 12” STD BLK NIPPLE - DOMESTIC OR SMITH COOPER | 25 | EA | $9.90 | $247.44 |

| | | | | | |
|---|---|---|---|---|---|
| 121 | 2” x 2” PE 2708 PB PT GAS RISER PIGTAIL – PERFECTION 78403 | 12 | EA | $144.45 | $1,733.40 |
| | | | **TOTAL** | $812,286.32 | |
| Will vendor hold pricing firm? Renewal Option 1 | | | | 5% Increase | |
| Will vendor hold pricing firm? Renewal Option 2 | | | | 5% Increase | |
| Will vendor hold pricing firm? Renewal Option 3 | | | | 5% Increase | |
| Will vendor hold pricing firm? Renewal Option 4 | | | | 5% Increase | |

**Recommended vendors:**
Consolidated Pipe & Supply Co., Inc.
194 Hurricane Shoals Road
Lawrenceville, GA 30045
P: 770-822-9664
email: Paul.Root@cpspipe.com

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

| | |
|---|---|
| **Item:** | Purchase and Installation of Pixel Pitch 6.67mm 7000 NIT LED Display at the Lawrenceville Arts Center |
| **Department:** | Administration |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | $238,520.00 |
| **Presented By:** | Chuck Warbington, City Manager |
| **Action Requested:** | Award Purchase and Installation of Pixel Pitch 6.67mm 7000 NIT LED Display to low responsive bidder, A1 Signs, Inc., amount not to exceed $238,520.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award. |

---

**Summary:** This project consists of the purchase and installation of an approximately 22' wide by 12.6" high LED Marquee Display for the Lawrenceville Arts Center. The display will come with a 5-year parts warranty. The display will be mounted on the left side of the entrance facing Clayton St. The bid submission from United Signs, LLC did not meet the bid requirement for screen brightness and viewing angle and therefore was deemed non-responsive.

**Fiscal Impact:** Amount of $238,520.00. This contract is funded by the Capital Outlay Fund (3556000.541000). Project SP-005.

**Attachments/Exhibits:**
Bid Tabulation

**SB002-23**

**Purchase of Pixel Pitch 6.67mm 7000 NIT LED Display Equipment and Supplies for In-House Turnkey Installation**

**Administration**

| | | | | A1 Signs, Inc. | | Daktronics, Inc. | | i2 Visual, Inc. | |
|---|---|---|---|---|---|---|---|---|---|
| **ITEM #** | **DESCRIPTION** | **APPROX. QTY** | | **UNIT PRICE** | **TOTAL PRICE** | **UNIT PRICE** | **TOTAL PRICE** | **UNIT PRICE** | **TOTAL PRICE** |
| 1 | LED display approximately 28.3’ ft wide by 15.7’ high | 1 | EA | $339,022.00 | $339,022.00 | $358,446.00 | $358,446.00 | $348,281.00 | $348,281.00 |
| 2 | LED display approximately 22’ ft wide by 12.6’ high | 1 | EA | $238,520.00 | $238,520.00 | $290,678.00 | $290,678.00 | $240,818.00 | $240,818.00 |
| 3 | Warranty – 2-year parts for 28 ft. display | 1 | EA | Inc. | Inc. | $1,303.00 | $1,303.00 | Inc. | Inc. |
| 4 | Warranty – 10 years parts for 28 ft. display | 1 | EA | $25,619.00 | $25,619.00 | $20,350.00 | $20,350.00 | $10,500.00 | $10,500.00 |
| 5 | Warranty – 2-year parts for 22 ft. display | 1 | EA | Inc. | Inc. | $1,303.00 | $1,303.00 | Inc. | Inc. |
| 6 | Warranty – 10 years parts for 22 ft. display | 1 | EA | $16,510.00 | $16,510.00 | $20,350.00 | $20,350.00 | $7,300.00 | $7,300.00 |
| | | | **Total** | $619,671.00 | | $692,430.00 | | $606,899.00 | |

| | | | | Sansi North America, LLC | | United Signs, LLC | |
|---|---|---|---|---|---|---|---|
| **ITEM #** | **DESCRIPTION** | **APPROX. QTY** | | **UNIT PRICE** | **TOTAL PRICE** | **UNIT PRICE** | **TOTAL PRICE** |
| 1 | LED display approximately 28.3’ ft wide by 15.7’ high | 1 | EA | $529,633.00 | $529,633.00 | N/R | N/R |
| 2 | LED display approximately 22’ ft wide by 12.6’ high | 1 | EA | $401,978.00 | $401,978.00 | N/R | N/R |
| 3 | Warranty – 2-year parts for 28 ft. display | 1 | EA | Inc. | Inc. | N/R | N/R |
| 4 | Warranty – 10 years parts for 28 ft. display | 1 | EA | N/A | N/A | N/R | N/R |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 5 | Warranty – 2-year parts for 22 ft. display | 1 | EA | Inc. | Inc. | N/R | N/R |
| 6 | Warranty – 10 years parts for 22 ft. display | 1 | EA | N/A | N/A | N/R | N/R |
| | | | **Total** | $931,611.00 | | N/R | |

**Recommended Vendor:**

A1 Signs, Inc.
6334 Buford Hwy
Norcross, GA 30071
770-851-2283
jkm@a1signs.com

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION

| | |
|---|---|
| **Item:** | Intergovernmental Agreement with the Lawrenceville Housing Authority for the transfer of Property in the Saddle Shoals Subdivision |
| **Department:** | City Manager |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | None |
| **Presented By:** | Chuck Warbington, City Manager |
| **Action Requested:** | Approve the Intergovernmental Agreement with the Lawrenceville Housing Authority for the transfer of Property in the Saddle Shoals Subdivision. Authorization or the Mayor to execute the agreement upon review and approval of the City Attorney. |

**Attachments/Exhibits:**
Intergovernmental Agreement Saddle Shoals Property

# INTERGOVERNMENTAL AGREEMENT

## Saddle Shoals Property

This INTERGOVERNMENTAL AGREEMENT ("IGA") is made and entered into by and between the CITY OF LAWRENCEVILLE, GEORGIA, a Georgia municipal corporation in the State of Georgia (the "City"), and the HOUSING AUTHORITY OF THE CITY OF LAWRENCEVILLE, GEORGIA, a public AUTHORITY created and existing under the laws of the State of Georgia (the "LHA").

**W I T N E S S E T H:**

**WHEREAS**, the LHA was created pursuant to the provisions of O.C.G.A. § 8-3-1 *et. seq.*, The Housing Authorities Law of the State of Georgia, and was brought into being by a Resolution adopted by the Council of the City of Lawrenceville, duly adopted on May 8, 1950, as amended, and is now existing and operating as a public body corporate and politic, and

**WHEREAS**, the City now desires to transfer certain property to the LHA subject to certain terms and conditions, which properties will be used by the LHA for the development of affordable housing to be owned by the residents in fee simple; and

**WHEREAS**, said property is located within the geographic boundaries of the City of Lawrenceville, and the LHA is willing to accept the property from the City subject to the terms and conditions of this Agreement.

**NOW**, **THEREFORE**, for and in consideration of $10.00 (Ten Dollars) in hand paid and for the mutual promises and covenants set forth herein, the amounts set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the LHA do hereby agree as follows:

1. The City will transfer to the LHA the property described on Exhibit A which is owned by the City and which is not needed for public uses. (Subject Property) Exhibit A is incorporated herein as reference.

2. The Subject Property shall be used for the construction of four single family houses to be owned in fee simple by the residents. The LHA shall be authorized to transfer the ownership of the Subject Property to non-profit organizations to facilitate the development of the houses. Each house developed must contain at least 1500 square feet and have a two-car garage and working fireplace and chimney.

3. The Mayor, Mayor Pro Tem, City Manager, City Clerk, and City Attorney, and/or their appropriate designees are hereby authorized to complete the transfer of the Subject Property and to take any and all action necessary and appropriate to carry out the intent of this Intergovernmental Agreement between the parties.

4. This IGA and the rights and obligations of the parties hereto shall be governed, construed and interpreted according to the laws of the State of Georgia.

5. This IGA expresses the entire understanding and agreement between the parties hereto.

6. The invalidity of any one or more phrases, sentences, clauses or sections contained in this IGA shall not affect the remaining portions of this IGA or any part thereof.

7. This IGA may be executed in several counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

8. No waiver, amendment, release, modification of this IGA shall be effective unless made in writing and executed by both parties hereto, and properly approved in accordance with the provisions of Georgia law.

9. The effective date of this Intergovernmental Agreement shall be the date it is approved and signed by the last party approving and signing the Agreement.

[Signatures on Following Page]

**CITY OF LAWRENCEVILLE, GEORGIA**

Date Signed: _____

By: _____
David R. Still, Mayor

Attest_____
Karen Pierce, City Clerk

(City Seal)

**THE HOUSING AUTHORITY OF THE CITY OF LAWRENCEVILLE, GEORGIA**

Date Signed: _____

By: _____

Title: _____

Attest_____

(Authority Seal)

PLAT B: 00158 P: 00093
Recorded: 06/16/2022 8:43 AM
23LM02956 Pages: 1 Fee: $10.00
Tina P Garner
Clerk of Superior Court, Gwinnett County, GA
eFile Participant ID: 1748348031

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

## GENERAL NOTES:

1. WATER SEWAGE PROVIDED BY GWINNETT COUNTY
2. ALL LOTS SERVED BY GWINNETT COUNTY SANITARY SEWER
3. LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS OF THE CITY OF LAWRENCEVILLE DEVELOPMENT ORDINANCE IN EFFECT AT THAT TIME

## OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO AS PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.

OWNER

CITY MANAGER

## OWNER/DEVELOPER

CITY OF LAWRENCEVILLE
CONTACT: CHUCK WARBINGTON
PHONE: (678) 407-6577
EMAIL: CHUCK.WARBINGTON@LAWRENCEVILLEGAWEB.ORG

## SURVEYOR:

PRECISION PLANNING, INC
400 PIKE BOULEVARD
LAWRENCEVILLE, GEORGIA 30046
CONTACT: DONNY JAMES
PHONE: (770) 338-8000
EMAIL: 522DJ@PPI.US

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES

CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF LAWRENCEVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

## CERTIFICATION OF CITY ENGINEER

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ENGINEER AND IS APPROVED, SUBJECT TO THE INSTALLATION OF STREETS, UTILITIES AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS.

DATED THIS 10 DAY OF JUNE 22

FOR THE CITY OF LAWRENCEVILLE, GA

## CERTIFICATION OF CITY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY, AND IS APPROVED, SUBJECT TO THE INSTALLATION OF STREETS, UTILITIES AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS.

DATED THIS 10 DAY OF JUNE 22

FOR THE CITY OF LAWRENCEVILLE, GA

## CERTIFICATION OF PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND USE PLAN, AND THE CITY OF LAWRENCEVILLE SUBDIVISION AND ZONING REGULATIONS.

DATED THIS 10 DAY OF JUNE 22

## SURVEYOR'S ACKNOWLEDGEMENT

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT, BY:

SIGNATURE OF REGISTERED GA LAND SURVEYOR

DONALD E. JAMES
REGISTERED GA. LAND SURVEYOR NO. 3440

6-14-22
DATE

## FINAL PLAT APPROVAL CERTIFICATION

THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE ZONING REQUIREMENTS, SUBDIVISION REGULATIONS AND OTHER APPLICABLE CODES and ORDINANCES, AND HAS BEEN APPROVED BY THE CITY OF LAWRENCEVILLE FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY.

