



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, June 07, 2023
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

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

- [1.](#) RZR2023-00019; Colonnade Enterprises, Inc.; 335 Oak Street and 255 West Pike Street
- [2.](#) RZC2023-00047; Noel Benedict; 405 Scenic Highway
- [3.](#) North Downtown Lawrenceville Study Update
- [4.](#) View Point Co-Responder Agreement Renewal
- [5.](#) Purchase of 2500 KVA Transformers
- [6.](#) Renewal of Microsoft Enterprise Agreement (2nd Year)
- [7.](#) Approval of worker's comp insurance excess coverage
- [8.](#) Gwinnett County-Wide Safety Plan Amendment Consent Agreement
- [9.](#) Resolution to modify the boundaries of the Downtown Entertainment District
- [10.](#) Discuss Alcohol Ordinance

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



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

Item: RZR2023-00019; Colonnade Enterprises, Inc.; 335 Oak Street and 255 West Pike Street

Department: Planning and Development

Date of Meeting: Wednesday, June 7, 2023

Applicant Request: Rezone 335 Oak Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District) and change zoning conditions on 255 West Pike Street to reflect updated site plan.

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of an approximately 0.44-acre parcel at 335 Oak Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The Oak Street parcel is located along the southern right-of-way of Oak Street, between its intersections with Macedonia Street to the west and Culver Street to the east. Additionally, the applicant requests a change in conditions on the zoning of 255 West Pike Street (approximately 1.19 acres) to reflect the updated site plan. The Pike Street parcel is located along the northern right-of-way of West Pike Street, directly south of the Oak Street parcel. 335 Oak Street is currently developed with a surface parking lot and 255 West Pike Street is currently undeveloped vacant land; the applicant intends to assemble the parcels into a development with nine (9) single-family residential dwelling units at approximately 5.5 units per acre or 7,889 square feet per unit.



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Attachments/Exhibits:

- RZR2023-00019_Report
- RZR2023-00019_Planning and Development recommendations
- RZR2023-00019_Application
- RZR2023-00019_Letter of intent
- RZR2023-00019_Legal descriptions
- RZR2023-00019_Site plan
- RZR2023-00019_Survey 1 – 255 W Pike Street
- RZR2023-00019_Survey 2 – 335 Oak Street
- RZR2023-00019_Elevations
- RZR2023-00019_Aerial map (1:2,750)
- RZR2023-00019_Aerial map (1:5,500)
- RZR2023-00019_Character area map (1:2,750)
- RZR2023-00019_Character area map (1:5,500)
- RZR2023-00019_DDA map (1:2,750)
- RZR2023-00019_DDA map (1:5,500)
- RZR2023-00019_Zoning map (1:2,750)
- RZR2023-00019_Zoning map (1:5,500)



LAWRENCEVILLE

Planning & Development

1.

Executive Summary of Zoning Proposal

Case Number: RZR2023-00019	Location(s): 335 Oak Street & 255 W Pike Street
Parcel(s): R5146E039 & R5146#043	Zoning Proposal: Rezoning ON to OI
Proposed Development: Single-Family Residential Dwelling Unit	Recommendation: Approval with Conditions

ZONING HISTORY

335 Oak Street (PIN: 5146E039) has been zoned BGC (Central General Business District) since 1960. 255 West Pike Street was zoned BGC from 1960 until March 2023, when it was rezoned to RS-60 (Single-Family Residential District).

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.44-acre parcel at 335 Oak Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District).

ZONING AND DEVELOPMENT STANDARDS

In order for this development to meet all the standards for the RS-60 zoning district, a number of variances will need to be adopted.

SURROUNDING ZONING AND USE

The surrounding area is composed of a myriad of zoning and use categories that is characteristic of Downtown Lawrenceville.

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.

STAFF RECOMMENDATION

Planning and Development believes that the proposed development is of a quality consistent with the visions set forth for Downtown Lawrenceville in the 2040 Comprehensive Plan and the Livable Communities Initiative and will contribute to the so-called “halo effect” of positive developments throughout the City. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



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Planning & Development

CASE NUMBER: RZR2023-00019

APPLICANT: ROBERT MYERS

OWNER(S): LAWRENCEVILLE DOWNTOWN DEVELOPMENT
AUTHORITY & BELLSOUTH/AT&T

CONTACT: ROBERT MYERS - 404.805.9861

LOCATION(S): 335 OAK STREET & 255 W PIKE STREET

PARCEL ID(S): R5146E039 & R5146E043

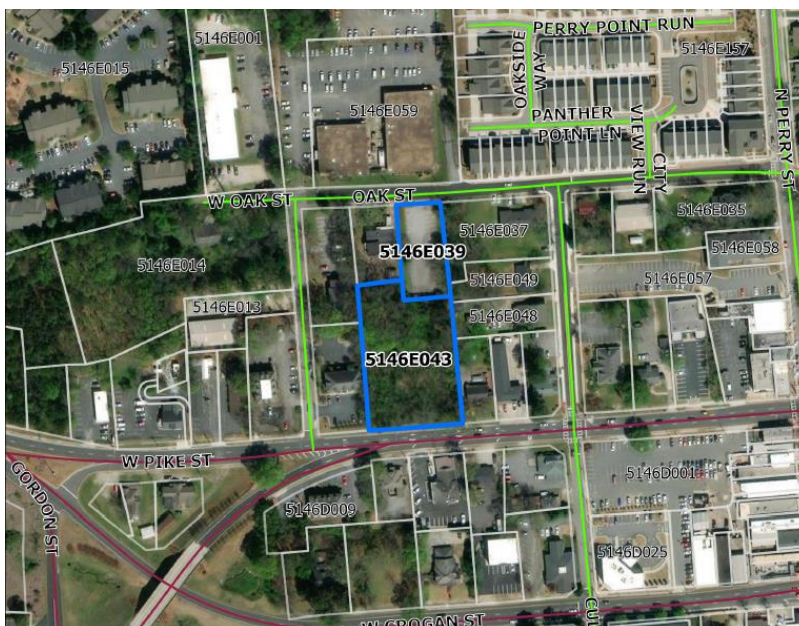
APPROXIMATE ACREAGE: 1.63

ZONING PROPOSAL: BGC (CENTRAL GENERAL BUSINESS DISTRICT) TO
RS-60 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: NINE (9) SINGLE-FAMILY RESIDENTIAL DWELLING
UNITS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





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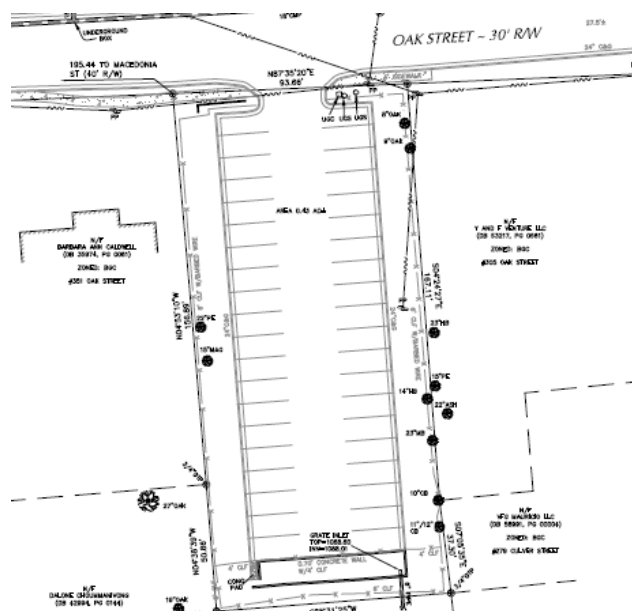
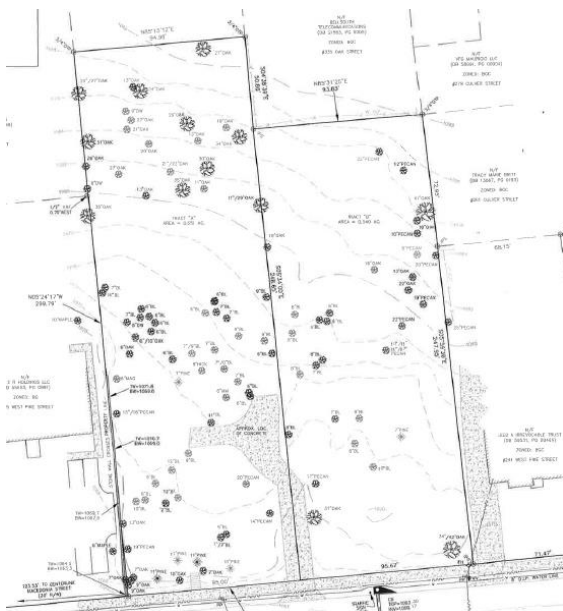
ZONING HISTORY

335 Oak Street (PIN: 5146E039) has been zoned BGC (Central General Business District) since 1960. 255 West Pike Street was zoned BGC from 1960 until March 2023, when it was rezoned to RS-60 (Single-Family Residential District).

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.44-acre parcel at 335 Oak Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The Oak Street parcel is located along the southern right-of-way of Oak Street, between its intersections with Macedonia Street to the west and Culver Street to the east. Additionally, the applicant requests a change in conditions on the zoning of 255 West Pike Street (approximately 1.19 acres) to reflect the updated site plan. The Pike Street parcel is located along the northern right-of-way of West Pike Street, directly south of the Oak Street parcel. 335 Oak Street is currently developed with a surface parking lot and 255 West Pike Street is currently undeveloped vacant land; the applicant intends to assemble the parcels into a development with nine (9) single-family residential dwelling units at approximately 5.5 units per acre or 7,889 square feet per unit.

LAND SURVEY





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ZONING AND DEVELOPMENT STANDARDS

The submitted site plan and letter of intent proposes the construction of nine (9) single-family detached dwelling units on the subject property. Each of the dwelling units will be a minimum of 1,800 square feet for one-story units and 2,000 square feet for two-story units. The façade, rear, and side elevations of each unit will consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. Furthermore, each unit will have a front-entry two-car garage with carriage-style garage doors.

Common green space will be distributed across the development, with approximately 5,028 square feet of passive green space located along the West Pike Street right-of-way and 1,360 square feet of green space located along the southern right-of-way of Oak Street. A total of 6,388 square feet (0.15 acres) will be allocated for passive green space, approximately 9% of the total development. The subject property will be accessed from West Pike Street and Oak Street with a shared private driveway that bisects the property; a Home Owner's Association (HOA) will be established to maintain the shared drive and other common property elements.

In order for this development to meet all the standards for the RS-60 zoning district, a number of variances will need to be adopted. The variances requested by the applicant are as follows:

VARIANCE REQUESTS

Code Requirement	Variance Requested
Minimum lot area is ten (10) acres.	<i>Reduce minimum lot area to one & sixty two hundredths (1.62) acres.</i>
Front setbacks must be thirty-five (35) feet.	<i>Reduce front yard setback to twenty (20) feet from centerline of shared drive (property line).</i>
Rear setbacks must be twenty (20) feet.	<i>Reduce rear yard setback to fifteen (15) feet.</i>
Contiguous green space is encouraged.	<i>Green space shall be provided on the front lots adjacent to West Pike Street and Oak Street as shown on the preliminary site plan. As easement for shared use shall be provided.</i>



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Planning and Development believes that there is sufficient hardship to grant most of the requested variances. The ten (10) acre minimum development lot area prevents infill residential development in the city on all but the largest of lots, of which there are few. Smaller, denser developments such as this are appropriate for the Downtown area and will contribute towards its growing vibrancy.

While the size of the overall lot is sufficient for the development of nine individual units, with an average of approximately 7,840 square feet designated per dwelling unit, the narrow shape of the external boundary prevents the houses from meeting minimum setback requirements for the RS-60 zone. As such, we believe a reduction in the rear setbacks from 20' to 15' is appropriate for this development. Furthermore, separate front setback variances will be necessary to address the frontage along West Pike Street as well as internally – a variance reducing the front setback along West Pike Street from 35' to 30' will be sufficient for the external lots (1, 5 & 6). For the internal lots (2-4 and 7-9), a variance to reduce the front setback from 35' to 0' will be necessary, conditioned on an internal 20' setback from the centerline of the private drive for all lots. Finally, a variance will be necessary to reduce the minimum lot width from 60' to 0' for the internal lots (2-4 and 7-9).

The applicant also requested variances to allow for noncontiguous green space. A variance for this is not necessary since contiguous green space is merely encouraged and not required; as such, the green space as proposed on the site plan will be sufficient.

SURROUNDING ZONING AND USE

The surrounding area is composed of a myriad of zoning and use categories that is characteristic of Downtown Lawrenceville. While the majority of the parcels immediately surrounding the subject property are either zoned BGC (Central General Business District) or BG (General Business District), many of these properties are in fact used as single family homes. The parcel immediately the the east of the subject property is zoned RM-12 (Multifamily Residential District), though it is also used as a single family dwelling unit. The greater Downtown area



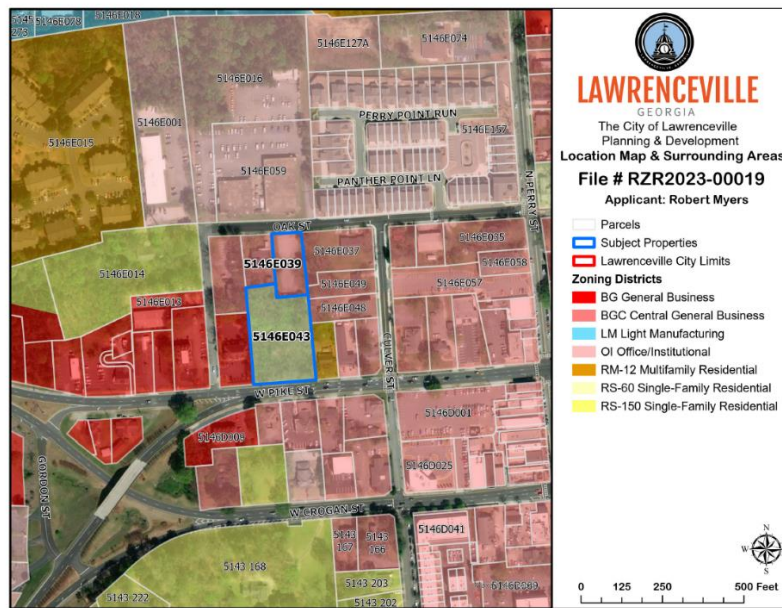
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contains a wide variety of both zoning and uses, including many single-family homes; indeed, additional residential dwellings would be appropriate for the area.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

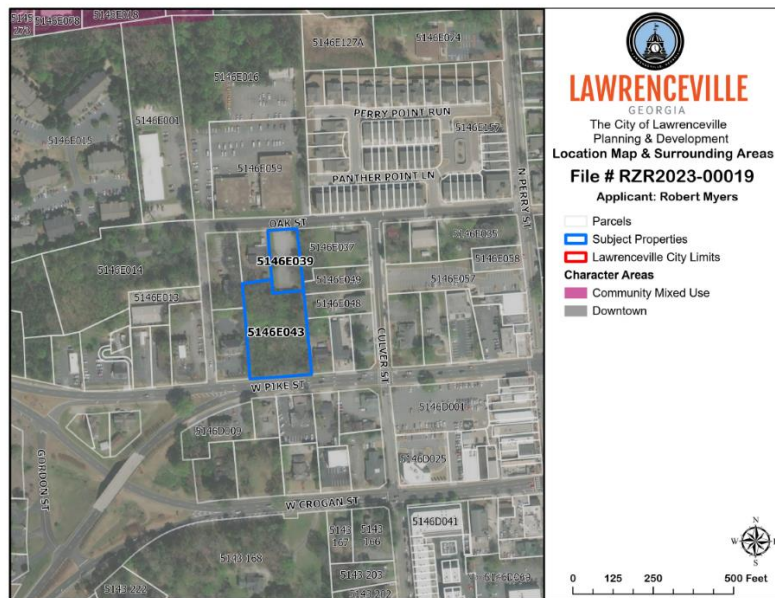


2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the 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

In conclusion, the proposal is consistent with the established zoning patterns and land uses found in the greater Downtown Lawrenceville area; that is, a fine-grained mixture of single-family residential development, higher density multifamily residential dwellings, and pedestrian-friendly retail and office space. Due to the wide range of uses and zoning types in the Downtown area, rezoning requests here must be considered through a critical lens that focuses less on use and more on the potential quality of development and degree to which it aligns with the long-term vision for growth. Planning and Development believes that the proposed development is of a quality consistent with the visions set forth for Downtown Lawrenceville in the 2040 Comprehensive Plan and the Livable Communities Initiative and will contribute to the so-called “halo effect” of positive developments throughout the City. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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

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

As proposed, the plan would be suitable in view of the use and development in the immediate area along West Pike Street, Oak Street, and the greater Downtown Lawrenceville area.

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

No; the proposed development will add more families to the Downtown area and the additional foot traffic that entails. This will enhance the business of commercial establishments in the area and contribute to a more vibrant 24/7 vision of Downtown Lawrenceville.

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

The property has a reasonable economic use as currently zoned.