FOR THE CITY OF LAWRENCEVILLE, GA

## LEGEND



## CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD | BEARING |
|---|---|---|---|---|
| C1 | 86.92 | 200.00 | 86.22 | S82°33'21"E |
| C2 | 144.40 | 748.00 | 142.97 | S86°19'45"E |
| C3 | 52.19 | 284.00 | 52.12 | N75°52'14"E |
| C4 | 55.00 | 284.00 | 54.91 | N83°13'55"E |
| C5 | 54.00 | 284.00 | 53.92 | N90°00'00"E |
| C6 | 140.92 | 284.00 | 139.46 | N82°39'07"E |
| C7 | 36.25 | 284.00 | 36.23 | N69°17'17"E |
| C8 | 74.82 | 284.00 | 74.61 | N58°14'45"E |
| C9 | 32.46 | 14.00 | 22.55 | S74°24'49"E |
| C10 | 1104.47 | 225.00 | 193.21 | S44°23'11"E |
| C11 | 16.42 | 14.00 | 17.13 | N40°26'24"E |
| C12 | 226.19 | 275.00 | 231.97 | S28°32'53"E |
| C13 | 150.52 | 275.00 | 148.66 | S62°13'27"E |

## LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 10.97 | N87°32'56"E |
| L2 | 20.66 | S14°13'31"E |
| L3 | 33.85 | S14°13'31"E |
| L4 | 108.88 | S13°40'49"E |
| L5 | 33.51 | S85°16'52"W |
| L6 | 31.10 | S82°41'40"W |
| L7 | 47.27 | S47°33'04"W |
| L8 | 41.90 | S46°53'54"W |
| L9 | 26.32 | S35°28'37"W |
| L10 | 49.12 | S26°10'23"W |
| L11 | 62.80 | S29°04'52"E |
| L12 | 24.97 | S55°12'52"W |
| L13 | 28.77 | S39°57'36"W |
| L14 | 46.32 | N71°56'29"W |
| L15 | 41.84 | N79°16'04"W |
| L16 | 40.58 | N67°56'27"W |
| L17 | 17.97 | N19°57'47"W |
| L18 | 17.28 | N32°46'58"E |
| L19 | 16.19 | N15°00'00"W |
| L20 | 31.16 | N28°19'41"W |
| L21 | 5.18 | N58°56'51"W |
| L22 | 47.30 | N33°52'49"W |
| L23 | 15.11 | N50°52'49"W |
| L24 | 14.92 | N28°12'52"W |
| L25 | 27.77 | N58°27'52"W |

## LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L26 | 17.50 | N71°32'54"W |
| L27 | 15.26 | S87°34'39"W |
| L28 | 39.47 | S82°33'07"W |
| L29 | 36.58 | S89°16'37"W |
| L30 | 30.00 | S89°16'37"W |
| L31 | 33.46 | S79°24'27"W |
| L32 | 33.66 | S68°47'47"W |
| L33 | 42.97 | S78°23'29"W |
| L34 | 41.08 | S76°30'06"W |
| L35 | 33.66 | S66°39'04"W |
| L36 | 36.76 | S57°39'51"W |
| L37 | 13.54 | S61°32'07"W |
| L38 | 25.06 | S64°36'37"E |
| L39 | 106.17 | N70°51'53"E |
| L40 | 151.62 | N58°51'39"E |
| L41 | 144.94 | N54°34'37"E |
| L42 | 212.56 | S55°55'09"W |
| L43 | 30.00 | S55°55'09"W |
| L44 | 224.37 | S55°55'09"W |
| L45 | 171.16 | S45°41'51"E |
| L46 | 153.52 | S44°48'13"E |
| L47 | 85.62 | N62°10'17"E |
| L48 | 71.93 | N32°46'14"E |
| L49 | 104.78 | N66°16'33"E |

## AREA SUMMARY

LOT ONE = 0.438 ACRES
LOT TWO = 0.350 ACRES
LOT THREE = 0.350 ACRES
LOT FOUR = 0.299 ACRES
RIGHT OF WAY ABANDONMENT AREA 1 = 0.118 ACRES
RIGHT OF WAY ABANDONMENT AREA 2 = 0.106 ACRES
REMAINDER = 2.578 ACRES
TOTAL ACRES = 4.239 ACRES

## ZONING NOTES:

PER CITY OF LAWRENCEVILLE, LOT DIMENSIONS AND SETBACKS FOR LOTS 1, 2, 3 + 5 RIGHT OF WAY ABANDONMENT AREA 3 HAVE BEEN REZONED TO THE FOLLOWING

- MINIMUM LOT AREA: 15,000 SQUARE FEET.
- MINIMUM LOT WIDTH: SIXTY (60) FEET
- MINIMUM DWELLING SIZE: 1,600 SQUARE FEET
- MAXIMUM HEIGHT OF BUILDING: THIRTY-FIVE (35) FEET
- MINIMUM FRONT YARD: FORTY (40) FEET.
- MINIMUM REAR YARD: FORTY (40) FEET.
- MINIMUM SIDE YARD: TEN (10) FEET.
- 3 CAR GARAGE REQUIRED
- CHIMNEY REPLACE REQUIRED

## SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT WAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DONALD E. JAMES, GEORGIA RLS 3440B

6-14-22
DATE

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERABLE IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

## GRAPHIC SCALE

1 inch = 40 ft.

## PROPERTY INFORMATION:

PARENT PARCELS

TAX PARCEL: 6180 338
567 SHOAL CIRCLE
LAWRENCEVILLE, GA 30046
ZONING: R3
(ZONING INFORMATION TAKEN FROM LAWRENCEVILLE ZONING MAPS, FORMALLY AS NO LOT 43 OF REFERENCE 1 BELOW)

TAX PARCEL: 6180 232
547 SHOAL CIRCLE
LAWRENCEVILLE, GA 30046
ZONING: R3 TND
(ZONING INFORMATION TAKEN FROM LAWRENCEVILLE ZONING MAPS)

## PLAT & DEED REFERENCES:

1.) FINAL PLAT FOR SADDLE SHOALS UNIT V, PREPARED BY VON ITTER & ASSOCIATES, INC., DATED 10/1/88 RECORDED IN PLAT BOOK 60, PAGE 21

2.) FINAL PLAT FOR SADDLE SHOALS UNIT IV PREPARED BY JOHN F BREWER & ASSOCIATES DATED 12/29/86 RECORDED IN PLAT BOOK 48, PAGE 178

3.) COMPOSITE PLAT FOR W. S. SUMGAINNER PREPARED BY VON ITTER & ASSOCIATES, INC. DATED 3/13/91 RECORDED IN PLAT BOOK 58, PAGE 118

ZONING AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF GWINNETT COUNTY, GEORGIA

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE AGJACENTS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION BY THE SURVEYOR, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON

## SURVEY NOTES:

1.) ALL AREA INCLUDES EASEMENTS WITHIN

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER, LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED

3.) THIS CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THIS CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67. AS AMENDED BY HB 1216 IN, IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL

5.) RIGHT OF WAY ABANDONMENT AREA 1 TO BE SURRENDED WITH LOT 4

6.) RIGHT OF WAY ABANDONMENT AREA 2 TO BE SURRENDED AND RETAINED BY THE CITY OF LAWRENCEVILLE

## EQUIPMENT USED:

A TRIMBLE S2 ROBOTIC TOTAL STATION & A CARLSON BRX7 GASS MULTI-FREQUENCY ALL-IN-2 LN RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT

## FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,149; & AN ANGULAR ERROR OF 9.0 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES

THE FIELD SURVEY WAS COMPLETED ON 5/2/2022

## PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 110 818 FEET

## HORIZONTAL & VERTICAL DATUM:

HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE WEST ZONE
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988 (MYHOMTRIC HEIGHTS WERE COMPUTED USING GEOID 18
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT
DISTANCES ARE HORIZONTAL AT GROUND LEVEL
THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS

## FLOOD NOTE:

BY GRAPHICS PLOTTING ONLY, A PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0059F, DATED SEPTEMBER 18, 2009

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATIONS OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PURSUANT TO RULE 180-6-.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR, AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

PLAT2022-00230

Authorized 6/7/2022





CITY OF LAWRENCEVILLE
LAND LOT 180, 6TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

MINOR SUBDIVISION PLAT
PLAT2022-00230

SHEET TITLE

| DRAWN | CHECKED |
|---|---|
| CCP | DEJ |

JOB #: 22LM

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 7/13/2022 | | |

DATE
5/2/2022
PPI PROJECT NO.

1 OF 1

#RELEASE

STAMP

Page 235

14.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION

| | |
|---|---|
| **Item:** | Resolution for the Abandonment of Saddle Path Way |
| **Department:** | City Manager |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | None |
| **Presented By:** | Chuck Warbington, City Manager |
| **Action Requested:** | Approve the Resolution for the Abandonment of Saddle Path Way and authorize the Mayor to execute all documents necessary upon review and approval of the City Attorney. |

---

**Attachments/Exhibits:**
Resolution of Abandonment
22063 Right of Way Exhibit A
Legal Description Exhibit B

**RESOLUTION _____**

**RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET**
**Saddle Path Way**

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of Saddle Path Way from its intersection with Shoal Circle to the point where the street dead ends has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of Saddle Path Way as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of Saddle Path Way containing 0.225 acres, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and the easements or other property rights previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned.

IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this _____ day of November, 2022.

_____
David R. Still, Mayor

ATTEST:

_____
City Clerk - Karen Pierce

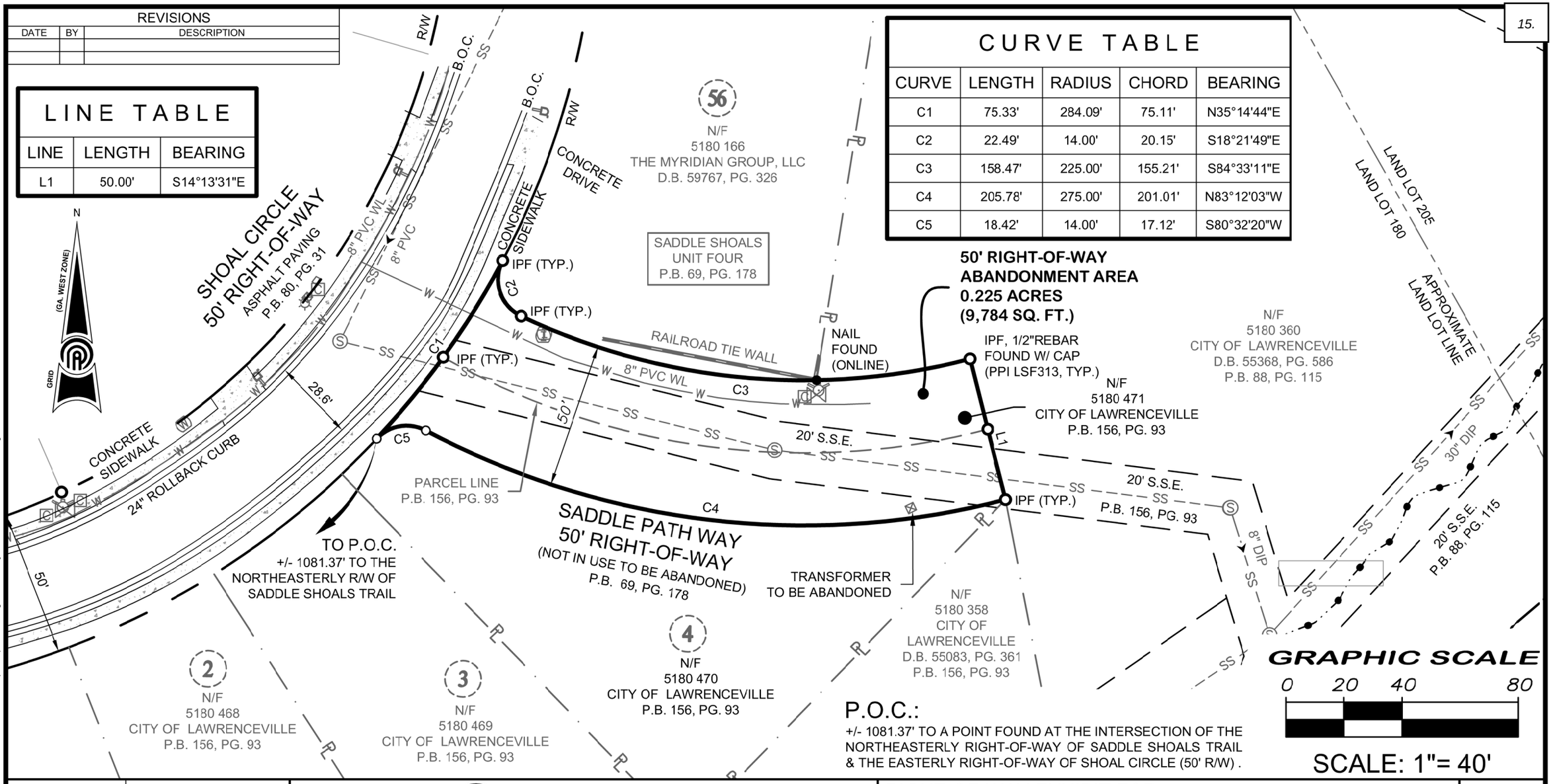
| REVISIONS | | |
|---|---|---|
| DATE | BY | DESCRIPTION |
| | | |
| | | |

## LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 50.00' | S14°13'31"E |

## CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD | BEARING |
|---|---|---|---|---|
| C1 | 75.33' | 284.09' | 75.11' | N35°14'44"E |
| C2 | 22.49' | 14.00' | 20.15' | S18°21'49"E |
| C3 | 158.47' | 225.00' | 155.21' | S84°33'11"E |
| C4 | 205.78' | 275.00' | 201.01' | N83°12'03"W |
| C5 | 18.42' | 14.00' | 17.12' | S80°32'20"W |




**P.O.C.:**
+/- 1081.37' TO A POINT FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF SADDLE SHOALS TRAIL & THE EASTERLY RIGHT-OF-WAY OF SHOAL CIRCLE (50' R/W) .

| | | |
|---|---|---|
| Parcel: 5180 470 & 471 | Owner: CITY OF LAWRENCEVILLE | |
| Date: 11/4/22 | | |
| Land Lot: 180 | City: LAWRENCEVILLE | |
| District: 5th | County: GWINNETT, GA | |
| Job #: S22063 | Scale: 1" = 50' | |
| Field By: JAH | Drawn By: NAP | Checked By: DEJ |

PRECISION Planning Inc.
planners • engineers • architects • surveyors
Georgia Land Surveying Firm COA # LSF000313
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us • info@.ppi.us

RIGHT-OF-WAY EXHIBIT FOR:

CITY OF LAWRENCEVILLE

DRAWING NUMBER
1 OF 1



E:\Projects\2022\22063-SV-Lville Saddle Shoals\DWG\22063_Right-of-Way Abandonment Exhibit.dwg 30x42

# EXHIBIT B

## Legal Description

All that tract or parcel of land lying and being in Land Lot 180 of the 5th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the southeasterly right of way of Shaol Circle (50 foot right of way) which point is located 1081.37 feet as measured along said right of way from the point where said right of way intersects the northeasterly right of way of Saddle Shoals Trail; thence continuing along said right of way and following the curvature thereof an arc distance of 75.33 feet, said arc having a radius of 284.09 feet and being subtended by a chord having a bearing of North 35 degrees 14 minutes 44 seconds East a chord distance of 75.11 feet to an iron pin found; thence leaving said right of way and running an arc distance of 22.49 feet, said arc having a radius of 14 feet and being subtended by a chord having a bearing of South 18 degrees 21 minutes 49 seconds East a chord distance of 20.15 feet to an iron pin found; thence running an arc distance of 158.47 feet, said arc having a radius of 225.00 feet and being subtended by a chord having a bearing of South 84 degrees 33 minutes 11 seconds East a chord distance of 155.21 feet to an iron pin found; thence running South 14 degrees 13 minutes 31 seconds East a distance of 50.00 feet to an iron pin found; thence running an arc distance of 205.78 feet, said arc having a radius of 275.00 feet and being subtended by a chord having a bearing of North 83 degrees 12 minutes 03 seconds West a chord distance of 201.01 feet; thence running an arc distance of 18.42 feet, said arc having a radius of 14 feet being subtended by a chord having a bearing of South 80 degrees 32 minutes 20 seconds west a chord distance of 17.12 feet to the point of beginning.

Said tract of land containing 0.225 acres and being designated 50 foot Right of Way Abandonment Area on a Right of Way Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc. dated November 4, 2022, which plat is incorporated herein by reference for a particular description.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION

| | |
|---|---|
| **Item:** | Present ReCAST Year 1 Report |
| **Department:** | Community Relations |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | $0 |
| **Presented By:** | Marcus Thorne, Program Manager and Jasmine Billings, Community Development Manager |
| **Action Requested:** | No Action necessary for this presentation |

---

**Summary:** Council will hear an update about the work of ReCAST in Year 1. ReCAST stands for Resiliency in Communities After Stress & Trauma and is a grant program of the Substance Abuse and Mental Health Services (SAMHSA) Department.

**Attachments/Exhibits:**
ReCAST Year 1 Slide Deck

RECAST
LAWRENCEVILLE

# Year 1 Recap

## ReCAST Introduction

**SAMHSA** – *Substance Abuse and Mental Health Services Administration*

An agency within the U.S. Department of Health and Human Services

- Leading public health efforts to advance the behavioral health of the nation
- It exists to reduce the impact of substance abuse and mental illness on America's communities

SAMHSA
Substance Abuse and Mental Health Services Administration

RECAST
LAWRENCEVILLE

# ReCAST Introduction

**ReCAST** – *Resiliency in Communities After Stress and Trauma*

**[ Established by our Advisory Board ]**

**Mission**: To connect and empower Lawrenceville youth and families to build a stronger community

**Vision**: We are a thriving Lawrenceville where all residents work together to create a sense of belonging

**Values**: Empowerment, Collaboration, Connection, Accessibility, Advocacy, Inclusion

RECAST LAWRENCEVILLE

# ReCAST Needs Statement

**[ Areas of Improvement ]**

1. Lack of civics education and understanding of policies and procedures of local government.
2. Lack of trauma informed practices.
3. Lack of a cohesive system to address social determinants of health.
4. Lack of community engagement.
5. Lack of diversity and cultural competency.

RECAST LAWRENCEVILLE

# ReCAST Goals

1. Increase well-being, resiliency, and community healing through community-based, participatory approaches (Addresses Needs: **1, 4**)
2. Increase community and youth engagement, leadership development, improved governance, and capacity building by creating community change through community-based, participatory approaches (**4, 5**)
3. Increase access to trauma-informed community behavioral health resources through more equitable access (**2, 3**)
4. Increase the level of cultural competency of the City of Lawrenceville's employees and citizens to promote understanding and developmentally appropriate city-led policies and programs (**2, 5**)
5. Strengthen the integration of community-based services addressing the social determinants of health for high-risk youth and their families (Addresses Need: **3**)

RECAST LAWRENCEVILLE

# Goal 1 / Increase well-being, resiliency, and community healing through community-based, participatory approaches

- Received community input to create a Community Needs and Resources Assessment (CNRA)
- Created a ReCAST Advisory Board / community members appointed by City Council




*Photo by Alaina Tullis, CoL Community Relations*

RECAST LAWRENCEVILLE



Photo by Josiah Vega, Community Engagement & Outreach Specialist, Impact46

***ReCAST Advisory Board Members*** (L to R): Chanda Floyd-Bryant (chair), Keira Drane, Carol Caraballo, Coni Brown, Marci Sledge, Liliana Pino, Nancy Martin, Rachael Warnsley, DeVante Hudson, Alisha Jordan, Hector Sanchez (vice-chair), Tiffany Washington, and Marcus Thorne (Program Manager)

RECAST LAWRENCEVILLE

## Goal 2 / Increase community and youth engagement, leadership development, improved governance, and capacity building by creating community change through community-based, participatory approaches

- Included both trauma-informed, and diversity and inclusion best practices
- Launched the Lawrenceville Legacy Leaders, by Impact46 / City of Lawrenceville



Photo by Alaina Tullis, CoL Community Relations

RECAST LAWRENCEVILLE

## Goal 3 / Increase access to trauma-informed community behavioral health resources through more equitable access

- Created a referral process to connect youth and families from partner schools, churches, and local agencies; we selected Pokket as our referral process
- Offering behavioral health service provision for Lawrenceville residents through Families First




*Photo by Discovery High School Media Team*

RECAST LAWRENCEVILLE

## Goal 4 / Increase the level of cultural competency of the City of Lawrenceville's employees and citizens to promote understanding and developmentally appropriate city-led policies and programs

- Creating a City-employee-led, diversity and inclusion council
- Delivering to City-staff diversity and inclusion training



*Photo by Alaina Tullis, CoL Community Relations*

RECAST LAWRENCEVILLE

## Goal 5 / Strengthen the integration of community-based services addressing the social determinants of health for high-risk youth and their families

- Measuring resiliency using:
  Families First Resiliency Needs Screener (FFRNS-14), social determinants of health and Connor-Davidson assessments

- Supporting youth and families through behavioral health, employment, and housing assistance



Photo by Rachel Panasyuk, Impact46

RECAST
LAWRENCEVILLE

RECAST
LAWRENCEVILLE

## Sub-grantee Partners

| Housing Assistance & Student Leadership | Employment Services | Mental Health & Navigator Support |
|---|---|---|
| Rental / Utilities / Shelter & Youth Leadership Development<br>IMPACT46 | Need a job or want a better one?<br>GEORGIA CENTER FOR OPPORTUNITY | Feeling overwhelmed? Not sure what you need?<br>Families First |
| Apply for Rental, Utilities, and Emergency Shelter Support | Apply for a Job | Sign up for more info |

RECAST LAWRENCEVILLE

## ReCAST Indicators of Progress & Performance

**SAMHSA expects us to deliver on five measures called indicators of progress and performance (IPP):**

- **AW1**– The number of individuals exposed to mental health awareness messages as a result of the grant. (**CoL**, **I46**)
- **T3** – The number of people receiving evidenced-based mental health related services as result of the grant; the number of people (youth and family members) receiving services for trauma-informed behavioral health services as result of the RECAST Grant. (**FF**)
- **PC2**– The number of organizations that have begun collaborating as a result of the grant. (**CoL**)
- **TR1**– The number of individuals who have received training in trauma-informed approaches, violence prevention, mental health literacy, and other related training as a result of the ReCAST grant. (**FF**, **I46**)
- **WD2** – The number of people in the mental health or related workforce trained in behavioral/mental health trauma-informed approaches as a result of the ReCAST grant. (**CoL**)

RECAST LAWRENCEVILLE

# Families First Milestones / Year 1 Summary

- Hired Behavioral Health Specialist (BHS) and Navigator, designated to ReCAST
- Participation in Monthly Partnership Meetings, hosted by the City
- Completion and submission of Implicit Bias add-on for CoL diversity training
- Provided guidance for our memorandum of understanding with the Gwinnett County Public Schools
- Received approval from SAMHSA to adjust indicator of progress and performance T3 down to 50% (*Note*: in Year 1, ReCAST was expected to serve 100; now set to 50 instead)
- Supported Impact46 summer workshops with trauma-informed expertise through BHS
- Formed relationships with local schools, doctor's offices, and various community groups through BHS outreach
- T3 / IPP: Consulted with 17 out 50 individuals for T3 outcomes

RECAST LAWRENCEVILLE

Families First

# Georgia Center for Opportunity Milestones / Year 1 Summary

- Recruited multiple new employers (51 total employers recruited) and several new mentors
- Participated in ReCAST Monthly Partner Meetings
- Updated ReCAST monthly metrics and provided milestones reports
- IPP: GCO does not have a reportable IPP requirement for SAMHSA on this grant