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

Transitioning from a lower intensity use (vacant land and surface parking) to a higher intensity one (single-family residential) will induce additional demand on public facilities in the form of traffic, utilities, school system, and stormwater runoff. That said, the effect would be negligible considering the relatively low density nature of the proposal.

- 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. The Downtown character area is district composed of a wide variety of



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uses at differing levels of intensity, so this rezoning conforms with the long-range 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 proposed development would contribute to Lawrenceville's stock of mid-to high-income housing, identified as an outstanding need in the 2022 Lawrenceville Housing Study.

PLANNING COMMISSION

RECOMMENDED CONDITIONS

RZR2023-00019_05012023

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 dwelling units at maximum of nine (9) units/dwellings on approximately one & sixty three hundredths (1.63) acres at a density of five and six tenths (5.5) Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled “Proposed Site Plan for West Pike Commons 335 Oak Street Lawrenceville Georgia 30046, prepared for Colonnade Homes Inc., prepared by Marchman Matthews Design Associates,” revised April 27, 2023. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. The property shall have a private shared driveway as shown on the proposed site plan (1-B); it shall run through the middle of the subject property, perpendicular to West Pike Street and Oak Street. A Homeowner’s Association (HOA) shall be formed to maintain the shared drive and other common property elements.
 - D. All lots shall be oriented in accordance with the proposed site plan as noted in section 1-B. That is, their front façades shall face towards the shared internal private drive.
 - E. 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.
 - F. 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, in accordance with the proposed elevations submitted. The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.

G. Each 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.

2. To satisfy the following site development considerations:

- A. 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.
- B. Build or maintain a concrete sidewalk adjacent to the rights-of-way of West Pike Street and Oak Street.
- 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.
- E. Access is provided by a private shared drive maintained by a Homeowner's Association. Developer shall provide necessary easements.

3. The following variances are requested:

- A. Variances to allow the nine (9) single-family residential structures, 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 percent reduction of the Minimum Development Size Requirement from ten (10) acres to one & sixty three hundredths (1.63) of an acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Lot Width, allows for the reduction of the Minimum Lot Width for internal lots two (2) through four (4) and seven (7) through nine (9) of the proposed site plan (1-B) from sixty (60) feet to zero (0) feet.
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows for the reduction of the Minimum Front Yard Setback for external lots one (1), five (5), and six (6) of the proposed site plan (1-

B) from thirty five (35) feet to thirty (30) feet from the rights-of-way of West Pike Street and Oak Street.

- a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.
- iv. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows for the reduction of the Minimum Front Yard Setback for internal lots two (2) through four (4) and seven (7) through nine (9) of the proposed site plan (1-B) from thirty five (35) feet to zero (0) feet.
 - a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.
- v. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.
 - a) Internal rear yard setbacks for all lots shall be fifteen (15) feet, as measured from the external property lines on the western and eastern sides of the subject property.



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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Colonnade Enterprises, Inc.</u>	NAME: <u>Downtown Development Authority of the City of Lawrenceville, GA</u>
ADDRESS: <u>P. O. Box 769329</u>	ADDRESS: <u>P.O. Box 502</u>
CITY: <u>Roswell</u>	CITY: <u>Lawrenceville, GA 30046</u>
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Rob Myers</u> PHONE: <u>404-805-9861</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BGC</u> REQUESTED ZONING DISTRICT: <u>RS60</u>	
PARCEL NUMBER(S): <u>R5146EO39 and R5146EO43</u> ACREAGE: <u>.35 Acres</u> (site plan modification - 1.12 acres)	
ADDRESS OF PROPERTY: <u>3350 Oak Street and 255 West Pike Street, Lawrenceville GA 30046</u>	



SIGNATURE OF APPLICANT [Signature] DATE 4/27/23
Colonnade Enterprises, Inc.
 By: Robert A. Myers, President
 TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

4.28.2023

SIGNATURE OF OWNER

DATE

[Signature] 4.28.23

Lee Merrill
 TYPED OR PRINTED NAME

NOTARY PUBLIC



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 770.963.2414 • www.lawrencevillega.org



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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Colonnade Enterprises, Inc.</u>	NAME: <u>Bellsouth Telecommunications, LLC</u>
ADDRESS: <u>P. O. Box 769329</u>	ADDRESS: <u>1025 Lenox Park BLVD</u>
CITY: <u>Roswell</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: <u>GA</u> ZIP: <u>30319</u>
CONTACT PERSON: <u>Rob Myers</u> PHONE: <u>404-805-9861</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BGC</u> REQUESTED ZONING DISTRICT: <u>RS60</u>	
PARCEL NUMBER(S): <u>R5146EO39 and R5146EO43</u> ACREAGE: <u>.35 Acres</u> (site plan modification - 1.12 acres) <u>3350 Oak Street and</u>	
ADDRESS OF PROPERTY: <u>255 West Pike Street, Lawrenceville GA 30046</u>	



SIGNATURE OF APPLICANT [Signature] DATE 4/27/23

Colonnade Enterprises, Inc.

By: Robert A. Myers, President

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

4.28.2023

SIGNATURE OF OWNER [Signature] DATE 5/2/23

SIGNATURE OF OWNER

DATE

JAMES WOODS

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Santa Lata 05/02/2023





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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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
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Letter of Intent – Rezoning Request

TO: City of Lawrenceville, Georgia
Department of Planning and Development

From: Colonnade Enterprises, Inc. (Purchaser/Developer)
Robert A. Myers, President

RE: Rezoning Request – Rezoning from BGC – Central General Business to RS60

Property: Tax Parcel R5146E039 and R5146E043

Address: 335 Oak Street and 255 Pike Street, Lawrenceville Georgia

Current Owner: ATT/Bellsouth and DDA Lawrenceville

We request this property be rezoned from BGC to RS60 with additional variances outlined below.

Proposed Use – we propose to build three (3) single family residences on Parcel R5146E039 and modify the approved site plan for Parcel R5146E043 for 6 lots.

1. To allow the use of the property as follows:
 - a. Three (3) single family detached dwelling units, 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. Each 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 property shall have a private shared driveway as shown on the proposed site plan. A Home Owner's Association (HOA) shall be formed to maintain the shared drive and other common property elements.
2. Site Development Considerations:
 - a. Natural vegetation shall remain on the property until the issuance of development permit.
 - b. Any utility relocations shall be the responsibility of the developer.
 - c. Access provided by a private shared drive maintained by a Homeowner's Association. Developer shall provide necessary easements.

RZR2023-00019
RECEIVED: APRIL 28, 2023
PLANNING AND DEVELOPMENT DEPARTMENT

- d. We propose to add this property to the adjoining property at 255 W. Pike Street which is approved for six (6) lots.
 - e. We are also requesting a modification to the site plan approved for 6 lots with Zoning Request R2R-2023-00018.
3. The following variances are requested.
- a. Variances to allow the three (3) single family residential structures, 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 percent reduction of the Minimum Development Size Requirement from ten (10) acres to .44 acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows the reduction of the Minimum Yard Setback from thirty (35) feet to twenty (20) feet from center line of shared drive (property line).
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Side Yard Setback, allows the Minimum Side Yard Setback from ten (10) feet to five (5) feet.
 - iv. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.
 - v. Variance from Zoning Ordinance, Article 1, Section 103.2, Subsection F. Green Space. Green Space shall be provided at the Oak Street entrance as shown on the Preliminary Site Plan. An easement for shared use shall be provided.

Attachment: Preliminary Site Plan

EXHIBIT "A"

ALL THAT TRACT OR PARCEL of land lying and being in the City of Lawrenceville, in Land Lot 146 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the southern right-of-way line of Oak Street (40-foot right-of-way), said iron pin found located a distance of 195.44 feet as measured northeasterly along said right-of-way line of Oak Street, and following the curvature thereof, from the intersection of the southern right-of-way line of Oak Street with the eastern right-of-way line of Oak Street (30-foot right-of-way); running thence along the southern right-of-way line of Oak Street, north 89 degrees 34 minutes 21 seconds east a distance of 93.66 feet to an iron pin found; thence leaving the southern right-of-way line of Oak Street, and running south 02 degrees 25 minutes 26 seconds east a distance of 167.11 feet to an iron pin found; running thence south 05 degrees 06 minutes 34 seconds east a distance of 37.30 feet to an iron pin found; running thence south 87 degrees 30 minutes 26 seconds west a distance of 93.83 feet to an iron pin found; running thence north 03 degrees 22 minutes 18 seconds west a distance of 50.86 feet to an iron pin found; running thence north 02 degrees 40 minutes 26 seconds west a distance of 156.88 feet to the iron pin found at the POINT OF BEGINNING; according to Survey for "BellSouth Telecommunications, Inc.," dated July 29, 1999, updated June 6, 2000, prepared by Charles D. McCann & Associates, Inc., under the seal and certification of Charles D. McCann, Georgia Registered Land Surveyor No. 2245, and under Job No. MM3999A; said tract of land being improved property having a one-story frame building located thereon and having an address of 335 Oak Street according to the present system of numbering in the City of Lawrenceville; said tract of land containing 0.4410 acre according to said survey, which survey is incorporated herein and made a part hereof by reference.

0350 DMT BROWNE

BROWNE

ATLLIB01 975825.1

LEGAL DESCRIPTION
#255 WEST PIKE STREET

ALL THAT TRACT or parcel of land lying in Land Lot 146 of the 5th District, of Gwinnett County, Georgia, being within the limits of the City of Lawrenceville, being more particularly described as follows:

Beginning at a rebar 193.53' Westerly from the beginning of a 25.00' miter between with Northern Rights-of-Way of West Pike Street (AKA GA 120) (60' R/W) and the Western Rights-of-Way of Oak Street (30' R/W); thence along the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) S 85°04'45" W a distance of 190.67' to a rebar (said rebar being 123.53' Easterly from the intersection formed between the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) and the centerline of Macedonia Street (30' R/W); thence leaving the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) N 05°24'17" W along the property line common with R2R Holdings, LLC (Deed Book 55653, Page 891) and Marie E. Wilkins (Deed Book 29628, Page 158) a distance of 299.79' to a 3/4" open top pipe; thence N 85°15'12" E along the property line common with Barbara Ann Caldwell (Deed Book 35974, Page 61) a distance of 94.98' to a 3/4" open top pipe; thence S 04°38'39" E along the property line common with Bellsouth Telecommunications (Deed Book 21583, Page 5) a distance of 50.86' to a rebar; thence N 85°31'25" E along the property line common with Bellsouth Telecommunications (Deed Book 21583, Page 5) a distance of 93.83' to a 3/4" open top pipe; thence S 05°59'38" E along the property line common with Tracy Marie Britt (Deed Book 13067, Page 193) and Jeed II Irrevocable Trust (Deed Book 59531, Page 466) a distance of 247.95' to the Point of Beginning.

Said Tract of Land being known as #255 West Pike Street and being more particularly described on: Exhibit For: CEI Colonnade Ent Inc; prepared by: Gaddy Surveying & Design, Inc.; dated: February 8, 2023; containing 1.191 acres.



**MARCHMAN
MATTHEWS**
DESIGN ASSOCIATES
3040 Peachtree Road
Suite 1412
Atlanta Georgia 30305
Telephone 404 - 406 - 8899
Facsimile 404 - 549 - 4111

**COLONNADE
HOMES, INC.**
4922 Howell Road Suite 45-B-418
Atlanta Georgia 30342
Telephone 404 - 805-9681

**PROPOSED
SITE
PLAN
FOR
WEST PIKE COMMONS**

**335
OAK STREET**

**LAWRENCEVILLE
GEORGIA
30046**

All drawings are the property of Marchman Matthews and shall be returned at the completion of work. They shall not be reproduced, modified, or altered in any way without the written consent of Marchman Matthews. The contractor shall check and verify all dimensions and report any discrepancies to Marchman Matthews before proceeding with the work. Marchman Matthews shall protect the right and be considered for all signs and easements for any necessary protection of the drawings. Subsequent to these drawings in any public body for any use does not release the contractor from the copyright and previous third parties.

NOTE TO CONTRACTOR:
Any discrepancies, errors or omissions between the drawings and specifications and conditions shall immediately be reported in writing to Marchman Matthews Design Associates, Marchman Matthews. Marchman Matthews will immediately correct the same in writing. Work done by contractor at his/her discretion of such discrepancies, errors or omissions will be at contractor's sole risk.

PRINT RECORD

REVISIONS
DECEMBER 18, 2021
JANUARY 20, 2021
APRIL 27, 2021

DATE: 12/08/2022
PROJECT NO: 370LW/PS SITE
DRAWN BY: M.D.M.
CHECKED BY: M.J.M.

**SITE
PLAN
SCALE 1" = 20'-0"**

PROJECT NAME: WEST PIKE COMMONS
DEVELOPER: COLONNADE ENTERPRISES, INC
REQUEST TO REZONE FROM BCG TO RS60
PROPERTY ID: R5146E039
ADDRESS: 335 OAK STREET, LAWRENCEVILLE
CURRENT OWNER: BELL SOUTH
TELECOMMUNICATIONS
PROPOSED USE: THREE (3) SINGLE FAMILY
DETACHED DWELLINGS
UNITS, LIVE/WORK, ACCESSORY USE AND
STRUCTURE WITH
THE MINIMUM HEATED FLOOR AREA FOR ONE
STORY RESIDENCES
UNITS SHALL BE 1800 SQUARE FEET AND 2000
SQUARE FEET FOR
TWO STORY DWELLINGS



RZR2023-00019
RECEIVED: APRIL 28, 2022
PLANNING AND DEVELOPMENT
DEPARTMENT

SURVEYOR'S CERTIFICATION

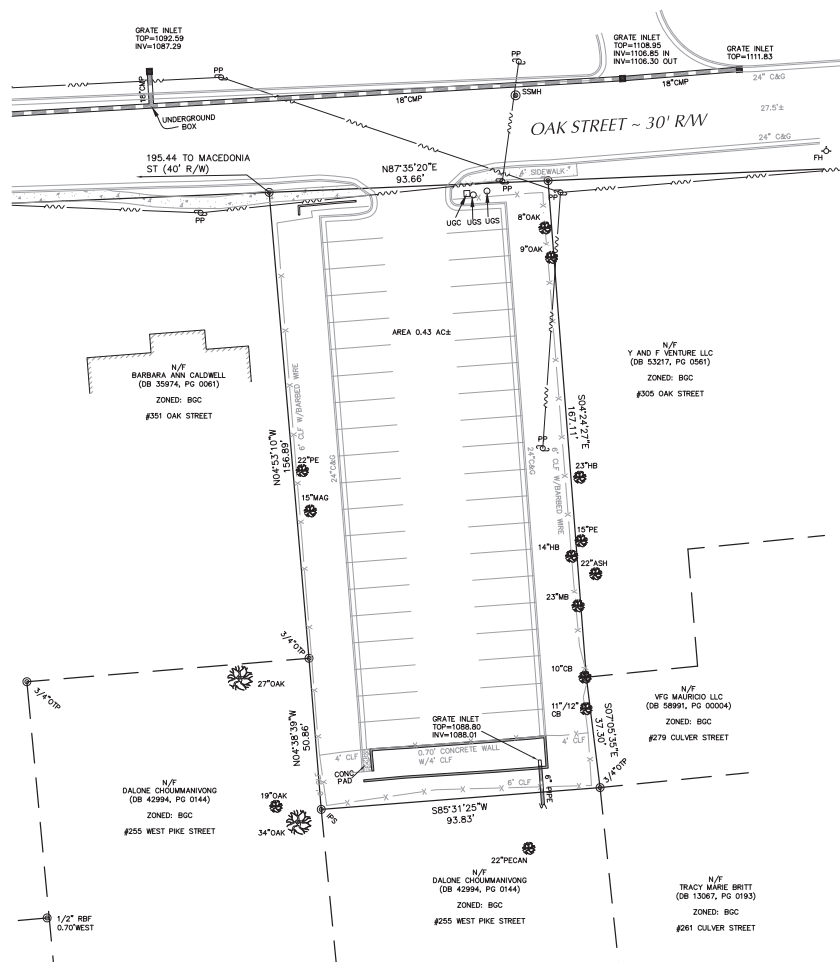
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FINANCIAL COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY 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 13-6-67.



PRELIMINARY

Yipif F. Gaddy, Jr., GA PLS # 2661

DATE

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,515 FEET AND AN ANGULAR ERROR OF 01\"/>

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,833 FEET.

A LEICA TS13 10\"/>

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS4 RECEIVER AND GEORGIA LEICA RTX NETWORK. DATUM = NAVD83.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER CHWINETT COUNTY FLOOD INSURANCE RATE MAP #1113790000. EFFECTIVE DATE: 09/29/2006.

TOTAL AREA = 0.44 AC±

PROPERTY ZONING: BGC (GENERAL BUSINESS DISTRICT)

CITY OF LAWRENCEVILLE PLANNING & ZONING DEPARTMENT DETERMINATION FOR SETBACKS IS REQUIRED.