RECAST LAWRENCEVILLE

GEORGIA CENTER FOR OPPORTUNITY

# Impact46 Milestones / Year 1 Summary

- Hired Outreach and Community Engagement Specialist, designated to ReCAST
- Recruited employers (50 total internships) and student interns (60+ prospective interns), coordinated with schools, hosted workforce development training (WD2 / IPP), coordinated trauma-informed summer workshops, hosted Summer of Impact closing celebration – all in support of Summer of Impact
- Participation in Monthly Partnership Meetings, hosted by the City
- Collaboration with the City for the launch of Lawrenceville Legacy Leaders, a cohort of 20 students who will participate in leadership development, trauma-informed training, and civic education
- Coordinated collaborative outreach for partners, including both digital and print media creation, photo/video documentation of ReCAST work, posting promotion and mental-health awareness messages on social media
- Designed an interim referral process for ReCAST
- Helped lead a demonstration for Pokket, the ReCAST referral platform
- AW1 / IPP: 797 individuals exposed to mental health awareness messages

RECAST LAWRENCEVILLE

IMPACT46

# City of Lawrenceville Milestones / Year 1 Summary

- Completed Community Needs & Resources Assessment
- Recruited a 12-member Advisory Board, inclusive of diverse community leaders
- Collaborated on Summer of Impact internship program and the launch of the first cohort of Lawrenceville Legacy Leaders (L3)
- Initiated training of CoL staff in diversity and inclusion with a focus on implicit-bias
- Recruited a diversity, equity, and inclusion committee, made up of CoL staff
- Met monthly with the Government Program Officer (GPO) to seek guidance and to update on progress
- Created a memorandum of understanding, passed by City Council, to formalize a partnership with the Gwinnett County Public Schools, specifically with the Discovery & Central Gwinnett HS Clusters
- Worked collaboratively with partners to market and promote ReCAST services, inclusive of a CoL hosted ReCAST webpage and ReCAST resource materials
- WD2 / IPP: 126 trained in trauma-informed approaches; 75 expected
- PC2 / IPP: 17; 10 expected
- TR1 / IPP: 98% of CoL Staff Trained; 100% expected; a plan is in place to train the final five staff

RECAST LAWRENCEVILLE

LAWRENCEVILLE GEORGIA

RECAST
LAWRENCEVILLE

# Coming in Year 2

To connect and empower
Lawrenceville youth and families
to build a stronger community.

## Goal 1 / Increase well-being, resiliency, and community healing through community-based, participatory approaches

- Create 3-4 annual opportunities for community training and engagement with law enforcement (and continuing throughout the end of the grant period).



*Photo by Rachel Panasyuk, Impact46*

RECAST LAWRENCEVILLE

## Goal 2 / Increase community and youth engagement, leadership development, improved governance, and capacity building by creating community change through community-based, participatory approaches

- Increase the capacity of youth to deliver four (4) annual trainings and workshops to educate and engage 200 of their peers in civic education and opportunities to engage in local government



*Photo by Rachel Panasyuk, Impact46*

RECAST LAWRENCEVILLE

## Goal 3 / Increase access to trauma-informed community behavioral health resources through more equitable access

- No additional year-two goal required. We will continue to:
  - Refine our referral process to connect youth and families from partner schools, churches, and local agencies
  - Offer behavioral health service provision for Lawrenceville residents through Families First



*Photo by Alaina Tullis, CoL Community Relations*

RECAST LAWRENCEVILLE

## Goal 4 / Increase the level of cultural competency of the City of Lawrenceville's employees and citizens to promote understanding and developmentally appropriate city-led policies and programs

- Continue establishing our our DEI committee
- Leverage training to develop and deliver youth and community facing implicit bias workshops and webinars available six (6) times per year



*Photo by Alaina Tullis, CoL Community Relations*

RECAST LAWRENCEVILLE

# Goal 5 / Strengthen the integration of community-based services addressing the social determinants of health for high-risk youth and their families

- No additional year-two goal required. We will continue to:
  - Measure resiliency using the Families First Resiliency Needs Screener (FFRNS-14), social determinants of health and Connor-Davidson assessments
  - Support youth and families through behavioral health, employment, and housing assistance



*Photo by Alaina Tullis, CoL Community Relations*

RECAST LAWRENCEVILLE

# ReCAST Year 2 Contract Recommendations

1. **Greater contract specificity:**
   a. Include the expectation of reporting to the advisory board and of providing monthly milestones
   b. Include the need for sub-grantees to list the City as additional named insured, protecting the city against potential liabilities
   c. Expect a sub-grantee annual budget review specifically related to each partner's ReCAST operational budget expenditures
   d. Include a section in the contract that specifically references the approved budget narrative
2. **Process for annual contract review:**
   a. CoL expectations of each sub-recipient in order to qualify for Year 3 contract renewal
   b. The period and/or manner in which review/evaluation will be performed

RECAST LAWRENCEVILLE

# ReCAST Budget, Year 2

| Project String | Description | Year 2 |
|---|---|---|
| 23-003 .MANAGER . . | PROGRAM MANAGER | 91,800 |
| 23-003 .TRAVEL . . | TRAVEL | 2,000 |
| 23-003 .SUPPLIES | SUPPLIES | 31,496 |
| 23-003 .CONLAB | CONTRACTUAL LABOR | 736,550 |
| 23-003 .OTHERPUR | OTHER PURPOSES | 47,505 |
| 23-003 .INDIRECT . . | INDIRECT COST | 31,440 |
| | **TOTAL** | **$940,791** |

RECAST LAWRENCEVILLE

RECAST LAWRENCEVILLE

# Questions?

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DICSUSSION

| | |
|---|---|
| **Item:** | Approve ReCAST Year 2 Contracts |
| **Department:** | Community Relations |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | $0 |
| **Presented By:** | Marcus Thorne, Program Manager and Jasmine Billings, Community Development Manager |
| **Action Requested:** | Approve contracts of ReCAST sub-recipient partners, Families First, Georgia Center for Opportunity, and Impact46. Approval is also sought for the contract renewal of the ReCAST Program Manager. |

---

**Summary:** Approval of these items will keep existing ReCAST Partners, and the current Program Manager, in place for Year 2 of ReCAST Lawrenceville. ReCAST stands for Resiliency in Communities After Stress & Trauma and is a grant program awarded through the Substance Abuse & Mental Health Services Administration.

**Attachments/Exhibits:**
ReCAST Year 2 Contract with Families First
ReCAST Year 2 Contract with Georgia Center for Opportunity
ReCAST Year 2 Contract with Impact46
ReCAST Year 2 Program Manager Contract

**SUBRECIPIENT AGREEMENT**
**BETWEEN**
**CITY OF LAWRENCEVILLE AND FAMILIES FIRST, INC.**

This Agreement is made between the City of Lawrenceville (herein called the Local Government) and Families First, Inc. (herein called Subrecipient) for the Lawrenceville ReCAST Grant (herein called the Project).

As the Local Government has applied for and received a Substance Abuse and Mental Health Services Administration (SAMHSA) award, Unique Federal Award Identification Number (FAIN) H79SM084920, to fund the Project with Federal Award Identification Number 1H79SM084920-01; and

As it benefits the Local Government to engage the Subrecipient to accomplish the Scope of Work and the objectives of the local SAMHSA project;

The parties agree that:

1. **SCOPE OF SERVICES**

   A. Local Government Responsibilities
   The Local Government is responsible for administration of the ReCAST Grant, and ensuring SAMHSA funds are used in accordance with all program requirements. The Local Government will provide such assistance and guidance to the Subrecipient as may be required to accomplish the objectives and conditions set forth in this Agreement. The Local Government is responsible for completing the following tasks to accomplish the objectives of the Project:

   Principal Tasks
   - Coordinate project service and activities, including training, communication, and information dissemination.
   - Provide program leadership and oversight for the grant, data collection, and monitoring progress.
   - Coordinate the Diversity and Inclusion Committee.

   B. Subrecipient Responsibilities
   The Subrecipient will complete in a satisfactory and proper manner as determined by the Local Government the following tasks to accomplish the objectives. The Subrecipient will periodically meet with the Local Government to review the status of these tasks.

   The ReCAST budget narrative provides more explicit guidance as to both the

resource allocation and expenditure expectations of the Subrecipient.

Principal Tasks

- Behavioral Health & Navigator Services
- Program Director
- Project Evaluation and Data Collection
- Violence prevention and trauma-informed training
- Client assessment and screening; case management aftercare
- Support outreach events with an organizational representative and with organizational materials

2. **TIME OF PERFORMANCE**
The effective date of this Agreement will be the date the parties sign and complete execution of this agreement.

3. **AGREEMENT REPRESENTATIVES**
Each party to this Agreement shall have a representative. Each party may change its representative upon providing written notice to the other party. The parties' representatives are as follows:

A. Subrecipient: Families First

| **Name of Representative:** | Paula Moody |
|---|---|
| Title | Chief Executive Officer |
| Mailing Address: | 80 Joseph E. Lowery Blvd NW |
| City, State, and Zip Code: | Atlanta, GA 30314 |
| Telephone Number: | 404-853-2867 |
| Email Address: | Paula.Moody@familiesfirst.org |

B. Local Government: City of Lawrenceville

| **Name of Representative:** | Chuck Warbington |
|---|---|
| Title | City Manager |
| Mailing Address: | PO Box 2200 |
| City, State, and Zip Code: | Lawrenceville, GA 30046 |
| Telephone Number: | 770-963-2414 |
| Email Address: | chuck.warbington@lawrencevillega.org |

4. **BUDGET**
   The Local Government will pass through to the Subrecipient no more than $335,550 in SAMHSA funds for eligible incurred costs and expenses for the Project according to the project budget, incorporated herein by reference.

   The Local Government will require a more detailed budget breakdown, and the Subrecipient will provide such supplementary budget information in a timely fashion in the form and content prescribed by the Local Government.

   Any amendments to this Agreement's Budget must first be determined by the Local Government as consistent with its ReCAST contract with SAMHSA and then approved in writing by the Local Government and the Subrecipient.

5. **PAYMENT**
   The Local Government shall reimburse the Subrecipient in accordance with the payment procedures outlined in the SAMHSA Management Handbook, Financial Management Section for all allowable expenses agreed upon by the parties to complete the Scope of Service.

   Reimbursement under this Agreement will be based on billings, supported by appropriate documentation of costs actually incurred. It is expressly understood that claims for reimbursement will not be submitted in excess of actual, immediate cash requirements necessary to carry out the purposes of the agreement. Funds available under this Agreement will be utilized to supplement rather than supplant funds otherwise available.

   It is understood that this Agreement is funded in whole or in part with SAMHSA funds and is subject to those regulations and restrictions normally associated with federally-funded programs.

6. **PERFORMANCE MONITORING**
   The Local Government will monitor the performance of the Subrecipient by tracking project progress, reviewing payment requests for applicable costs, overseeing compliance with SAMHSA requirements, and ensuring recordkeeping and audit requirements are met. Substandard performance as determined by the Local Government will constitute noncompliance with this Agreement.

   If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Local Government, contract suspension or termination procedures will be initiated.

7. **GENERAL CONDITIONS**

A. Independent Contractor
Nothing contained in this Agreement is intended to, or will be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient will at all times remain an “independent contractor” with respect to the services to be performed under this Agreement. The Local Government will be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers’ Compensation Insurance, as the Subrecipient is an independent contractor.

B. Hold Harmless
The Subrecipient will hold harmless, defend and indemnify the Local Government from any and all claims, actions, suits, charges, and judgments whatsoever that arise out of the Subrecipient’s performance or nonperformance of the services or subject matter called for in this Agreement.

C. Workers’ Compensation
The Subrecipient will provide Workers’ Compensation Insurance Coverage for all of its employees involved in the performance of this Agreement. Coverage will be maintained (at least) at minimum statutory limits. Evidence of Coverage will be provided to the Local Government. There is no additional named insured requirement for Worker’s Compensation Coverage.

D. Insurance and Bonding
The Subrecipient will carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud, and/or undue physical damage, and as a minimum will purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Local Government.

The Subrecipient shall obtain and maintain at its own expense insurance policies for general liability insurance and professional liability insurance from commercial insurance companies licensed to transact insurance in the State of Georgia in an amount not less than one million dollars ($1,000,000) per claim and three million dollars ($3,000,000) in the aggregate per year for each such policy and shall, upon request, provide the Local Government a copy of the certificates of insurance as evidence of such coverage which lists the Local Government as an additional named insured. If the Subrecipient changes insurance carriers or has the coverage described herein decreased or terminated, such party will notify in writing the Local Government at least thirty (30) days prior to the expiration or termination of the current coverage.

E. Amendments
The Local Government or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each

organization, and approved by the Local Government's governing body. Such amendments will not invalidate this Agreement, nor relieve or release the Local Government or Subrecipient from its obligations under this Agreement.

F. Suspension or Termination

The Local Government may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

i. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statues, regulations, executive orders, and SAMHSA guidelines, policies or directives as may become applicable at any time;

ii. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement.

iii. Ineffective or improper use of funds provided under this Agreement; or

iv. Submission by the Subrecipient to the Local Government of reports that are incorrect or incomplete in any material respect.

This Agreement may also be terminated by either the Local Government or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Local Government determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Local Government may terminate the award in its entirety.

8. **ADMINISTRATIVE REQUIREMENTS**

A. Financial Management

i. Accounting Standards

The Subrecipient agrees to comply with 2 CFR 200 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

ii. Cost Principles

The Subrecipient will administer its program in conformance with 2 CFR 200. These principles will be applied for all costs incurred whether charged on a direct or indirect basis.

iii. Duplication of Costs
The Subrecipient certifies that work to be performed under this Agreement does not duplicate any work to be charged against any other contract, subcontract, or other source.

B. Documentation and Record Keeping

i. Records to Be Maintained
The Subrecipient will maintain all records required by the Federal regulations that are pertinent to the activities to be funded. Such records will include but not be limited to:

1. Records providing a full description of each activity undertaken;

2. Records demonstrating that each activity undertaken meets the objectives of the project;

3. Records required to determine the eligibility of activities;

4. Financial records as required by 24 CFR 570.502, and 2 CFR 200.333;

5. Other records necessary to document compliance with Subpart K of 24 CFR 570.

ii. Access to Records and Retention
The grantee and other authorized representatives of the federal government shall have access to any books, documents, papers, and records of the Subrecipient that are directly pertinent to this Agreement for the purposes of making audit, examination, excerpts, and transcriptions.

All such records and all other records pertinent to this Agreement and work undertaken under this Agreement will be retained by the Subrecipient for a period of six years after final audit of the Local Government's SAMHSA project unless a longer period is required to resolve audit findings or litigation. Additionally, if the Georgia Records Retention Act requires a longer period, then the records must be retained for that period. In such cases, the Local Government will request a longer period of record retention.

iii. Audits and Inspections
All Subrecipient records with respect to any matters covered by this Agreement will be made available to the Local Government, and duly authorized officials of the federal government, at any time during normal

business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data.

Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

The Subrecipient that expends $750,000 or more in a fiscal year in federal funds from all sources hereby agrees to have an annual agency audit conducted in accordance with current Local Government policy concerning Subrecipient audits and 2 CRF 200.501. The Catalog of Federal Domestic Assistance (CFDA) number is 14.228.

C. Reporting

i. Program Income
The Subrecipient will report annually all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with SAMHSA funds made available under this Agreement. The use of program income by the Subrecipient will comply with the requirements set forth at 24 CFR 570.504.

ii. Periodic Reports
The Subrecipient, at such times and in such forms as the Local Government may require, will furnish the Local Government such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Agreement. Such reporting will include:

1. Monthly data updates to the ReCAST Lawrenceville data tracker
2. Brief milestone reports, offering a monthly update of grant-related organizational activities and progress
3. Periodic reports offered to the ReCAST Advisory Board; reporting to the Advisory Board is anticipated to be quarterly

D. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement will be in compliance with the requirements of 2 CFR 200.311 and 313, 24 CFR 570.502, 570.503, 570.504, as applicable, which include but are not limited to the

following:

i. The Subrecipient will transfer to the Local Government any SAMHSA funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

9. **PERSONNEL AND PARTICIPANT CONDITIONS**

A. Conduct

i. Assignability
The Subrecipient will not assign or transfer any interest in this Agreement without the prior written consent of the Local Government thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Local Government under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer will be furnished promptly to the Local Government.

ii. Conflict of Interest
No member of the Local Government's governing body and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning or carrying out of the project, will have any personal financial interest, direct or indirect, in this Agreement; and the Subrecipient will take appropriate steps to assure compliance.

The Subrecipient agrees to abide by the provisions of 2 CFR 200.318 and 24 CFR 570.611, which include maintaining a written standard code of conduct that will govern the performance of its officers, employees, or agents engaged in the award and administration of contracts supported by Federal funds.

The Subrecipient covenants that its employees have no interest and will not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of services hereunder. The Subrecipient further covenants that in the performance of this Agreement, no person having such interest will be employed.

iii. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion - Lower Tier Covered Transactions

1. The lower tier contractor certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor will attach an explanation to this contract.

10. **PERFORMANCE WAIVER**

The Local Government's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Local Government to exercise or enforce any right or provision will not constitute a waiver of such right or provision.

11. **ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the Local Government and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior communications and proposals, whether electronic, oral, or written between the Local Government and the Subrecipient with respect to this Agreement.

IN WITNESS WHEREOF, the Local Government and the Subrecipient have executed this Agreement as of the date and year last written below.

| City of Lawrenceville | Families First |
|---|---|
| Sign: | Sign: |
| Printed Name: | Printed Name: |
| Title: | Title: |
| Date: | Date: |

**SUBRECIPIENT AGREEMENT**
**BETWEEN**
**CITY OF LAWRENCEVILLE AND GEORGIA CENTER FOR OPPORTUNITY, INC.**

This Agreement is made between the City of Lawrenceville (herein called the Local Government) and Georgia Center for Opportunity (herein called Subrecipient) for the Lawrenceville ReCAST Grant (herein called the Project).

As the Local Government has applied for and received a Substance Abuse and Mental Health Services Administration (SAMHSA) award, Unique Federal Award Identification Number (FAIN) H79SM084920, to fund the Project with Federal Award Identification Number 1H79SM084920-01; and

As it benefits the Local Government to engage the Subrecipient to accomplish the Scope of Work and the objectives of the local SAMHSA project;

The parties agree that:

1. **SCOPE OF SERVICES**

   A. Local Government Responsibilities
   The Local Government is responsible for administration of the ReCAST Grant, and ensuring SAMHSA funds are used in accordance with all program requirements. The Local Government will provide such assistance and guidance to the Subrecipient as may be required to accomplish the objectives and conditions set forth in this Agreement. The Local Government is responsible for completing the following tasks to accomplish the objectives of the Project:

   Principal Tasks
   - Coordinate project service and activities, including training, communication, and information dissemination.
   - Provide program leadership and oversight for the grant, data collection, and monitoring progress.
   - Coordinate the Diversity and Inclusion Committee.

   B. Subrecipient Responsibilities
   The Subrecipient will complete in a satisfactory and proper manner as determined by the Local Government the following tasks to accomplish the objectives. The Subrecipient will periodically meet with the Local Government to review the status of these tasks.

   The ReCAST budget narrative provides more explicit guidance as to both the

resource allocation and expenditure expectations of the Subrecipient.

Principal Tasks

- Hiring Well, Doing Good Program Specialist
- Soft-skills training.
- Mentoring.
- Support outreach events with an organizational representative and with organizational materials.

2. **TIME OF PERFORMANCE**
   The effective date of this Agreement will be the date the parties sign and complete execution of this agreement.

3. **AGREEMENT REPRESENTATIVES**
   Each party to this Agreement shall have a representative. Each party may change its representative upon providing written notice to the other party. The parties' representatives are as follows:

A. Subrecipient: Georgia Center for Opportunity

| **Name of Representative:** | Randy Hicks |
|---|---|
| Title | President & CEO |
| Mailing Address: | 333 Research Court |
| City, State, and Zip Code: | Peachtree Corners, GA 30092 |
| Telephone Number: | 770-242-0001 |
| Email Address: | |

B. Local Government: City of Lawrenceville

| **Name of Representative:** | Chuck Warbington |
|---|---|
| Title | City Manager |
| Mailing Address: | PO Box 2200 |
| City, State, and Zip Code: | Lawrenceville, GA 30046 |
| Telephone Number: | 770-963-2414 |
| Email Address: | chuck.warbington@lawrencevillega.org |

4. **BUDGET**
   The Local Government will pass through to the Subrecipient no more than $110,000 in SAMHSA funds for eligible incurred costs and expenses for the Project according to the project budget, incorporated herein by reference.

   The Local Government will require a more detailed budget breakdown, and the Subrecipient will provide such supplementary budget information in a timely fashion in the form and content prescribed by the Local Government.

   Any amendments to this Agreement's Budget must first be determined by the Local Government as consistent with its ReCAST contract with SAMHSA and then approved in writing by the Local Government and the Subrecipient.

5. **PAYMENT**
   The Local Government shall reimburse the Subrecipient in accordance with the payment procedures outlined in the SAMHSA Management Handbook, Financial Management Section for all allowable expenses agreed upon by the parties to complete the Scope of Service.

   Reimbursement under this Agreement will be based on billings, supported by appropriate documentation of costs actually incurred. It is expressly understood that claims for reimbursement will not be submitted in excess of actual, immediate cash requirements necessary to carry out the purposes of the agreement. Funds available under this Agreement will be utilized to supplement rather than supplant funds otherwise available.

   It is understood that this Agreement is funded in whole or in part with SAMHSA funds and is subject to those regulations and restrictions normally associated with federally-funded programs.

6. **PERFORMANCE MONITORING**
   The Local Government will monitor the performance of the Subrecipient by tracking project progress, reviewing payment requests for applicable costs, overseeing compliance with SAMHSA requirements, and ensuring recordkeeping and audit requirements are met. Substandard performance as determined by the Local Government will constitute noncompliance with this Agreement.

   If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Local Government, contract suspension or termination procedures will be initiated.

7. **GENERAL CONDITIONS**

A. Independent Contractor
Nothing contained in this Agreement is intended to, or will be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient will at all times remain an “independent contractor” with respect to the services to be performed under this Agreement. The Local Government will be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers’ Compensation Insurance, as the Subrecipient is an independent contractor.

B. Hold Harmless
The Subrecipient will hold harmless, defend and indemnify the Local Government from any and all claims, actions, suits, charges, and judgments whatsoever that arise out of the Subrecipient’s performance or nonperformance of the services or subject matter called for in this Agreement.

C. Workers’ Compensation
The Subrecipient will provide Workers’ Compensation Insurance Coverage for all of its employees involved in the performance of this Agreement. Coverage will be maintained (at least) at minimum statutory limits. Evidence of Coverage will be provided to the Local Government. There is no additional named insured requirement for Worker’s Compensation Coverage.

D. Insurance and Bonding
The Subrecipient will carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud, and/or undue physical damage, and as a minimum will purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Local Government.

The Subrecipient shall obtain and maintain at its own expense insurance policies for general liability insurance and professional liability insurance from commercial insurance companies licensed to transact insurance in the State of Georgia in an amount not less than one million dollars ($1,000,000) per claim and three million dollars ($3,000,000) in the aggregate per year for each such policy and shall, upon request, provide the Local Government a copy of the certificates of insurance as evidence of such coverage which lists the Local Government as an additional named insured. If the Subrecipient changes insurance carriers or has the coverage described herein decreased or terminated, such party will notify in writing the Local Government at least thirty (30) days prior to the expiration or termination of the current coverage.