PROJECT NUMBER:
CE-23-005

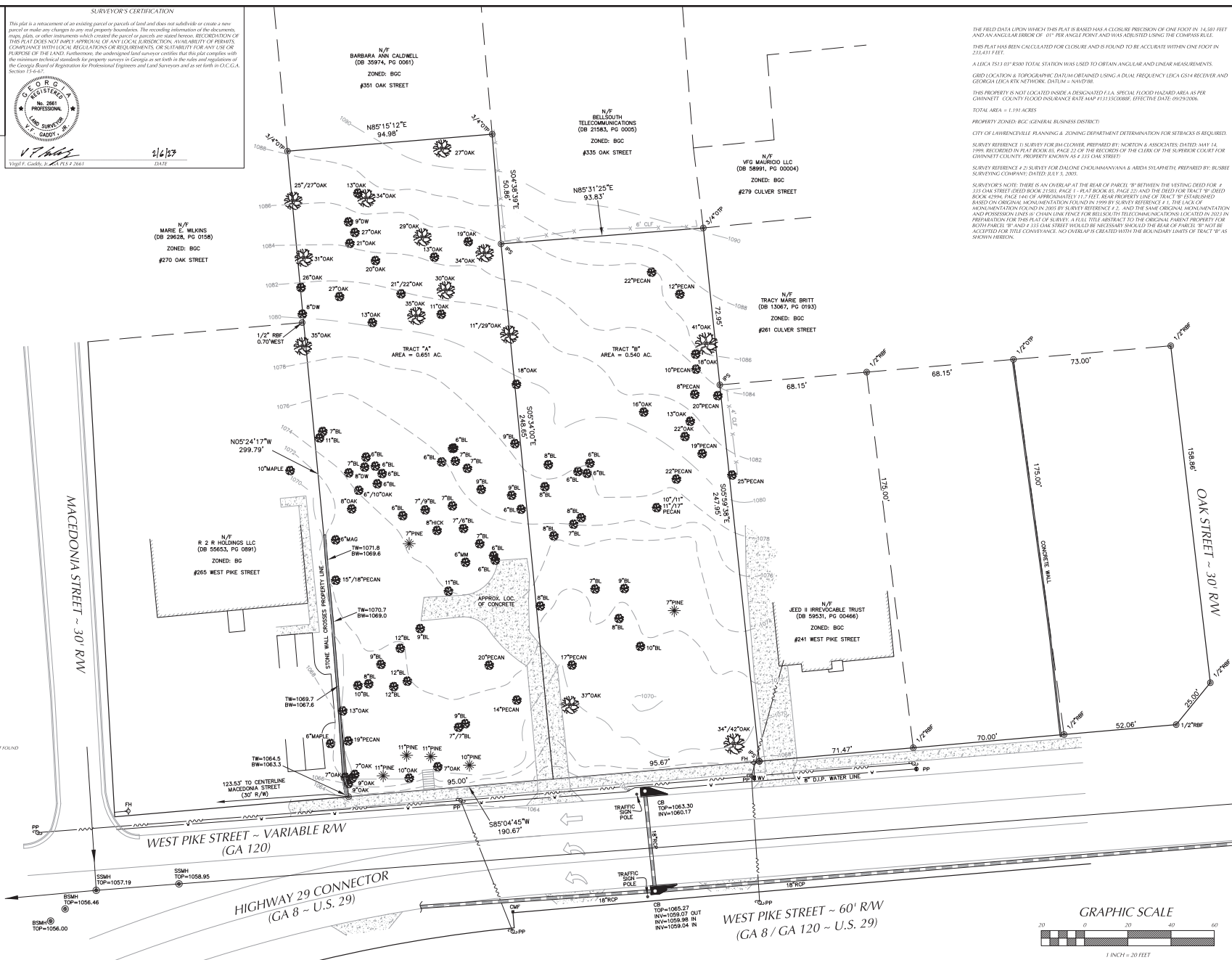
BY: [Signature]
TITLE: [Signature]
DATE: 04-26-2023



U.S. CERTIFICATE OF AUTHORIZATION #5801014
P.E. CERTIFICATE OF AUTHORIZATION #P8005050

TOPOGRAPHIC SURVEY FOR:
CEI COLONNADE ENT INC
#335 OAK STREET
(DRED LOT 146 - 5TH DISTRICT)
LAND LOT 146 - 5TH DISTRICT
CITY OF LAWRENCEVILLE - CHWINETT COUNTY, GEORGIA

RZR2023-00019
RECEIVED: APRIL 28, 2023
PLANNING AND DEVELOPMENT
DEPARTMENT





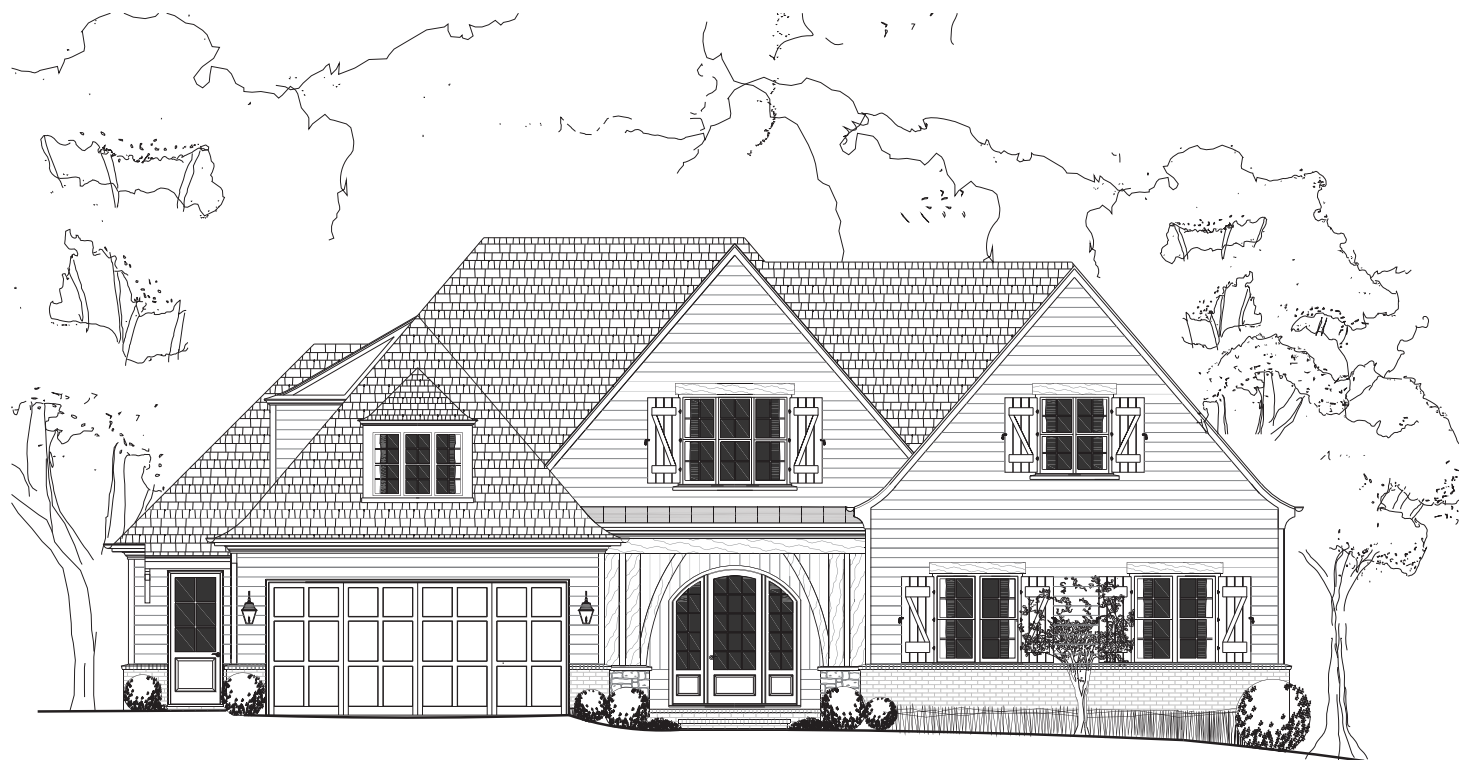




...County tax parcel number R5146E039 (the "Property") ...County, Georgia, being kn

RZR2023-00019
RECEIVED: APRIL 28, 2023
PLANNING AND DEVELOPMENT DEPA

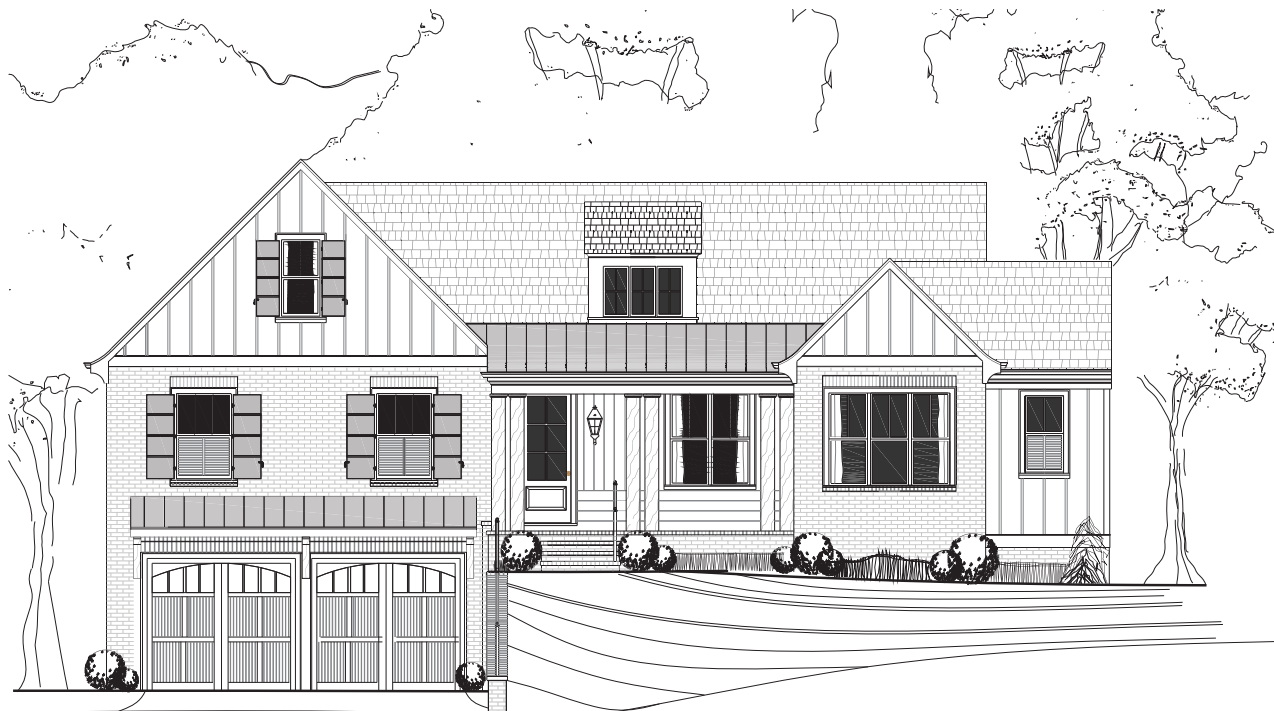
WEST PIKE COMMONS
PROPOSED LOT 4 ELEVATION



FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYERS13@GMAIL.COM

WEST PIKE COMMONS
PROPOSED LOT 3 ELEVATION



FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYS13@GMAIL.COM

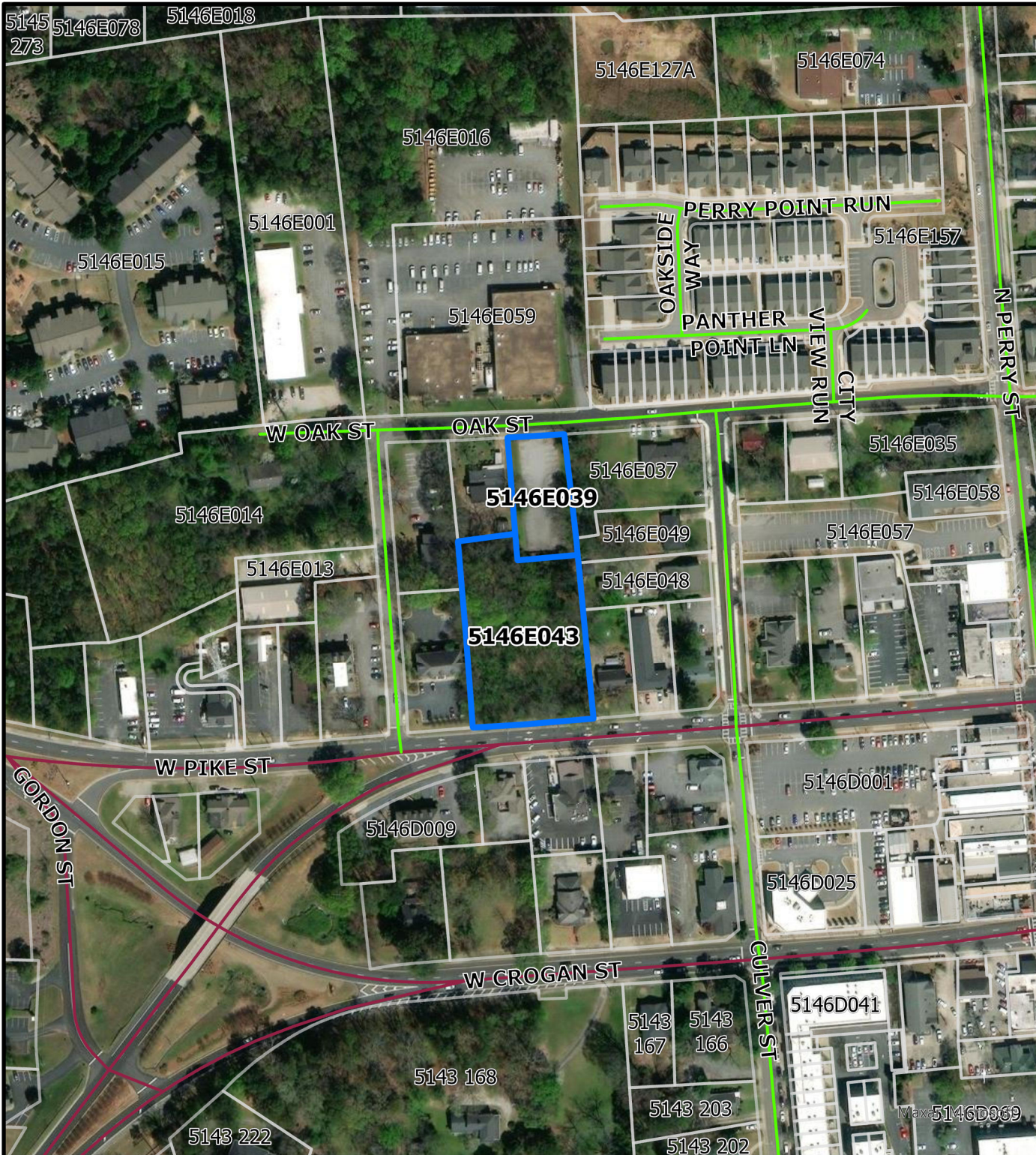
WEST PIKE COMMONS

STREET SCAPES



FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYERS13@GMAIL.COM



1.

LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00019

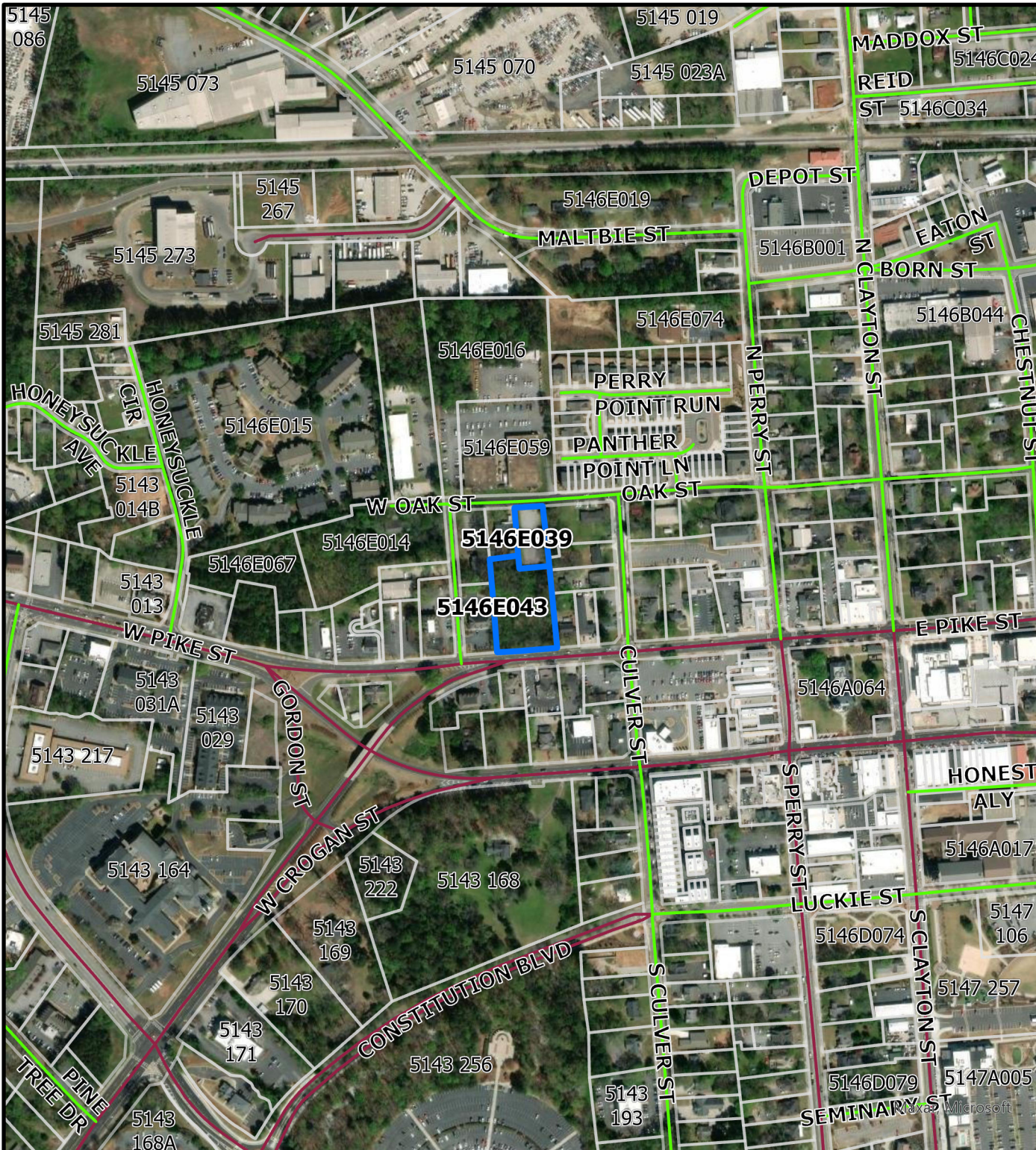
Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits
-  County Maintained Streets
-  City Maintained Streets



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Page 33



1.

LAWRENCEVILLE

GEORGIA

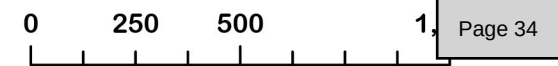
The City of Lawrenceville
Planning & Development

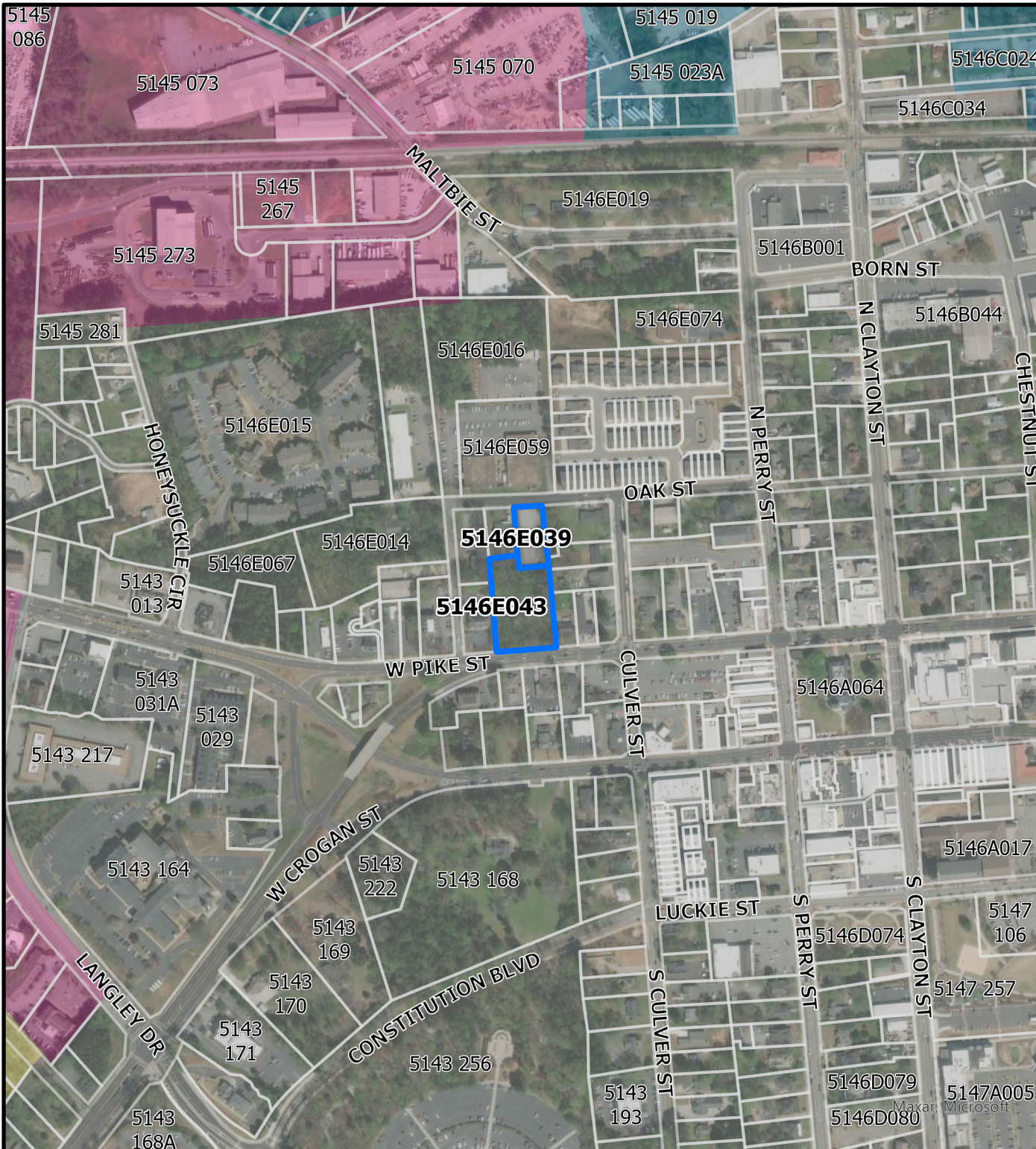
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

- Parcels
- Subject Properties
- Lawrenceville City Limits
- County Maintained Streets
- City Maintained Streets





1.

LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

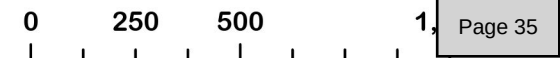
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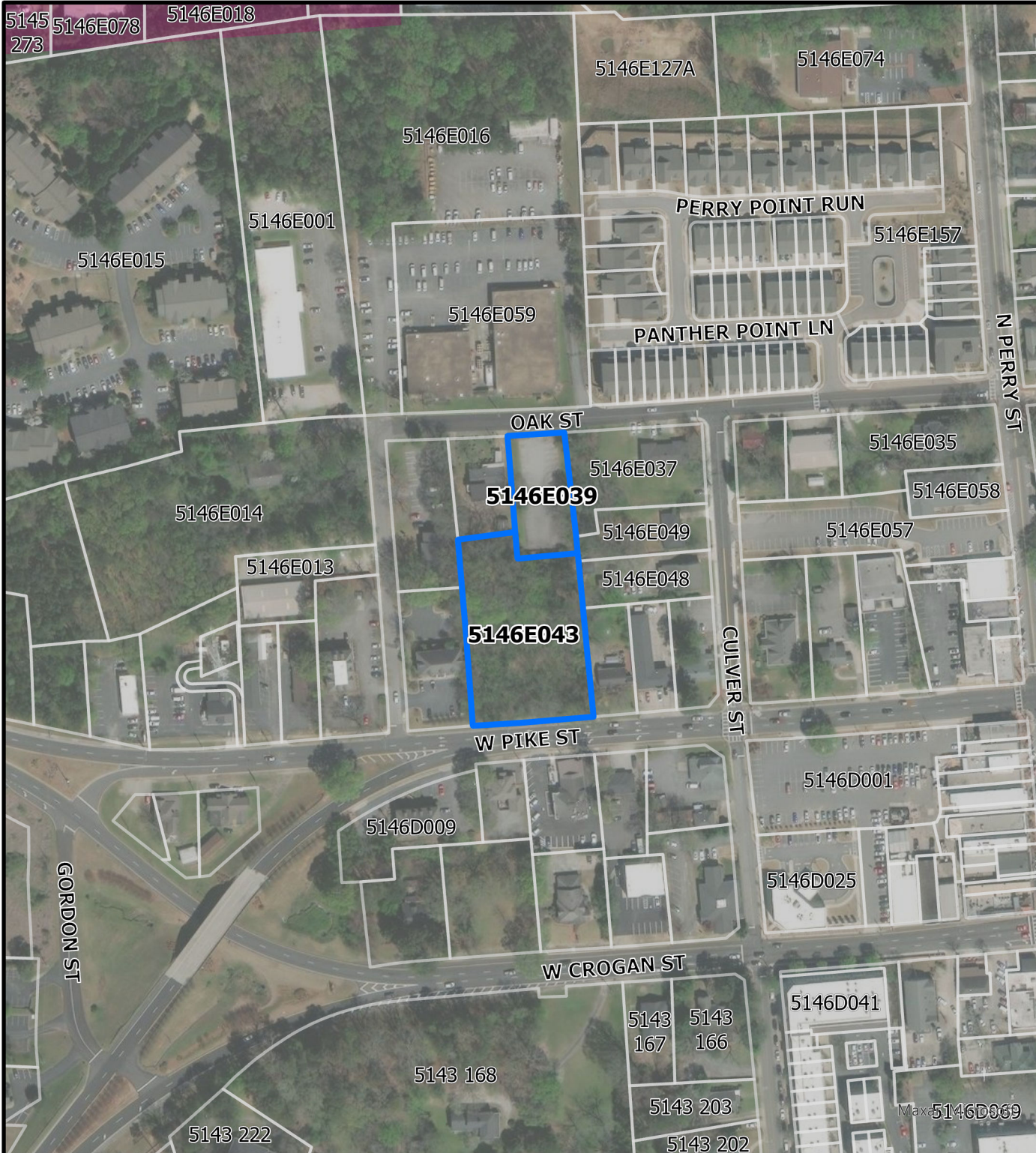
Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits

Character Areas

-  Community Mixed Use
-  Traditional Residential
-  Downtown
-  College Corridor





LAWRENCEVILLE

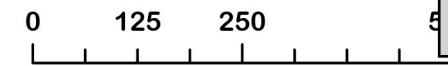
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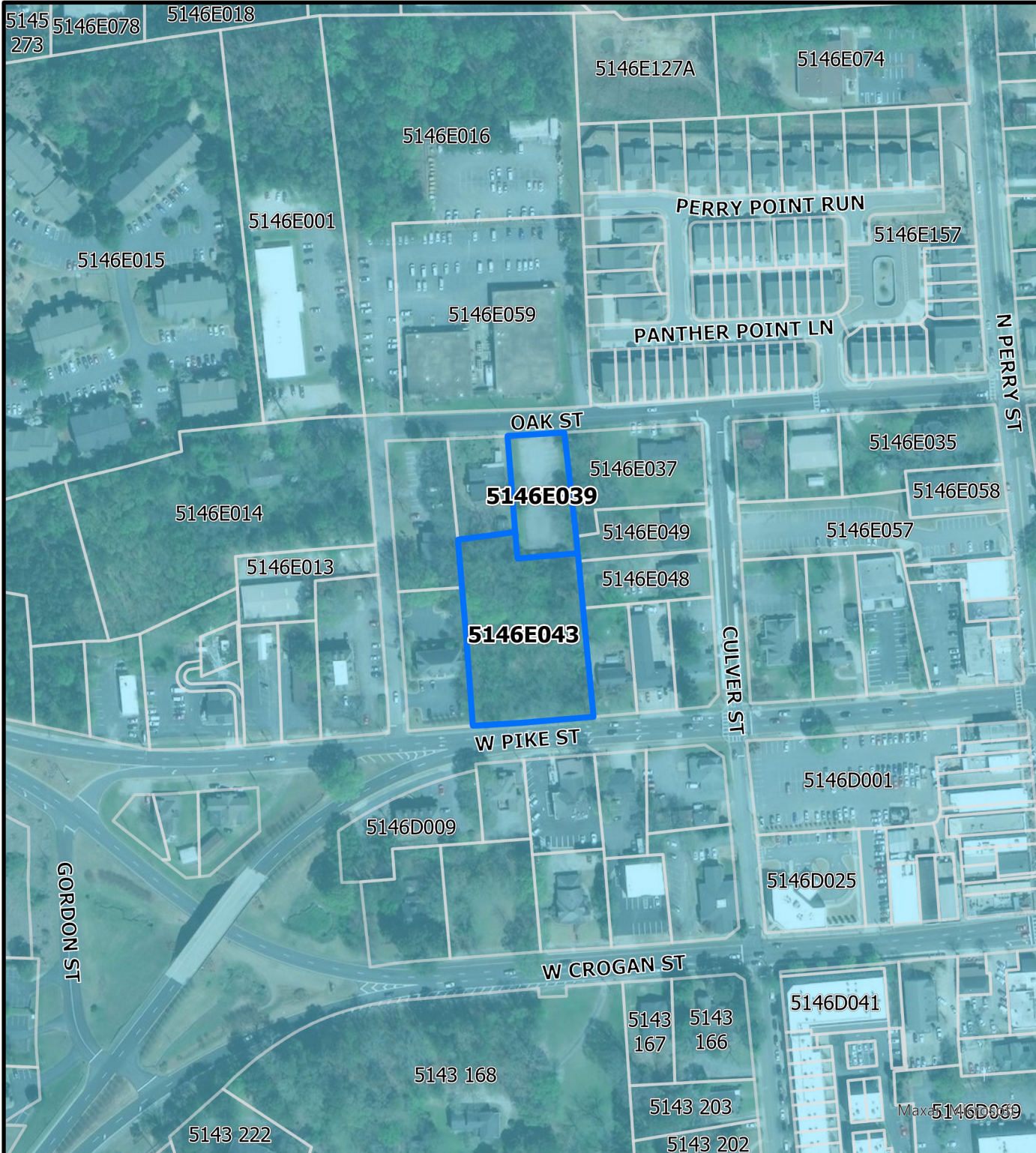
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

- Parcels
- Subject Properties
- Lawrenceville City Limits
- Character Areas**
- Community Mixed Use
- Downtown





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

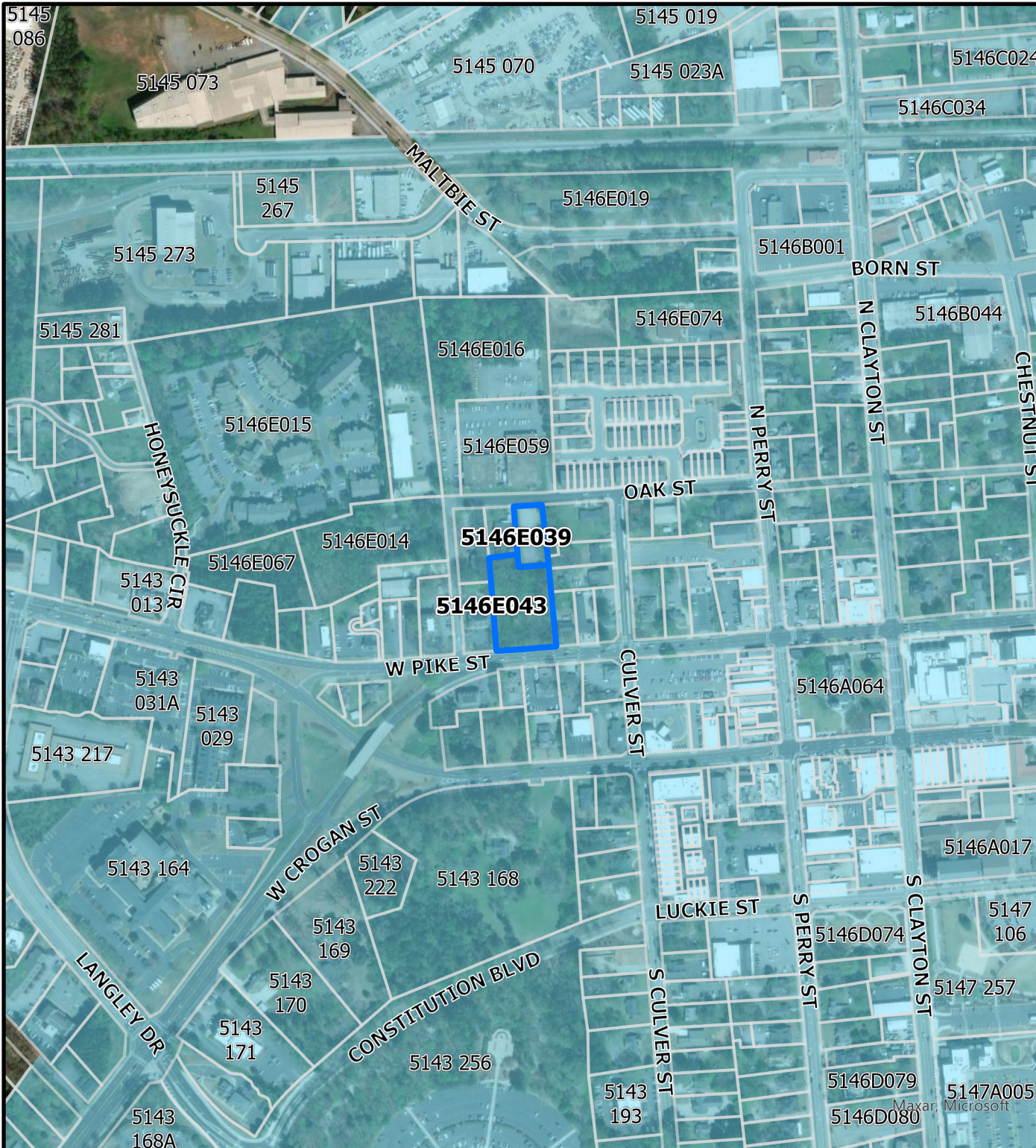
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits
-  Downtown Development Authority Boundary





1.