E. Amendments
The Local Government or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each

organization, and approved by the Local Government's governing body. Such amendments will not invalidate this Agreement, nor relieve or release the Local Government or Subrecipient from its obligations under this Agreement.

F. Suspension or Termination

The Local Government may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

i. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statues, regulations, executive orders, and SAMHSA guidelines, policies or directives as may become applicable at any time;

ii. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement.

iii. Ineffective or improper use of funds provided under this Agreement; or

iv. Submission by the Subrecipient to the Local Government of reports that are incorrect or incomplete in any material respect.

This Agreement may also be terminated by either the Local Government or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Local Government determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Local Government may terminate the award in its entirety.

8. **ADMINISTRATIVE REQUIREMENTS**

A. Financial Management

i. Accounting Standards

The Subrecipient agrees to comply with 2 CFR 200 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

ii. Cost Principles

The Subrecipient will administer its program in conformance with 2 CFR 200. These principles will be applied for all costs incurred whether charged on a direct or indirect basis.

iii. Duplication of Costs

The Subrecipient certifies that work to be performed under this Agreement does not duplicate any work to be charged against any other contract, subcontract, or other source.

B. Documentation and Record Keeping

i. Records to Be Maintained

The Subrecipient will maintain all records required by the Federal regulations that are pertinent to the activities to be funded. Such records will include but not be limited to:

1. Records providing a full description of each activity undertaken;

2. Records demonstrating that each activity undertaken meets the objectives of the project;

3. Records required to determine the eligibility of activities;

4. Financial records as required by 24 CFR 570.502, and 2 CFR 200.333;

5. Other records necessary to document compliance with Subpart K of 24 CFR 570.

ii. Access to Records and Retention

The grantee and other authorized representatives of the federal government shall have access to any books, documents, papers, and records of the Subrecipient that are directly pertinent to this Agreement for the purposes of making audit, examination, excerpts, and transcriptions.

All such records and all other records pertinent to this Agreement and work undertaken under this Agreement will be retained by the Subrecipient for a period of six years after final audit of the Local Government's SAMHSA project unless a longer period is required to resolve audit findings or litigation. Additionally, if the Georgia Records Retention Act requires a longer period, then the records must be retained for that period. In such cases, the Local Government will request a longer period of record retention.

iii. Audits and Inspections

All Subrecipient records with respect to any matters covered by this Agreement will be made available to the Local Government, and duly authorized officials of the federal government, at any time during normal

business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data.

Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

The Subrecipient that expends $750,000 or more in a fiscal year in federal funds from all sources hereby agrees to have an annual agency audit conducted in accordance with current Local Government policy concerning Subrecipient audits and 2 CRF 200.501. The Catalog of Federal Domestic Assistance (CFDA) number is 14.228.

C. Reporting

i. Program Income
The Subrecipient will report annually all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with SAMHSA funds made available under this Agreement. The use of program income by the Subrecipient will comply with the requirements set forth at 24 CFR 570.504.

ii. Periodic Reports
The Subrecipient, at such times and in such forms as the Local Government may require, will furnish the Local Government such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Agreement. Such reporting will include:

1. Monthly data updates to the ReCAST Lawrenceville data tracker
2. Brief milestone reports, offering a monthly update of grant-related organizational activities and progress
3. Periodic reports offered to the ReCAST Advisory Board; reporting to the Advisory Board is anticipated to be quarterly

D. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement will be in compliance with the requirements of 2 CFR 200.311 and 313, 24 CFR 570.502, 570.503, 570.504, as applicable, which include but are not limited to the

following:

i. The Subrecipient will transfer to the Local Government any SAMHSA funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

9. **PERSONNEL AND PARTICIPANT CONDITIONS**

A. Conduct

i. Assignability
The Subrecipient will not assign or transfer any interest in this Agreement without the prior written consent of the Local Government thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Local Government under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer will be furnished promptly to the Local Government.

ii. Conflict of Interest
No member of the Local Government's governing body and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning or carrying out of the project, will have any personal financial interest, direct or indirect, in this Agreement; and the Subrecipient will take appropriate steps to assure compliance.

The Subrecipient agrees to abide by the provisions of 2 CFR 200.318 and 24 CFR 570.611, which include maintaining a written standard code of conduct that will govern the performance of its officers, employees, or agents engaged in the award and administration of contracts supported by Federal funds.

The Subrecipient covenants that its employees have no interest and will not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of services hereunder. The Subrecipient further covenants that in the performance of this Agreement, no person having such interest will be employed.

iii. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion - Lower Tier Covered Transactions

1. The lower tier contractor certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor will attach an explanation to this contract.

10. **PERFORMANCE WAIVER**

The Local Government's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Local Government to exercise or enforce any right or provision will not constitute a waiver of such right or provision.

11. **ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the Local Government and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior communications and proposals, whether electronic, oral, or written between the Local Government and the Subrecipient with respect to this Agreement.

IN WITNESS WHEREOF, the Local Government and the Subrecipient have executed this Agreement as of the date and year last written below.

| City of Lawrenceville | Georgia Center for Opportunity |
|---|---|
| Sign: | Sign: |
| Printed Name: | Printed Name: |
| Title: | Title: |
| Date: | Date: |

**SUBRECIPIENT AGREEMENT**
**BETWEEN**
**CITY OF LAWRENCEVILLE AND IMPACT 46, INC.**

This Agreement is made between the City of Lawrenceville (herein called the Local Government) and Impact46 (herein called Subrecipient) for the Lawrenceville ReCAST Grant (herein called the Project).

As the Local Government has applied for and received a Substance Abuse and Mental Health Services Administration (SAMHSA) award, Unique Federal Award Identification Number (FAIN) H79SM084920, to fund the Project with Federal Award Identification Number 1H79SM084920-01; and

As it benefits the Local Government to engage the Subrecipient to accomplish the Scope of Work and the objectives of the local SAMHSA project;

The parties agree that:

1. **SCOPE OF SERVICES**

   A. Local Government Responsibilities
   The Local Government is responsible for administration of the ReCAST Grant, and ensuring SAMHSA funds are used in accordance with all program requirements. The Local Government will provide such assistance and guidance to the Subrecipient as may be required to accomplish the objectives and conditions set forth in this Agreement. The Local Government is responsible for completing the following tasks to accomplish the objectives of the Project:

   Principal Tasks
   - Coordinate project service and activities, including training, communication, and information dissemination.
   - Provide program leadership and oversight for the grant, data collection, and monitoring progress.
   - Coordinate the Diversity and Inclusion Committee.

   B. Subrecipient Responsibilities
   The Subrecipient will complete in a satisfactory and proper manner as determined by the Local Government the following tasks to accomplish the objectives. The Subrecipient will periodically meet with the Local Government to review the status of these tasks.

   The ReCAST budget narrative provides more explicit guidance as to both the

resource allocation and expenditure expectations of the Subrecipient.

Principal Tasks

- Case Management/Intake Specialist/Community Engagement Coordinator
- Training and delivery of Student Community Leadership Program
- Marketing/Recruitment for Summer of Impact Businesses
- Program Manager
- Support outreach events with an organizational representative and with organizational materials

2. **TIME OF PERFORMANCE**
The effective date of this Agreement will be the date the parties sign and complete execution of this agreement.

3. **AGREEMENT REPRESENTATIVES**
Each party to this Agreement shall have a representative. Each party may change its representative upon providing written notice to the other party. The parties' representatives are as follows:

A. Subrecipient: Impact46

| **Name of Representative:** | Jen Young |
|---|---|
| Title | Executive Director |
| Mailing Address: | PO Box 565 |
| City, State, and Zip Code: | Lawrenceville, GA 30046 |
| Telephone Number: | |
| Email Address: | jen@impact46.org |

B. Local Government: City of Lawrenceville

| **Name of Representative:** | Chuck Warbington |
|---|---|
| Title | City Manager |
| Mailing Address: | PO Box 2200 |
| City, State, and Zip Code: | Lawrenceville, GA 30046 |
| Telephone Number: | 770-963-2414 |
| Email Address: | chuck.warbington@lawrencevillega.org |

4. **BUDGET**
   The Local Government will pass through to the Subrecipient no more than $286,800 in SAMHSA funds for eligible incurred costs and expenses for the Project according to the project budget, incorporated herein by reference.

   The Local Government will require a more detailed budget breakdown, and the Subrecipient will provide such supplementary budget information in a timely fashion in the form and content prescribed by the Local Government.

   Any amendments to this Agreement's Budget must first be determined by the Local Government as consistent with its ReCAST contract with SAMHSA and then approved in writing by the Local Government and the Subrecipient.

5. **PAYMENT**
   The Local Government shall reimburse the Subrecipient in accordance with the payment procedures outlined in the SAMHSA Management Handbook, Financial Management Section for all allowable expenses agreed upon by the parties to complete the Scope of Service.

   Reimbursement under this Agreement will be based on billings, supported by appropriate documentation of costs actually incurred. It is expressly understood that claims for reimbursement will not be submitted in excess of actual, immediate cash requirements necessary to carry out the purposes of the agreement. Funds available under this Agreement will be utilized to supplement rather than supplant funds otherwise available.

   It is understood that this Agreement is funded in whole or in part with SAMHSA funds and is subject to those regulations and restrictions normally associated with federally-funded programs.

6. **PERFORMANCE MONITORING**
   The Local Government will monitor the performance of the Subrecipient by tracking project progress, reviewing payment requests for applicable costs, overseeing compliance with SAMHSA requirements, and ensuring recordkeeping and audit requirements are met. Substandard performance as determined by the Local Government will constitute noncompliance with this Agreement.

   If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Local Government, contract suspension or termination procedures will be initiated.

7. **GENERAL CONDITIONS**

A. Independent Contractor
Nothing contained in this Agreement is intended to, or will be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient will at all times remain an “independent contractor” with respect to the services to be performed under this Agreement. The Local Government will be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers’ Compensation Insurance, as the Subrecipient is an independent contractor.

B. Hold Harmless
The Subrecipient will hold harmless, defend and indemnify the Local Government from any and all claims, actions, suits, charges, and judgments whatsoever that arise out of the Subrecipient’s performance or nonperformance of the services or subject matter called for in this Agreement.

C. Workers’ Compensation
The Subrecipient will provide Workers’ Compensation Insurance Coverage for all of its employees involved in the performance of this Agreement. Coverage will be maintained (at least) at minimum statutory limits. Evidence of Coverage will be provided to the Local Government. There is no additional named insured requirement for Worker’s Compensation Coverage.

D. Insurance and Bonding
The Subrecipient will carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud, and/or undue physical damage, and as a minimum will purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Local Government.

The Subrecipient shall obtain and maintain at its own expense insurance policies for general liability insurance and professional liability insurance from commercial insurance companies licensed to transact insurance in the State of Georgia in an amount not less than one million dollars ($1,000,000) per claim and three million dollars ($3,000,000) in the aggregate per year for each such policy and shall, upon request, provide the Local Government a copy of the certificates of insurance as evidence of such coverage which lists the Local Government as an additional named insured. If the Subrecipient changes insurance carriers or has the coverage described herein decreased or terminated, such party will notify in writing the Local Government at least thirty (30) days prior to the expiration or termination of the current coverage.

E. Amendments
The Local Government or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each

organization, and approved by the Local Government's governing body. Such amendments will not invalidate this Agreement, nor relieve or release the Local Government or Subrecipient from its obligations under this Agreement.

F. Suspension or Termination

The Local Government may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

i. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statues, regulations, executive orders, and SAMHSA guidelines, policies or directives as may become applicable at any time;

ii. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement.

iii. Ineffective or improper use of funds provided under this Agreement; or

iv. Submission by the Subrecipient to the Local Government of reports that are incorrect or incomplete in any material respect.