LAWRENCEVILLE

GEORGIA

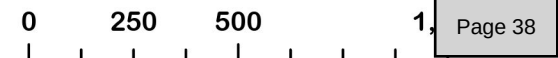
The City of Lawrenceville
Planning & Development

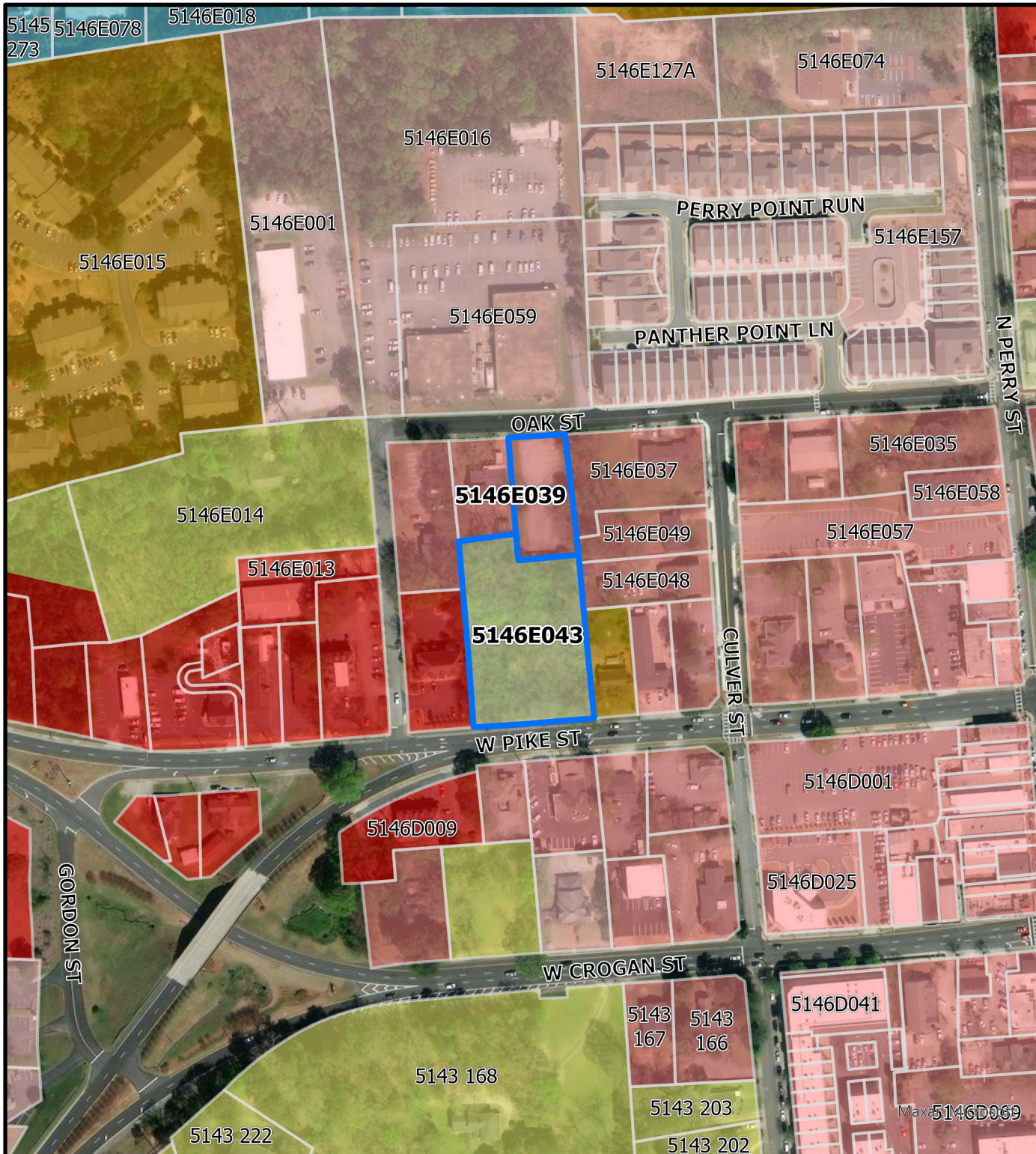
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

-  Parcels
-  Subject Properties
-  Lawrenceville City Limits
-  Downtown Development Authority Boundary





LAWRENCEVILLE

GEORGIA

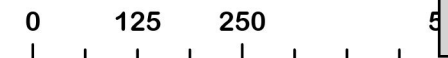
The City of Lawrenceville
Planning & Development

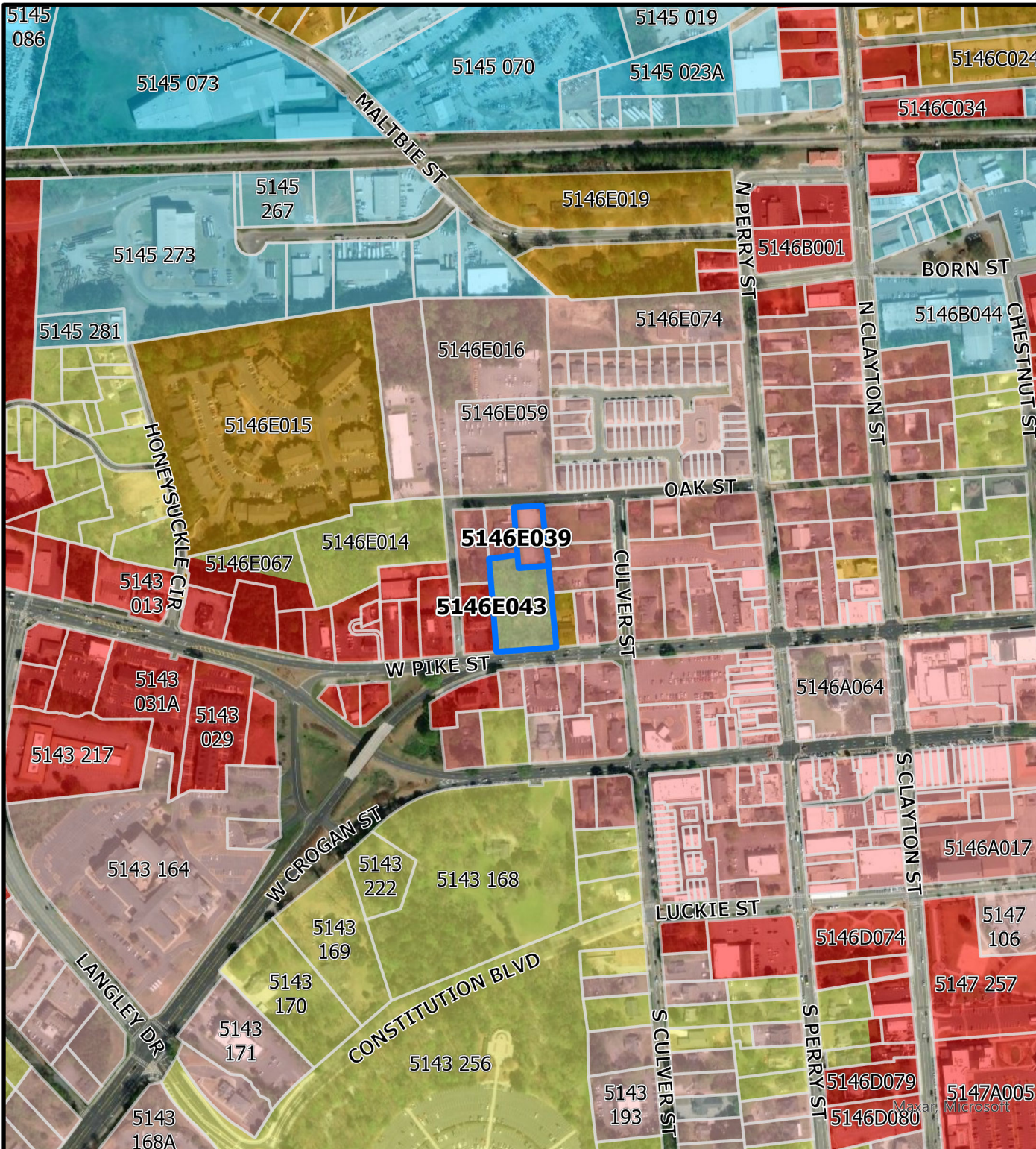
Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

- Parcels
- Subject Properties
- Lawrenceville City Limits
- Zoning Districts**
- BG General Business
- BGC Central General Business
- LM Light Manufacturing
- OI Office/Institutional
- RM-12 Multifamily Residential
- RS-60 Single-Family Residential
- RS-150 Single-Family Residential





1.

LAWRENCEVILLE

GEORGIA

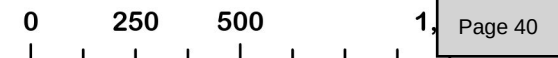
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00019

Applicant: Robert Myers

- Parcels
- Subject Properties
- Lawrenceville City Limits
- Zoning Districts**
 - BG General Business
 - BGC Central General Business
 - LM Light Manufacturing
 - HM Heavy Manufacturing
 - OI Office/Institutional
 - ON Office/Neighborhood
 - RM-12 Multifamily Residential
 - RS-60 Single-Family Residential
 - RS-150 Single-Family Residential





LAWRENCEVILLE

GEORGIA

2.

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

Item: RZC2023-00047; Noel Benedict; 405 Scenic Highway

Department: Planning and Development

Date of Meeting: Wednesday, June 7, 2023

Applicant Request: Rezone 405 Scenic Highway from ON (Office - Neighborhood District) to OI (Office - Institutional District).

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation:

Summary: The applicant requests the rezoning of an approximately 0.58-acre parcel at 405 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District). The applicant's request is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise. The subject property is known as Lot 1, Block 8 of the Scenic Forest Unit 1 subdivision located at the intersection of Scenic Highway with Longleaf Drive.

Attachments/Exhibits:

- **RZC2023-00047_Report**
- **RZC2023-00047_Planning and Development recommendations**
- **RZC2023-00047_Application**
- **RZC2023-00047_Letter of intent**
- **RZC2023-00047_Legal description**



LAWRENCEVILLE

GEORGIA

2.

- RZC2023-00047_Survey
- RZC2023-00047_Aerial map (1:2,750)
- RZC2023-00047_Aerial map (1:5,500)
- RZC2023-00047_Character area map (1:2,750)
- RZC2023-00047_Character area map (1:5,500)
- RZC2023-00047_Zoning map (1:2,750)
- RZC2023-00047_Zoning map (1:5,500)



LAWRENCEVILLE

Planning & Development

Executive Summary of Zoning Proposal

Case Number: RZC2023-00047	Location(s): 405 scenic highway
Parcel(s): R5116 086	Zoning Proposal: Rezoning ON to OI
Proposed Development: Law Office	Recommendation: Approval with Conditions

ZONING HISTORY

In 1985, the subject property was zoned RM (Residential Multi-Family District). On December 8, 1986, the property was rezoned to OI (Office - Institutional District). Since 2002, the property was rezoned from OI (Office - Institutional District) to ON (Office - Neighborhood District), its current zoning category.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.58-acre parcel at 405 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District).

ZONING AND DEVELOPMENT STANDARDS

The existing non-compliant entrance, driveway, parking, and landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance.

SURROUNDING ZONING AND USE

While the properties on the opposite side of Scenic Highway are zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are all currently zoned OI (Office Institutional District).

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.

STAFF RECOMMENDATION

Given the fact that the proposal intends to update the subject property's zoning from a retired zoning district to one that is already in common use by the adjacent properties, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



LAWRENCEVILLE

2.

Planning & Development

CASE NUMBER: RZC2023-00047

OWNER: LA DONNA GILPIN BENEDICT

APPLICANT: NOEL BENEDICT

CONTACT: NOEL BENEDICT – 770.853.0222

LOCATION(S): 405 SCENIC HIGHWAY

PARCEL ID(S): R5116 086

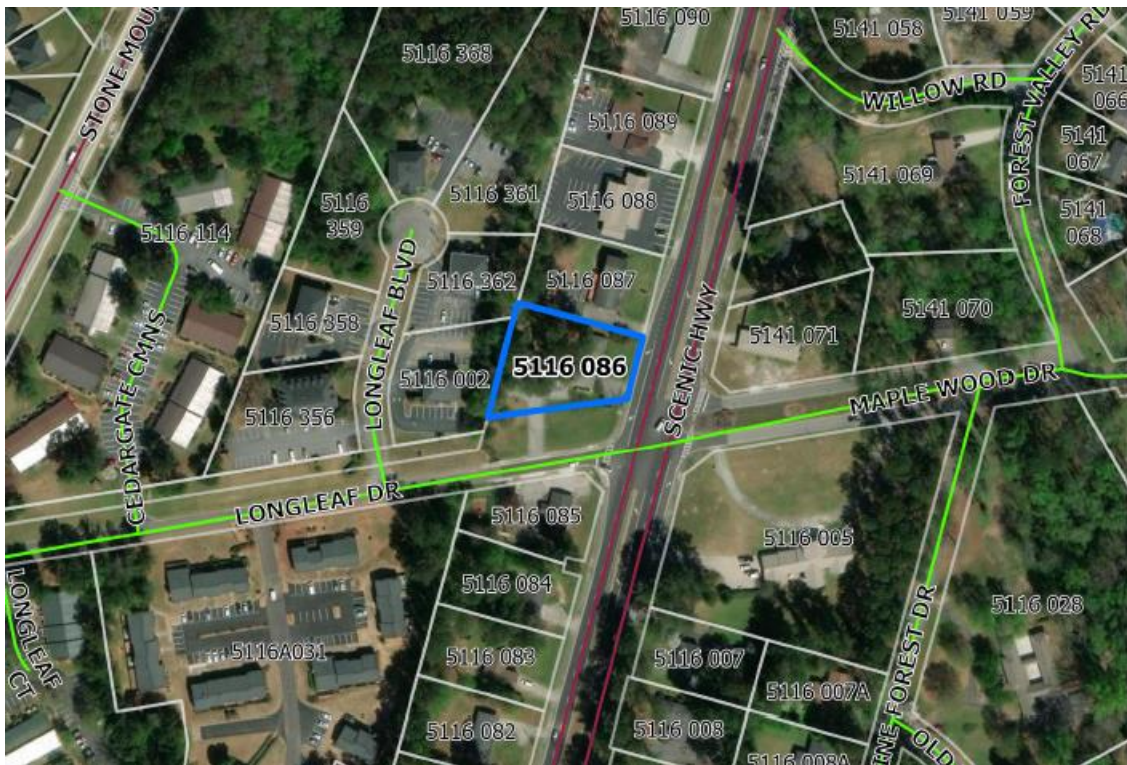
APPROXIMATE ACREAGE: 0.58

ZONING PROPOSAL: ON (OFFICE - NEIGHBORHOOD DISTRICT) TO OI (OFFICE - INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: LAW OFFICE

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





LAWRENCEVILLE

2.