This Agreement may also be terminated by either the Local Government or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Local Government determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Local Government may terminate the award in its entirety.

8. **ADMINISTRATIVE REQUIREMENTS**

A. Financial Management

i. Accounting Standards

The Subrecipient agrees to comply with 2 CFR 200 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

ii. Cost Principles

The Subrecipient will administer its program in conformance with 2 CFR 200. These principles will be applied for all costs incurred whether charged on a direct or indirect basis.

iii. Duplication of Costs
The Subrecipient certifies that work to be performed under this Agreement does not duplicate any work to be charged against any other contract, subcontract, or other source.

B. Documentation and Record Keeping

i. Records to Be Maintained
The Subrecipient will maintain all records required by the Federal regulations that are pertinent to the activities to be funded. Such records will include but not be limited to:

1. Records providing a full description of each activity undertaken;

2. Records demonstrating that each activity undertaken meets the objectives of the project;

3. Records required to determine the eligibility of activities;

4. Financial records as required by 24 CFR 570.502, and 2 CFR 200.333;

5. Other records necessary to document compliance with Subpart K of 24 CFR 570.

ii. Access to Records and Retention
The grantee and other authorized representatives of the federal government shall have access to any books, documents, papers, and records of the Subrecipient that are directly pertinent to this Agreement for the purposes of making audit, examination, excerpts, and transcriptions.

All such records and all other records pertinent to this Agreement and work undertaken under this Agreement will be retained by the Subrecipient for a period of six years after final audit of the Local Government's SAMHSA project unless a longer period is required to resolve audit findings or litigation. Additionally, if the Georgia Records Retention Act requires a longer period, then the records must be retained for that period. In such cases, the Local Government will request a longer period of record retention.

iii. Audits and Inspections
All Subrecipient records with respect to any matters covered by this Agreement will be made available to the Local Government, and duly authorized officials of the federal government, at any time during normal

business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data.

Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

The Subrecipient that expends $750,000 or more in a fiscal year in federal funds from all sources hereby agrees to have an annual agency audit conducted in accordance with current Local Government policy concerning Subrecipient audits and 2 CRF 200.501. The Catalog of Federal Domestic Assistance (CFDA) number is 14.228.

C. Reporting

i. Program Income
The Subrecipient will report annually all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with SAMHSA funds made available under this Agreement. The use of program income by the Subrecipient will comply with the requirements set forth at 24 CFR 570.504.

ii. Periodic Reports
The Subrecipient, at such times and in such forms as the Local Government may require, will furnish the Local Government such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Agreement. Such reporting will include:

1. Monthly data updates to the ReCAST Lawrenceville data tracker
2. Brief milestone reports, offering a monthly update of grant-related organizational activities and progress
3. Periodic reports offered to the ReCAST Advisory Board; reporting to the Advisory Board is anticipated to be quarterly

D. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement will be in compliance with the requirements of 2 CFR 200.311 and 313, 24 CFR 570.502, 570.503, 570.504, as applicable, which include but are not limited to the

following:

i. The Subrecipient will transfer to the Local Government any SAMHSA funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

9. **PERSONNEL AND PARTICIPANT CONDITIONS**

A. Conduct

i. Assignability
The Subrecipient will not assign or transfer any interest in this Agreement without the prior written consent of the Local Government thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Local Government under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer will be furnished promptly to the Local Government.

ii. Conflict of Interest
No member of the Local Government's governing body and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning or carrying out of the project, will have any personal financial interest, direct or indirect, in this Agreement; and the Subrecipient will take appropriate steps to assure compliance.

The Subrecipient agrees to abide by the provisions of 2 CFR 200.318 and 24 CFR 570.611, which include maintaining a written standard code of conduct that will govern the performance of its officers, employees, or agents engaged in the award and administration of contracts supported by Federal funds.

The Subrecipient covenants that its employees have no interest and will not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of services hereunder. The Subrecipient further covenants that in the performance of this Agreement, no person having such interest will be employed.

iii. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion - Lower Tier Covered Transactions

1. The lower tier contractor certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor will attach an explanation to this contract.

10. **PERFORMANCE WAIVER**

The Local Government's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Local Government to exercise or enforce any right or provision will not constitute a waiver of such right or provision.

11. **ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the Local Government and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior communications and proposals, whether electronic, oral, or written between the Local Government and the Subrecipient with respect to this Agreement.

IN WITNESS WHEREOF, the Local Government and the Subrecipient have executed this Agreement as of the date and year last written below.

| City of Lawrenceville | Impact46 |
|---|---|
| Sign: | Sign: |
| Printed Name: | Printed Name: |
| Title: | Title: |
| Date: | Date: |

RECAST
LAWRENCEVILLE

October 2022

Subject: Salary Increase Notification

Marcus Thorne,

On behalf of the City of Lawrenceville and ReCAST Lawrenceville, we are pleased to notify you that your salary will be increased from $90,000 to $91,800 effective November 1, 2022.

All other terms and conditions of your contract of employment will remain unchanged and will be paid via Impact 46.

I would like to take this opportunity to thank you for your continued hard work and dedication to launching this program in its first year. We look forward to additional successes in the future.

Sincerely,

Jasmine Billings

Jasmine Billings

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, NOVEMBER 16, 2022
AGENDA CATEGORY: GENERAL DISCUSSION

| | |
|---|---|
| **Item:** | 2023 Council Meeting Dates |
| **Department:** | City Clerk |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | None |
| **Presented By:** | Karen Pierce, City Clerk |
| **Action Requested:** | Approve the 2023 Council Meeting and Work Session Dates. |

---

**Attachments/Exhibits:**
2023 Council Meeting Calendar

LAWRENCEVILLE
GEORGIA

## 2023 CITY COUNCIL MEETING SCHEDULE

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

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

LAWRENCEVILLE
GEORGIA

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

| | |
|---|---|
| **Item:** | Amend the Development Regulations section related to Gas Utility Rates |
| **Department:** | Finance |
| **Date of Meeting:** | Wednesday, November 16, 2022 |
| **Fiscal Impact:** | Increases Gas Revenues to support on-going operations |
| **Presented By:** | Keith Lee, Chief Financial Officer<br>Todd Hardigree, Gas System Director |
| **Action Requested:** | Approval to amend the Development Regulations section related to Gas Rates and authority to move forward with new gas utility rates |

---

**Summary:** As part of the annual budget review, the Finance Department evaluates a long range outlook for the City Finances. As part of the FY 2023 budget process it was identified that the City's revenues were not going to be sufficient to support ongoing operations and capital investments. The City proposed to look at several revenue sources including the Gas System Rates.

Staff has work with the Municipal Gas Authority of Georgia (MGAG), which is a non-profit organization that provides strategic and technical services to the 79 members in Georgia, Alabama, Pennsylvania, Tennessee, and Florida. With their assistance, the gas rates were evaluated to provide sufficient funding for anticipated operating costs within the gas fund, gas fund capital needs, and the anticipated transfer to the General Fund.

Residential and commercial were evaluated for returns, comparisons to surrounding providers, and current best practices.

**Fiscal Impact:** Will reduce a project shortfall in the Gas Fund

**Attachments/Exhibits:** PowerPoint presentation

# GAS RATE PROPOSAL

*November 16, 2022*

# Agenda

- Overview
- Recommendations
- Proposed Rates
- Senior Discount

# Overview (Projected Transfers)

| | | FY2023 | FY2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 |
|---|---|---|---|---|---|---|---|
| **GAS COST BEFORE TRANSFER** | | **$33,589,173** | **$34,266,499** | **$35,532,001** | **$36,596,345** | **$37,552,359** | **$38,656,883** |
| | | | | | | | |
| **TRANSFERS** | | | | | | | |
| Capital | | | $3,721,200 | $4,940,300 | $5,645,800 | $5,238,800 | $4,256,200 |
| General Fund | | $15,641,458 | $13,102,120 | $12,551,082 | $12,281,628 | $13,209,897 | $12,632,826 |
| **TOTAL TRANSFERS** | | **$15,641,458** | **$16,823,320** | **$17,491,382** | **$17,927,428** | **$18,448,697** | **$16,889,026** |
| | | | | | | | |
| **TOTAL COST WITH TRANSFERS** | | **$49,230,631** | **$51,089,819** | **$53,023,383** | **$54,523,773** | **$56,001,055** | **$55,545,908** |
| | | | 3.78% | 3.78% | 2.83% | 2.71% | -0.81% |

# Overview (Expense Projection)

| | | FY2023 | FY2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 |
|---|---|---|---|---|---|---|---|
| SALES REVENUE | | $47,777,131 | $48,493,788 | $49,721,195 | $50,767,013 | $51,528,518 | $52,301,446 |
| OTHER REVENUE | | $1,453,500 | $1,468,035 | $1,482,715 | $1,497,543 | $1,512,518 | $1,527,643 |
| **TOTAL REVENUE** | | **$49,230,631** | **$49,961,823** | **$51,203,910** | **$52,264,555** | **$53,041,036** | **$53,829,089** |
| | | | | | | | |
| COST BEFORE TRANSFER | | $33,589,173 | $34,266,499 | $35,532,001 | $36,596,345 | $37,552,359 | $38,656,883 |
| TRANFERS | | $15,641,458 | $16,823,320 | $17,491,382 | $17,927,428 | $18,448,697 | $16,889,026 |
| **TOTAL EXPENSES** | | **$49,230,631** | **$51,089,819** | **$53,023,383** | **$54,523,773** | **$56,001,055** | **$55,545,908** |
| | | | | | | | |
| **VARIANCE** | | **$0** | **($1,127,996)** | **($1,819,473)** | **($2,259,217)** | **($2,960,019)** | **($1,716,819)** |

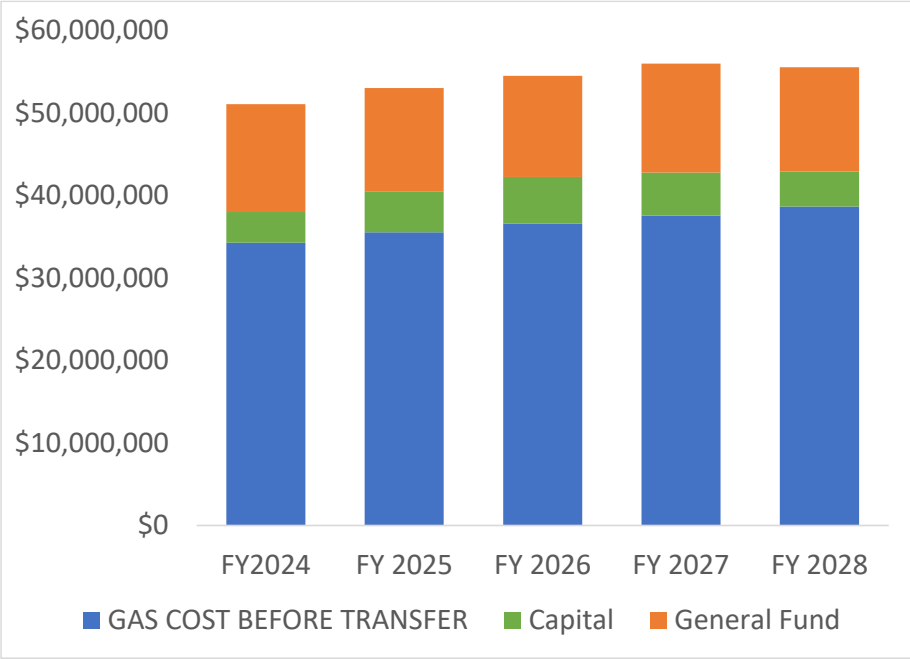
- Assumptions
  - Sales Revenue and Gas Cost projections based on current customer base estimates
  - Other Expenses based on FY2023 budget + 3% escalation
  - Transfers based on City projection FY2023-28; FY2029-2032
  - Margin $ = TOTAL REVENUES – TOTAL EXPENSES – TOTAL TRANSFERS
- Without Rate Adjustment, $9.9M cumulative shortfall over 5 years

# Overview

- The City worked with Gas Authority of Georgia to evaluate a rate model
- The model allocates all costs and transfers to individual rate classes to determine surcharge
  - Used to make strategic rate adjustments
  - Incorporates billing information, unaudited financials, and MGAG gas bills
  - The analysis included the prior 12 months ending June 2021

# Overview (General Fund Transfers)

- City General Fund Transfer is 33% of the Natural Gas Fund Expenses
- High GF transfers could
  - Hurt competitiveness of the utility
  - Lead to low bond rating if increase in transfers is not accompanied by relative increase in rate



# Recommendations

- 3-Year Rate Plan with adjustments for shortfalls
- Re-evaluate in 2025
- Increase base and consumption or distribution charges

# Recommendations (Changes)

## 3-Year Rate Plan

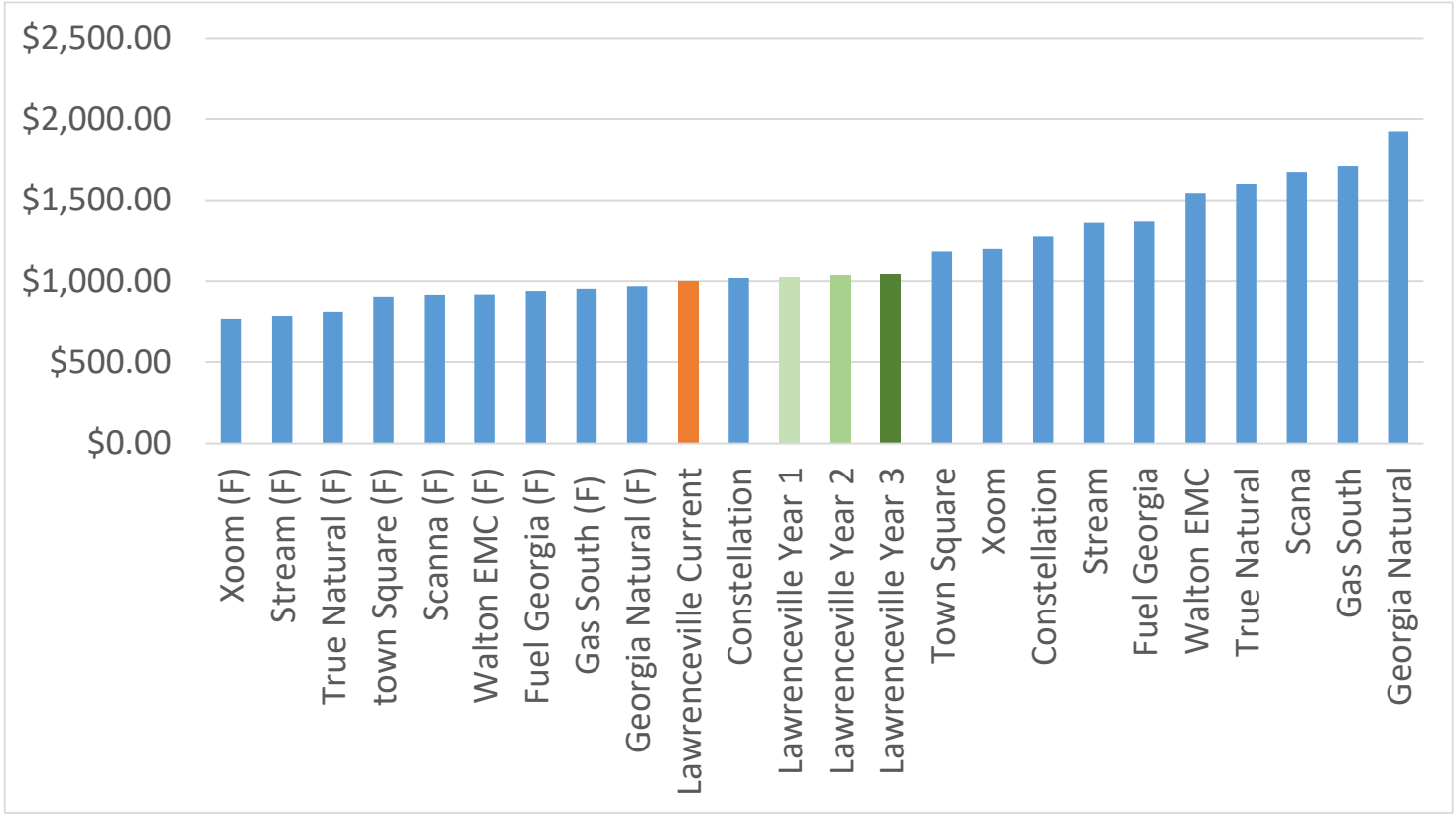
| YEAR | % | $ |
|---|---|---|
| 2023 | 2.26% | $1.13M |
| 2024 | 1.30% | $0.70M |
| 2025 | 1.20% | $0.68M |
| **TOTAL** | **4.76%** | **$2.51M** |

Re-evaluate in 2025

# Residential

| | Current | Year 1 | Year 2 | Year 3 |
|---|---|---|---|---|
| | | | | |
| **Number of Customers** | **47,925** | | | |
| | | | | |
| Base Rate | $24.00 | $25.00 | $26.00 | $27.00 |
| Consumption/Distribution | $4.00 | $4.20 | $4.20 | $4.20 |
| | | | | |
| Annual Charges | $1,002.33 | $1,028.67 | $1,040.67 | $1,044.26 |
| **Annual Increase** | | **2.56%** | **1.15%** | **1.10%** |

# Residential



# Residential Option

- Provide a Senior Citizen Discount
  - 50% reduction of Base Fee based on the following:
    - At least 65 years old
    - Total household income is 150% of federal poverty level or less
      - Currently for a 2 person household this would be $27,465
    - Jackson EMC is age 62 but income level is 100% of federal poverty level
    - GA Power is age 65 but income level is 200% of federal poverty level
      - Currently for a 2 person household this would be $36,620
  - Increase the Residential Base by $1 per month to offset reduction in revenue for remaining customers

# Commercial

| Class | Size | Number of Customers | Current | Year 1 | Year 2 | Year 3 |
|---|---|---|---|---|---|---|
| | | | | | | |
| Small Commercial: | | **2,783** | **$30** | **$31** | **$32** | **$33** |
| Large Commercial: | | | | | | |
| | 1.5M | 41 | $38 | $43 | $43 | $45 |
| | 2M | 76 | $38 | $43 | $43 | $45 |
| | 3M | 103 | $40 | $45 | $45 | $48 |
| | 5M | 74 | $65 | $70 | $70 | $72 |
| | 7M | 24 | $65 | $70 | $70 | $72 |
| | 11M | 16 | $65 | $70 | $70 | $72 |
| | 16M | - | $200 | $205 | $205 | $210 |
| | 23M | 3 | $225 | $230 | $230 | $235 |
| Hospital: | | 1 | $225 | $230 | $230 | $235 |
| Ricoh: | | 1 | $225 | $230 | $230 | $235 |
| Publix: | | 1 | $225 | $230 | $230 | $235 |
| | | | | | | |
| Consumption / Distribution * | | | $4.00 | $4.20 | $4.20 | $4.20 |

# Questions?

**ORDINANCE NO. _____**

**AN ORDINANCE TO AMEND SECTION 4-103 OF ARTICLE IV OF THE DEVELOPMENT REGULATIONS OF THE CITY OF LAWRENCEVILLE, GEORGIA RELATED TO NATURAL GAS RATES**

The City Council of the City of Lawrenceville, Georgia hereby amends Section 4-103 of Article IV, with an effective date of July 1, 2023, of the Development Regulations of the City of Lawrenceville by deleting subsection (3) intitled Natural Gas Rates in its entirety and replacing it with the following:

4-103 (3) Natural Gas Rates

(a) Unit Rate: The unit rate for natural gas charges to all customers shall be the actual cost of gas per unit paid by the City of Lawrenceville. The rate per unit is calculated by the Municipal Gas Authority of Georgia and submitted to the City in the form of an invoice for all natural gas units consumed by the City of Lawrenceville natural gas system. The invoice of the Municipal Gas Authority of Georgia shall include all costs of transportation and all charges for the units of natural gas consumed. The calculation shall be reduced to a unit measure of 1,000 cubic feet ("MCF").

(b) Surcharge: In addition to the cost calculated pursuant to part (a) of this paragraph, an additional surcharge of $4.20 per MCF (1,000 cubic feet) shall be charged to each customer for each MCF used. This surcharge is the cost charged by the City of Lawrenceville for providing the services from the point of delivery of the units to the City on the transportation system to the customers residential or commercial site for utilization. There shall be no differentiation between the cost charged to customers inside the City limits of Lawrenceville and those customers outside of the City limits of Lawrenceville. This rate is subject to modification after a public hearing before the Mayor and Council of the City of Lawrenceville, which meeting shall be properly advertised for the purpose of notification of gas customers.

(c) Monthly Base Service Charge: In addition to costs in parts (a) and (b) an additional monthly base fee will be charged based on the following table:

| | | 2023 | 2024 | 2025 |
|---|---|---|---|---|
| Residential | | $25.00 | $26.00 | $27.00 |
| Dual Fuel Additional Charge | | $10.00 | $10.00 | $10.00 |
| Small Commercial: | | $31.00 | $32.00 | $32.00 |
| Large Commercial: | | | | |
| | 1.5M | $43.00 | $43.00 | $43.00 |
| | 2M | $43.00 | $43.00 | $45.00 |
| | 3M | $45.00 | $45.00 | $48.00 |
| | 5M | $70.00 | $70.00 | $72.00 |
| | 7M | $70.00 | $70.00 | $72.00 |

| | | | | |
|---|---|---|---|---|
| | 11M | $70.00 | $70.00 | $72.00 |
| | 16M | $205.00 | $205.00 | $210.00 |
| | 23M | $230.00 | $230.00 | $235.00 |
| Hospital: | | $230.00 | $230.00 | $235.00 |
| Ricoh: | | $230.00 | $230.00 | $235.00 |
| Publix: | | $230.00 | $230.00 | $235.00 |

(d) Special Rates: The City Manager or his / her designee is authorized to enter into specific contracts with customers for gas rates that differ from paragraph (a), (b) and (c) above in the event the customer can demonstrate that they utilize a large quantity of natural gas during off-season periods when demand is lower and the utilization of the natural gas assists the City in covering the cost of transportation. In addition, the City Manager or his / her designee shall be authorized to enter into contracts with large volume customers at preferred rates. The above base rates shall apply to these customers based upon size of meter and gas volume. This special rate procedure shall only be authorized after a written agreement is submitted to the Mayor and Council for review and formal adoption of a specialized rate must be justified by the circumstances after a public hearing before the Mayor and Council. As of the adoption of this ordinance, the City has a special rate for Publix Distribution Center facility, Ricoh and the Gwinnett County Hospital System. Contracts with these three specialized users are hereby approved consistent with the contracts that have already been reviewed by the Mayor and Council. Specialized contracts for specialized rates must be reduced to writing and be available for review at the City of Lawrenceville Gas Department.

(e) Minimum Monthly Charges: The minimum monthly charge will be the Base Service Charge

(f) Senior Discount: Persons age 65 years of age or older may request a discount. To qualify for the discount the customer must:
   i. Have a total household income at or below 150% of the current year's federal poverty guidelines;
   ii. Have a residential City of Lawrenceville Gas account for a primary residence in the customer's name;
   iii. Have Gas service from a single meter that is installed for individual use;
   iv. Complete a senior / low-income discount application form.

**T IS SO ORDAINED**, this 16th day of November, 2022.

_____
David Still, Mayor

Attest:

_____
Karen Pierce, City Clerk