Planning & Development

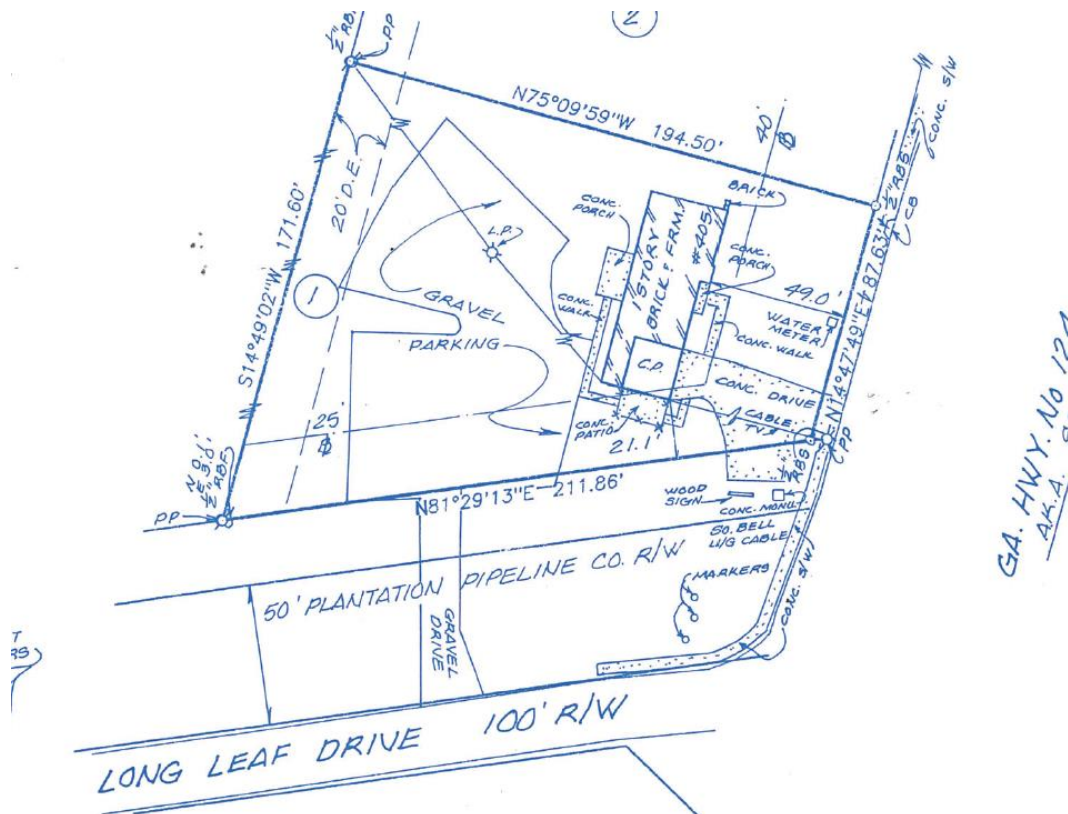
ZONING HISTORY

In 1985, the subject property was zoned RM (Residential Multi-Family District). On December 8, 1986, the property was rezoned to OI (Office - Institutional District). Since 2002, the property was rezoned from OI (Office - Institutional District) to ON (Office - Neighborhood District), its current zoning category.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.58-acre parcel at 405 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District). The applicant's request is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise. The subject property is known as Lot 1, Block 8 of the Scenic Forest Unit 1 subdivision located at the intersection of Scenic Highway with Longleaf Drive.

LAND SURVEY





LAWRENCEVILLE

2.

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

The existing single-family home has been used as an office since January 13, 1998. The existing non-compliant entrance, driveway, parking, and landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. One (1) parking space per 300 SF of office space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

SURROUNDING ZONING AND USE

The Scenic Highway corridor at the intersection of Longleaf Drive is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. While the properties on the opposite side of Scenic Highway are zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are all currently zoned OI (Office Institutional District), the same classification as requested. As such, the proposed rezoning of the property to OI would be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway at its intersection with Longleaf Drive.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





LAWRENCEVILLE

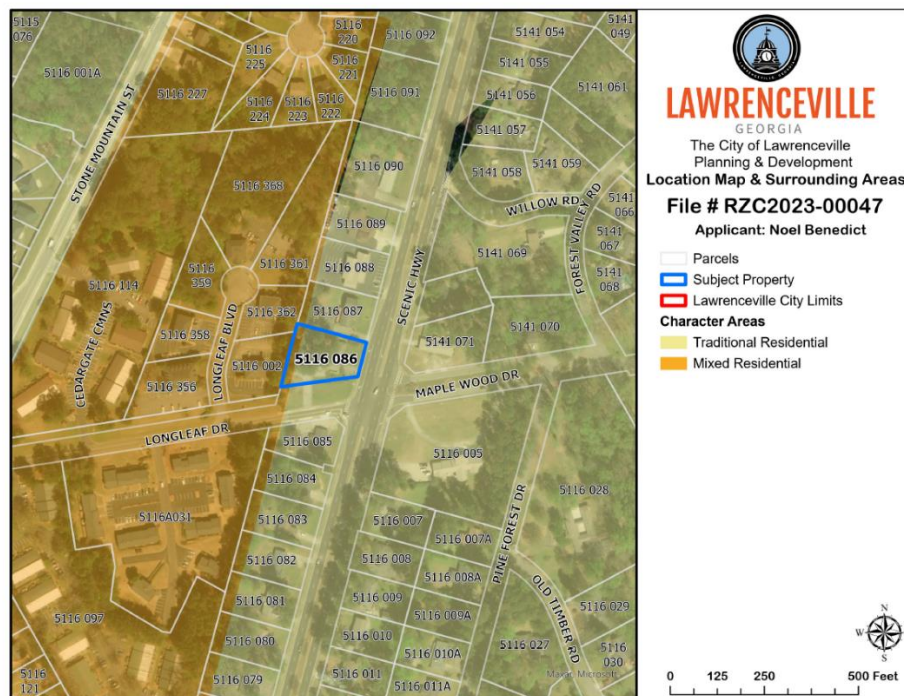
2.

Planning & Development

2040 COMPREHENSIVE PLAN

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

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, while the proposal is consistent with the established zoning and land use patterns in the immediate area, it does conflict with the long-term vision established by the City in its 2040 Comprehensive Plan. Policies relating to long-



LAWRENCEVILLE

Planning & Development

2.

range planning suggest the city embrace the principles of new urbanism by creating a variety of high-quality mixed-use development as well as a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment by benefiting from the “halo effect” of high-quality development already happening nearby. This proposal does not meet these lofty goals, but it also does not propose any new development that is inconsistent with the current character of the surrounding area.

Given the fact that the proposal intends to update the subject property’s zoning from a retired zoning district to one that is already in common use by the adjacent properties, the Planning and Development Department recommends the **APPROVAL WITH CONDITIONS** of the request.



LAWRENCEVILLE

2.

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

2.

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

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

The properties immediately adjacent to the subject property are all zoned OI, the same zoning classification proposed with this rezoning. While the greater area consists of some parcels designated as RS-180, most of these are relegated to the eastern side of the Scenic Highway. An office development may be suitable here considering the uses and zoning of adjacent and nearby properties.

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

The area along the right-of-way of Scenic Highway has long suffered due to antiquated policies and a lack of enforcement. New decisions must be consistent with the policies 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 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 and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.

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

The proposal would continue a long overdue zoning cleanup for this area.



LAWRENCEVILLE

2.

Planning & Development

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

While the Scenic Highway corridor has long been subject to neglect on the part of piecemeal, shortsighted rezonings, this case represents an opportunity to maintain consistency with both the character of the surrounding area and the City's long-term vision in the form of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_05122023

RZC2023-00047

Approval as OI (Office Institutional District) for a wide range of office and institutional establishments, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited;
 - B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
 - C.** Outdoor storage shall be prohibited;
 - D.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;
- 2.** To satisfy the following site development considerations:
 - A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - B.** Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Provide a minimum of 1 parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.

- E.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- F.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>LaDonna Gilpin Benedict</u>	NAME: <u>LaDonna Gilpin Benedict</u>
ADDRESS: <u>1772 American Walk</u>	ADDRESS: <u>1772 American Walk</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Noel Benedict</u> PHONE: <u>770-853-0222</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>O+N</u> REQUESTED ZONING DISTRICT: <u>O+I</u>	
PARCEL NUMBER(S): <u>R5116 086</u> ACREAGE: <u>1/3 acre</u>	
ADDRESS OF PROPERTY: <u>405 Scenic Highway, Lawrenceville</u>	

LaDonna Gilpin-Benedict 04/06/2023
SIGNATURE OF APPLICANT DATE

LaDonna Gilpin-Benedict 04/06/2023
SIGNATURE OF OWNER DATE

LaDonna Gilpin Benedict
TYPED OR PRINTED NAME

LaDonna Gilpin Benedict
TYPED OR PRINTED NAME

[Signature] April 06 2023
NOTARY PUBLIC DATE

[Signature] April 06 2023
NOTARY PUBLIC DATE



70 • P.O. Box 2200 • Lawrenceville, Georgia 30046-2200
770.962.2414 • www.lawrencevillega.gov



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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.

LaDonna Gilpin Benedict
LaDonna Gilpin Benedict



LAWRENCEVILLE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5th - 116 - R5116 086
(Map Reference Number) District Land Lot Parcel

[Signature] LaDonna Gilpin-Benedict 4/3/23
Signature of Applicant Date

Noel H. Benedict LaDonna Gilpin-Benedict
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)

Kathy Lyles ISA / GJAC
NAME TITLE

4/3/2023
DATE

RE: Rezoning Application
405 Scenic Highway,
Lawrenceville, Georgia 30046

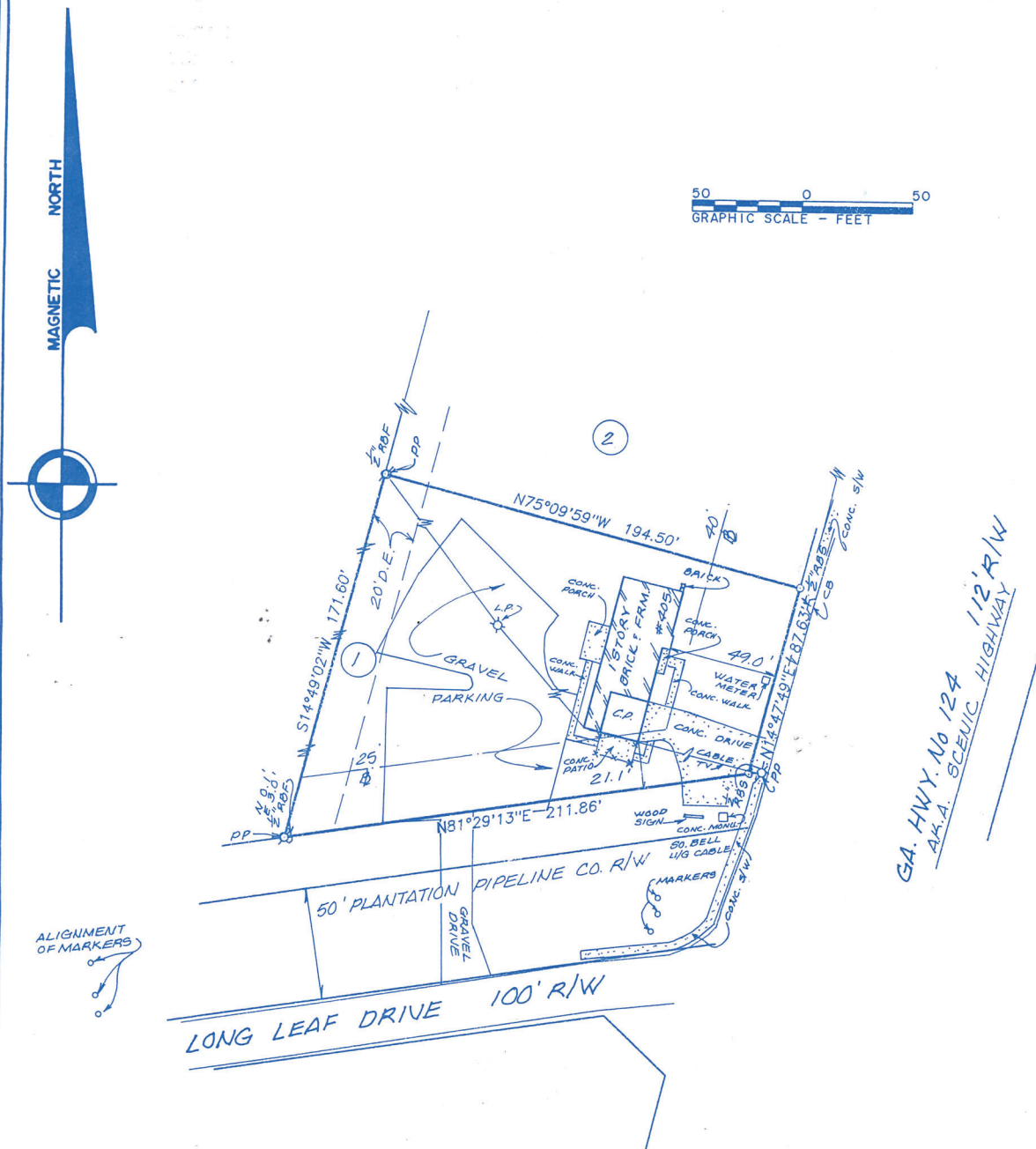
Letter of Intent:

405 Scenic Highway is presently zoned O&N and has been used as an office since the City granted a certificate of occupancy January 13, 1998. The owner/applicant has retired, and the property is now listed for sale. The highest and best use of the property is for it to be zoned O&I. Most of the properties on the west side of Georgia Highway 124/Scenic Highway north and south of 405 Scenic Highway are zoned O&I. The applicant has no intention of making any changes to 405 Scenic Highway, but wants to give a prospective purchaser (there is no current sale pending) the broader use choices available with an O&I Zoning. There has been no change in the footprint of the structure on 405 Scenic Highway since the survey of July 14, 1997.

RE: Rezoning Application
405 Scenic Highway,
Lawrenceville, Georgia 30046

Metes and Bounds Description

Beginning at an iron pin on the north side of the fifty (50) foot Plantation Pipeline Company Right-of-Way that parallels Long Leaf Drive, then north 81 degrees 29' 13" east 211.86 feet to a pin on the west right-of-way of Georgia Highway 124/Scenic Highway, then north 14 degrees 47' 49" east 87.63 feet to an iron pin on the west right-of-way of Georgia Highway 124/Scenic Highway, then north 75 degrees 09' 59" west 194.50 feet to an iron pin, then south 14 degrees 49' 02" west to the point of beginning.



THE CARTER GROUP, INC.

P.O. BOX 956443
Duluth, GA 30136

717-1413 Fax: 717-1261

*The field data upon which this plat is based has a closure precision of one foot in 10,000 feet and an angular error of 7 seconds per angle point and was adjusted using the Compass Rule.

*This plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

*Equipment used: Topcon GTS 303 Total Station.

This is to certify that this property (IS NOT) in a special flood hazard area as shown on the applicable "FIA Official Flood Hazard Map"

SURVEY FOR NOEL BENEDICT

LOT PART OF LOT 1
BLOCK B

UNIT NO. ONE
SUBD. SCENIC FOREST
LAND LOT 116 DISTRICT 5th

WINNETT COUNTY, GEORGIA

SCALE 1" = 50' DATE: 7/14/97

In my opinion, this plat is a correct representation of the land platted

James H. Carter

Reg. Land Surveyor No. 1999

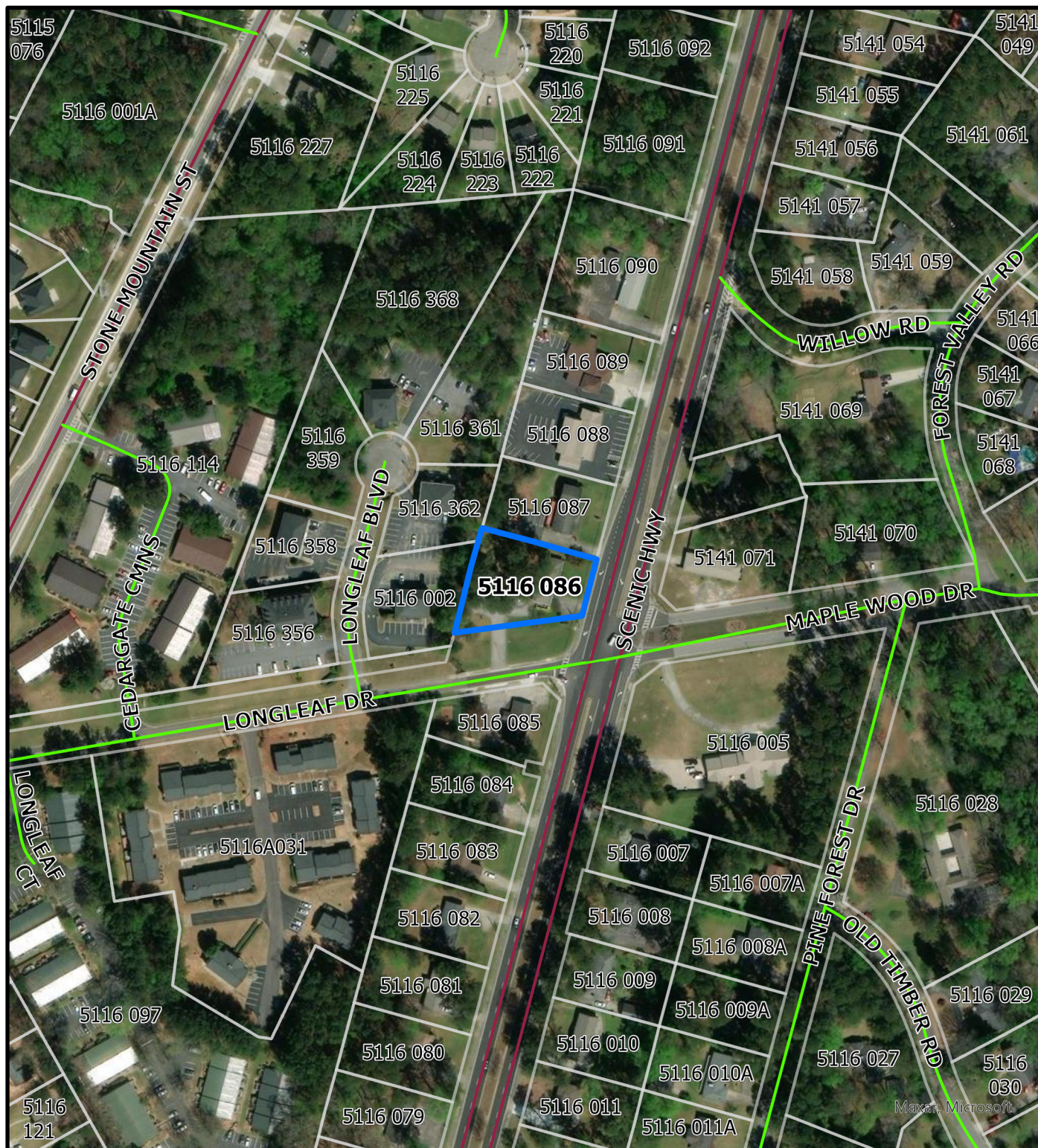


GEORGIA

Location Map & Surrounding Areas

Applicant: Noel Benedict

-  Parcels
 Subject Property
 Lawrenceville City Limits
 County Maintained Streets
 City Maintained Streets



0 125 250



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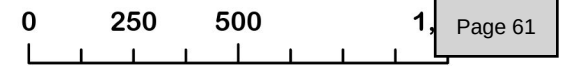
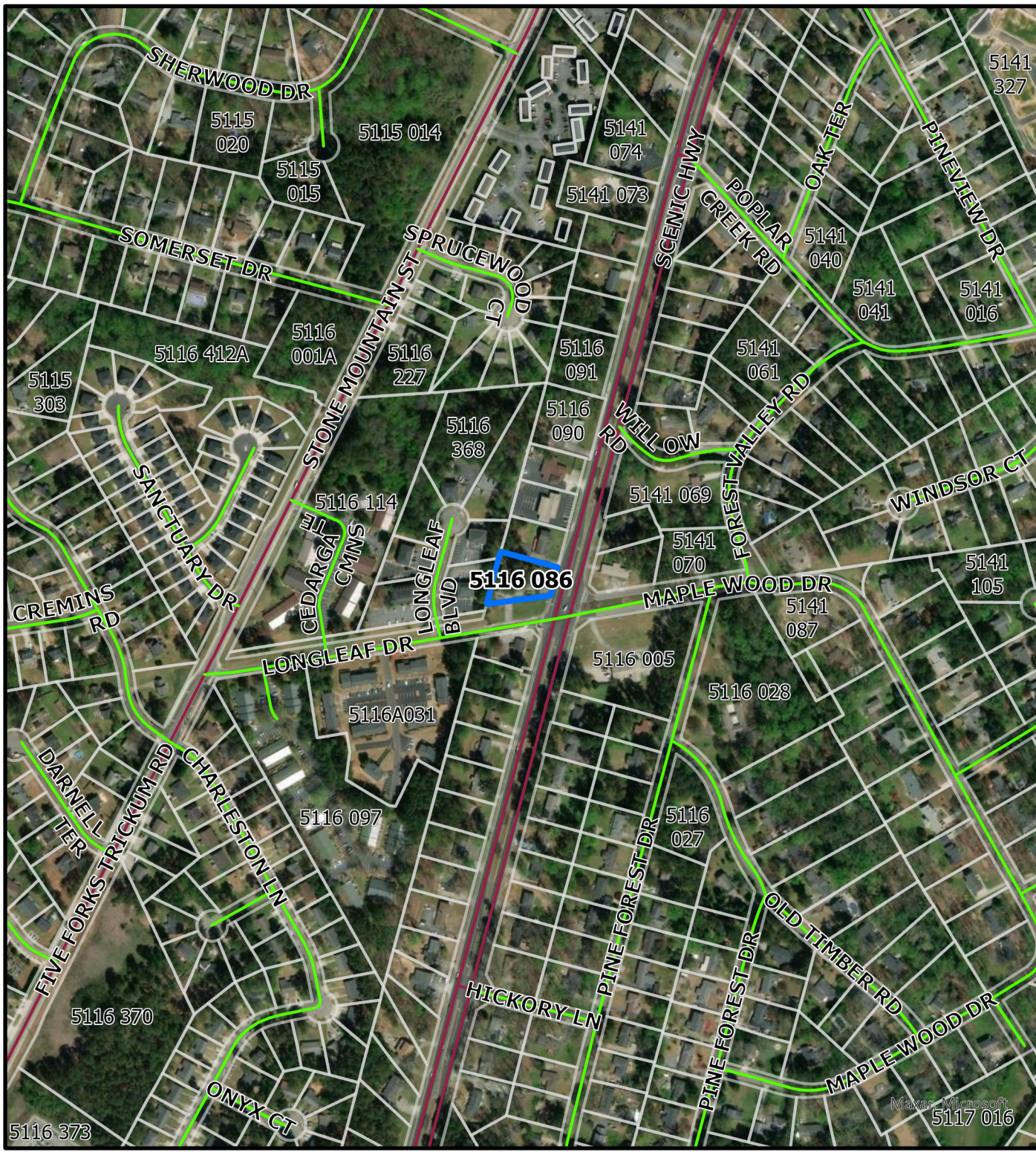
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00047

Applicant: Noel Benedict

- Parcels
- Subject Property
- Lawrenceville City Limits
- County Maintained Streets
- City Maintained Streets





LAWRENCEVILLE

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The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

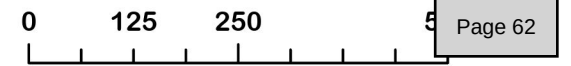
File # RZC2023-00047

Applicant: Noel Benedict

- Parcels
- Subject Property
- Lawrenceville City Limits

Character Areas

- Traditional Residential
- Mixed Residential





LAWRENCEVILLE

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The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

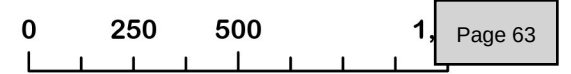
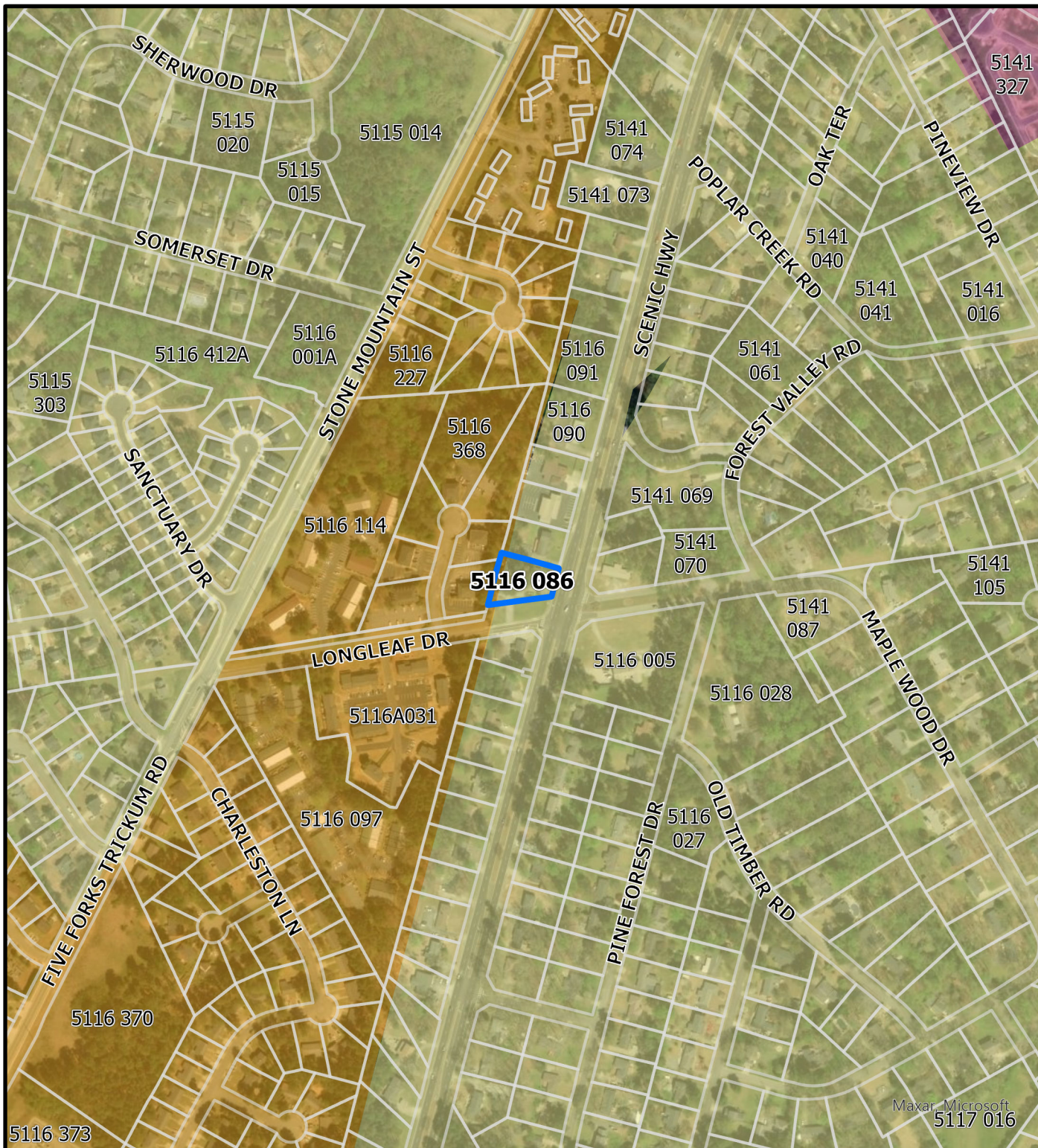
File # RZC2023-00047

Applicant: Noel Benedict

- Parcels
- Subject Property
- Lawrenceville City Limits

Character Areas

- Community Mixed Use
- Traditional Residential
- Mixed Residential





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00047

Applicant: Noel Benedict

- Parcels
- Subject Property
- Lawrenceville City Limits

Zoning Districts

- OI Office/Institutional
- ON Office/Neighborhood
- RM-12 Multifamily Residential
- RS-60 Single-Family Residential
- RS-180 Single-Family Residential





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00047

Applicant: Noel Benedict

- Parcels
- Subject Property
- Lawrenceville City Limits

Zoning Districts

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





LAWRENCEVILLE

GEORGIA

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

Item:	North Downtown Lawrenceville Study Update
Department:	Planning and Development
Date of Meeting:	Wednesday, June 7, 2023
Fiscal Impact:	None
Presented By:	Sayre Brennan, Transportation Planning Project Manager, Pond & Company
Action Requested:	No action is necessary

Summary: The City of Lawrenceville is in the process of examining existing zoning codes, classifications, and land uses through a study conducted by the consulting firm Pond & Company. The North Downtown study area is located north of Pike Street and is near the thriving downtown core of the city. The decision to conduct this study was prompted by recent activities that were not aligned with the long-term vision for the area. The objective of this project is to determine the most suitable course of action for the city and the subject area, with the aim of implementing appropriate land uses.

Attachments/Exhibits:

- **North Downtown Lawrenceville Zoning Analysis Memo**



North Downtown Lawrenceville

ZONING ANALYSIS MEMO

May 2023



PREPARED BY

POND

1 Overview of Study Area

PROJECT INTRODUCTION

The City of Lawrenceville has identified the study area shown in Figure 1 as North Downtown Lawrenceville (North DTL). The study area is north of Pike Street and is in very close proximity to the city's thriving downtown core. This proximity, along with recent activity that was not aligned with the long term vision for the area has sparked this study. The goal of this project is to identify the best path forward for the city and for this subject area so that appropriate land uses can be implemented.

The first step of this process and the purpose of this memo is to analyze the existing conditions of the study area and document the vision. The last section will outline potential solutions for this study area including the creation of a new zoning district that can specifically address the issues and spark redevelopment in this area.

STUDY AREA

Boundary

The study area is delineated by the following boundary - Born Street to the north, North Perry Street to the west, Buford Drive/SR-20 to the east, and East Pike Street to the south.

Size

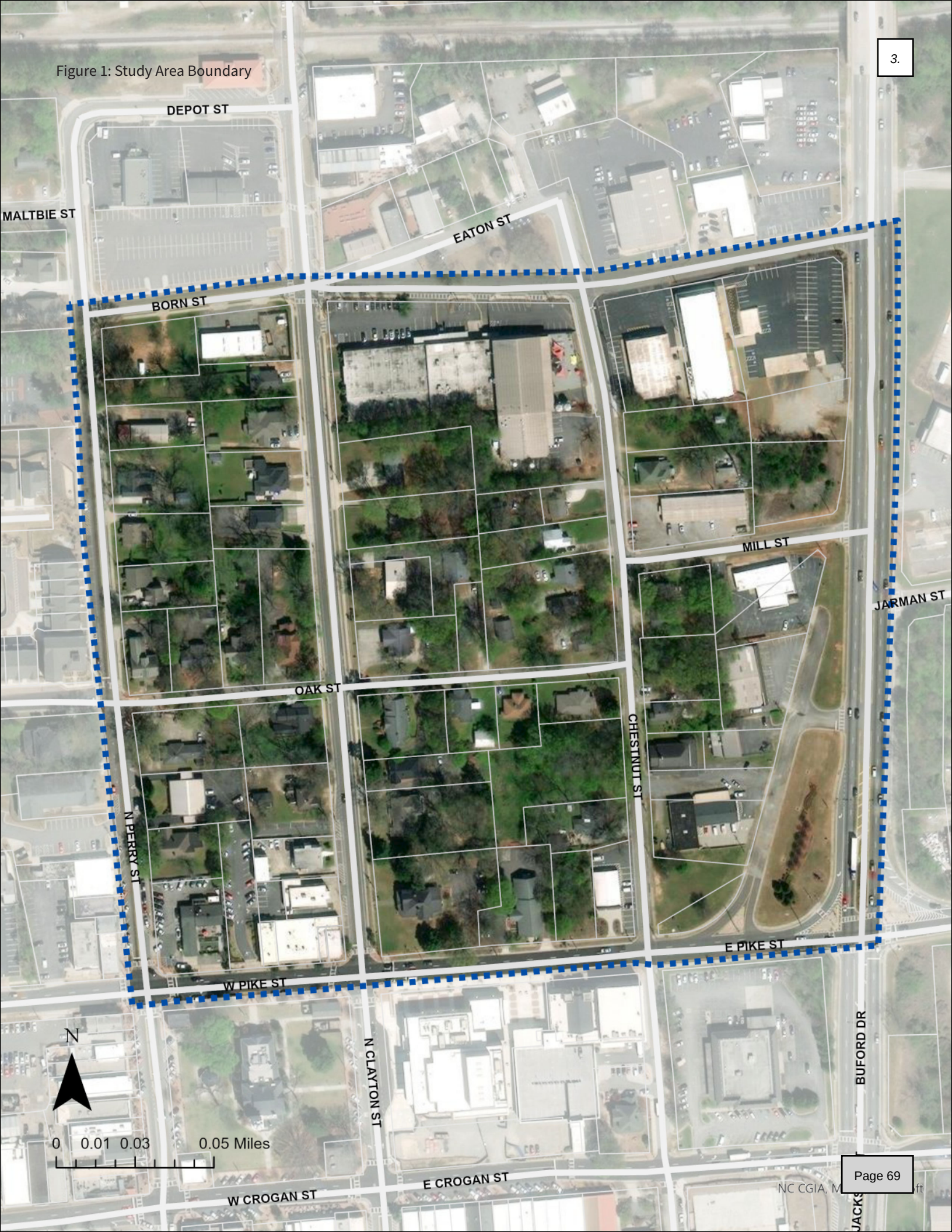


The north DTL area is approximately .05 square miles and is comprised of sixty-eight individual lots. Analysis of the North Downtown Lawrenceville (DTL) area reveals that the maximum lot size is 2.54 acres, the median lot size is 0.32 acres, and the minimum lot size is 0.02 acres.

TOPOGRAPHY

The northern section of the study area is characterized by rolling hills and a relatively higher elevation compared to the southern portion. This hilly terrain could impact redevelopment of the area, as the construction of buildings may require more extensive site preparation, grading, and foundation work. This could increase construction costs and potentially limit the types of buildings that can be developed in the area.

Figure 1: Study Area Boundary



EXISTING LAND USES & BUILDING FORM

Residential conversions

The study area has several residential structures that have been converted to commercial spaces. One major challenge with these conversions in the North DTL neighborhood is non-conformity. For instance, a structure that was originally built as a residence in the 1950's may not meet the requirements of present-day commercial building codes or zoning laws. This creates legally non-conforming uses and structures.



Non-conforming structures can cause issues including zoning restrictions, building code violations, or other regulatory non-compliances. This has led to difficulties for property owners in obtaining permits, insurance, or financing, as well as potential legal liabilities.

Residential

Most of the built environment in the North DTL neighborhood dates to 1954 when predominantly residential structures were constructed. Despite being predominantly residential in nature, the area underwent a zoning shift, with the residential properties being rezoned to a commercial zoning district and overlaid with a live/work overlay district. Nevertheless, the exterior transformation of these residential structures into commercial ones has yet to take place, and the envisioned commercial redevelopment of the area has not been realized to date.

Historic Structures

As of the time of this writing, there are no properties within the study area that have been listed on the National Register of Historic Places, nor have any received local historic designations.



PEDESTRIAN EXPERIENCE

Proximity to Downtown

The North DTL neighborhood is in close proximity to the historic downtown area of Lawrenceville. A ten to fifteen minute walk would be enough time for the average walker to get to the downtown core from the farthest point within the study area. The North DTL's proximity to the downtown core of Lawrenceville provides residents with convenient access to a wide range of amenities, including shopping, restaurants, entertainment, and essential government services.

Sidewalks/safety

In terms of facilitating north-south connectivity, the urban fabric boasts well-defined pedestrian networks along the eastern and western edges of N Perry Street, N Clayton Street, and Buford Drive. The eastern side of N Chestnut Street also offers a comprehensive sidewalk system for those traversing in a north-south direction. However, for east-west connectivity, the pedestrian infrastructure exhibits some gaps, as intermittent or altogether absent sidewalks are prevalent along Bron Street, Mill Street, and E Oak Street. Addressing these deficiencies could greatly enhance the overall walkability and accessibility of the community.



SITE VISIT OBSERVATIONS

The Pond team conducted a site visit to the study area on April 14, 2023. This site visit allowed the project team to speak with staff about and see firsthand the challenges of development in the study area. The site visit is summarized below:

- Study area is walkable to Downtown Lawrenceville.
- Topography could make development challenging.
- Considerations should be given to the potential impacts of future mixed use development, like traffic, parking, and potential building height.
- Surrounding amenities are walkable to study area and some are expanding due to recent success.
- Clayton Street has several residential conversions, while Chestnut Street is primarily still residential structures with residential uses.
- New development should have a focus on high-quality materials.
- Smaller infill developments might be appropriate in the study area.
- Event facilities only being permitted in the Entertainment District may pose a threat.



2 Current Regulations

ZONING OVERVIEW

The North DTL neighborhood is an important commercial and residential hub within the city and is home to a diverse mix of land uses. There are a total of 68 lots within the North DTL neighborhood, with each lot being designated to a particular zoning district. Most of the lots in the North DTL neighborhood are zoned as Central General Business (BGC), comprising 42 lots or 61% of the total lots in the neighborhood. The BGC zoning district allows for a wide range of commercial uses, such as retail, office, and personal services, as well as higher density residential development.

The second most common zoning district in the North DTL neighborhood is General Business (BG), comprising 11 lots or 16% of the total lots in the neighborhood. The BG zoning district allows for commercial uses that are less intensive than those allowed in the BGC zoning district, such as small-scale retail and personal services.

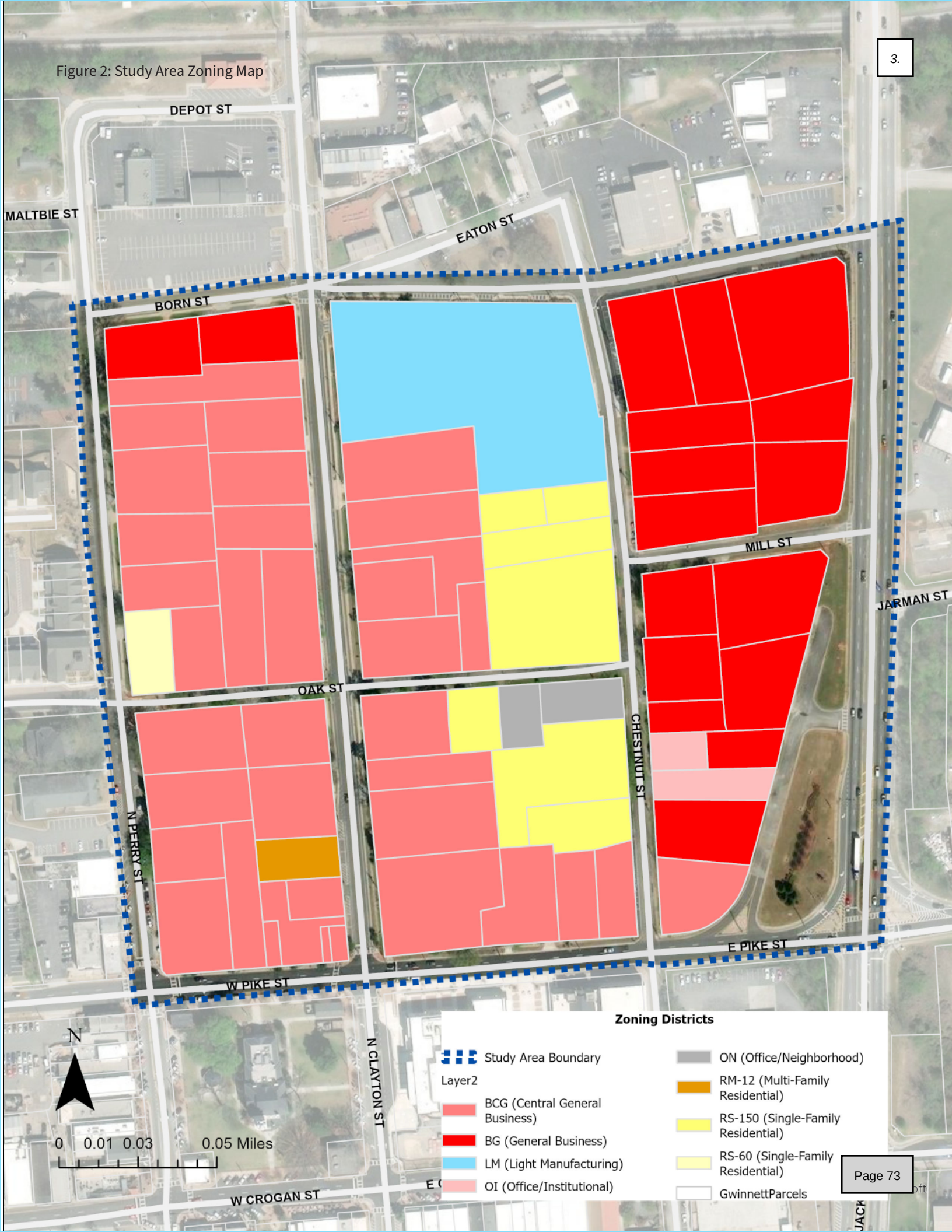
Table 1 also shows that the North DTL neighborhood includes a mix of residential zoning districts. The Residential Single Family-150 (RS-150) zoning district is the third most common zoning district in the neighborhood, comprising 8 lots or 12% of the total lots in the neighborhood. The RS-150 zoning district allows for low-density residential development, such as single-family homes on large lots.

Other zoning districts represented in the North DTL neighborhood include the Office Institutional (OI), Office Neighborhood (ON), Light Manufacturing (LM), Residential Multi-Family 12 (RM-12), and Residential Single Family-60 (RS-60) zoning districts. These zoning districts allow for a variety of uses such as offices, light manufacturing, and residential development.

Overall, the table highlights the diversity of land uses in the North DTL neighborhood and the range of zoning districts that accommodate these uses. Understanding the distribution of zoning districts in the neighborhood is important for planners and developers to make informed decisions about future development and zoning changes.

Table 1: Current Zoning Districts in North DTL Study Area		
District	Number of Parcels	Percent of Study Area
BGC	42	61%
BG	11	16%
RS-150	8	12%
OI	2	3%
ON	2	3%
LM	1	1%
RM-12	1	1%
RS-60	1	1%
TOTAL	68	100%

Figure 2: Study Area Zoning Map



PERMITTED USES + FORMS

The City of Lawrenceville Zoning Ordinance includes a Use Table, where permitted uses in each zoning district are identified.

The BGC zoning district allows a variety of uses that fall into the following categories:

- General Retail
- Neighborhood Services (eg. restaurants, dry cleaning)
- Community Spaces
- Education Centers

Although the permitted uses in the BG zoning district generally overlap with those allowed in the BCG district, the BG zoning district allows for a wider variety of uses, including (in addition to those listed above):

- Building Materials Sales 
- Consignment Shops
- Contractors Offices
- Emissions Inspection Stations

In both zoning districts, several uses are permitted with City Council approval through a Special Use Permit such as:

- Farmers Markets
- Automobile Uses
- Craft Breweries

Building Form + Site Design

- For residential structures, the existing architectural and design standards require high quality exterior materials like stone or brick, and a small allowance for fiber cement.
- For non-residential structures, the permitted materials list is greatly expanded to include concrete block, metal accents, and tile.
- The height allowances for the study area's current zoning districts range from 35'-50' with structures in BGC permitted up to 40' in height.
- BGC allows development with no minimum setbacks where BG requires a minimum 50' front setback, and 10' side and rear setbacks.



OTHER APPLICABLE STANDARDS

Opt-In Downtown Overlay

An opt-in zoning overlay is a type of zoning regulation that allows property owners within a designated area to choose whether to participate in a specific zoning overlay district. Within the study area, property owners can currently opt into the Downtown Overlay District. Three parcels have opted into this district:

- 112 West Oak Street
- 120 South Perry Street
- 402 North Perry

Downtown Zoning Subareas

Of the nine Downtown zoning subareas, three are represented in the study area: live/work a, live/work b, and courthouse square.

- 32 properties are located within the live/work a subarea
- 24 properties are located within the live/work b subarea
- 4 properties are located within the courthouse square subarea

Downtown Entertainment District

The entire study area is in the Downtown Entertainment District. This district was created to allow an alcohol ordinance and indoor special event facilities. The study area is also directly adjacent to the Depot District to the north. Recent public and private investments have been made in the Depot District, including the planned expansion of Slow Pour Brewing, and the installation of new arched street signs to deter large vehicles from circulating in the heart of Downtown Lawrenceville. The proximity of the study area to both the square and the Depot District highlight the potential of the area and the need to plan future structures and uses appropriately.

Policy Map

The city has a policy map wherein the study area is designated as a Commercial/Mixed Use Opportunity Area. The strategy for the Commercial/Mixed Use Opportunity Area is to “target business relocation, retention, façade enhancements, and revised regulations in these areas identified in the Economic Development Strategic Plan to encourage quality commercial and mixed-use redevelopment”

Historic District

At present, there are no properties within the study area that have been registered on the National Register of Historic Places. However, it should be noted that the area does contain forty properties that have been overlaid with a historic district.

Downtown Development Authority

A Downtown Development Authority (DDA) is typically created to revitalize and spur development within their boundary. In 2020, Lawrenceville’s DDA boundary was greatly expanded and it includes the North DTL study area.

The Façade Grant Program

The Façade Grant Program has been recently reintroduced by the Downtown Development Authority of Lawrenceville. Eligible businesses operating within the Downtown Entertainment District can apply for the program to receive reimbursement for expenses incurred while undertaking exterior façade renovations. These renovations may include activities such as painting, restoration, stabilization, installation of awnings, or upgrading signage, among others. The purpose of the program is to encourage and support property owners in enhancing or updating the exterior of their buildings to improve the overall visual appeal and vibrancy of the district.



3 Future Vision

FUTURE DEVELOPMENT OVERVIEW

Future Development Map

According to the City of Lawrenceville 2040 Future Development Map, the study area is designated as belonging to the Downtown Character Area. The Downtown character area serves as the vibrant center of the city, characterized by its lively atmosphere, diverse mix of businesses, and emphasis on a live-work-play lifestyle. The area is designed to accommodate various demographics, including families, students, millennials, empty nesters, and seniors. In this character area, the city focuses on enhancing and maintaining historic buildings while encouraging new developments that are complementary in scale and possess their own distinct style. Downtown boasts public facilities, gathering spaces, and parks, with a focus on providing ample green space and easy access to Rhodes Jordan Park. The transportation infrastructure downtown is well-planned, accommodating cars, pedestrians, cyclists, and transit users. Smart parking solutions are utilized instead of large surface lots.

The designated land uses in downtown encompass main street retail, townhomes, multi-family residential units, live-work spaces, mixed-use developments, general commercial areas, office/professional spaces, and civic/public places of worship, including plazas, parks, and gathering spaces. 

The existing comprehensive plan includes several policies that apply to the entire Downtown Character Area, but that may be helpful to consider for the future of the North DTL study area:

- Policy LU1 “[e]ncourage[s] buildings in walkable areas to be oriented to the street and have facades designed with abundant windows and human scale architectural features”
- Policy QL5.3 “[e]ncourage[s] new development that is compatible with historic structures in terms of scale and character, but not necessarily replicative in style” (p. 59).

The North DTL study area underwent residential development during the 1950s. Consequently, adhering to the policies outlined in the Comprehensive Plan, any future development within this area should align with the scale and character of historic structures. 

It should be noted that the city is currently engaged in the process of revising its Comprehensive Plan, wherein the Future Developmental Map may be altered contingent upon the receipt and incorporation of public feedback, as well as the subsequent adoption of said plan.

SPECIAL DRAINAGE DISTRICT

The City of Lawrenceville is planning to establish a Special Drainage District that includes twenty eight parcels within the study area at the intersection of Buford Drive and Pike Street, along Chestnut Street. Within the district, stormwater detention would not be required, and the applicant would instead pay a detention fee. This is possible due to a recent development expanding their detention facilities to capture some off-site stormwater, and the detention fee in the Special Drainage District will vary based on the final cost of the expansion.

CITY INPUT

Due to conflicting plan guidance and regulatory framework, the North DTL area has been marked by the emergence of numerous nonconformities in relation to land use and building code violations. This has made administration and enforcement of the area challenging.

The proposed rezonings and developments currently under consideration demonstrate a lack of compatibility with the existing neighborhood character and aspirations of the residents, Planning Commission, and City Council.

WHAT DOES A NEW ZONING DISTRICT OR OVERLAY NEED TO REGULATE?

A zoning code should regulate several aspects related to land use and development to promote a well-planned and organized urban environment. Some key elements that a zoning code typically regulates include:

- **Land Use Categories:** Zoning codes should establish different land use categories or zones, such as residential, commercial, industrial, recreational, and mixed-use, to ensure compatible land uses and prevent incompatible activities from coexisting.
- **Density and Intensity:** Zoning codes typically prescribe regulations on building density and intensity, specifying parameters such as maximum building height, floor area ratio (FAR), lot coverage, and setbacks. These regulations help control population density, building size, and the relationship between structures and open spaces.
- **Setbacks and Building Placement:** Zoning codes often define setbacks, which are minimum distances required between buildings and property lines, streets, or other structures. These regulations help ensure adequate spacing, light, air circulation, and privacy.
- **Building Design and Architectural Standards:** Zoning codes may include provisions regarding building design and architectural standards to maintain a cohesive aesthetic within a specific area or preserve historic character. This may encompass guidelines for façade materials, roof forms, architectural features, and other design elements.
- **Parking and Access:** Zoning codes commonly address parking requirements, specifying the number of parking spaces per building or land use type. They may also regulate access to streets, driveways, sidewalks, and transportation infrastructure to ensure safe and efficient circulation.
- **Environmental Considerations:** Some zoning codes incorporate provisions related to environmental protection, such as regulations on open space requirements, tree preservation, stormwater management, and sustainable development practices.
- **Special Overlay Districts:** Zoning codes may establish special overlay districts to address unique circumstances or promote specific goals, such as historic preservation districts, waterfront areas, transit-oriented developments, or conservation areas.

4 Potential Standards

OBJECTIVES

Maintain Live/Work Objective

To preserve the prevailing residential character of the North Downtown Lawrenceville (DTL), while permitting select commercial activities, it would be prudent for the city to consider nullifying the live-work overlay zoning districts. Instead, it would be advantageous to introduce a new zoning district that prioritizes residential usage and building forms, while accommodating commercial activities as a secondary function.



Preserve Residential Character and Uses

To maintain the current residential character and uses of the North DTL, the city could consider annulling the live/work overlays and rezoning a portion of the properties to an already established residential zoning district.

OPTION 1: CREATE A NEW ZONING DISTRICT

Residential Priority (RP) Zoning District

The Residential Priority (RP) district is a new zoning designation for the City of Lawrenceville that emphasizes residential uses as the primary use of the district. Commercial uses are secondary and are intended to provide support services for the residents of the district.

Allowed Uses

The RP district allows for a mix of residential uses, including single-family homes, townhomes, and multifamily buildings, such as apartments and condominiums. The district also allows for commercial uses, such as small-scale neighborhood retail, personal services, and professional offices, as well as community facilities, such as parks and schools.

Development Standards

The RP zoning district is designed to promote a high-quality residential environment that is compatible with the surrounding neighborhood context. To achieve this, the following development standards are required:

Building height

Maximum building height is limited to three stories or 35 feet, whichever is less.

Setbacks

Front yard setbacks are required to be at least 20 feet, side yard setbacks are required to be at least 10 feet, and rear yard setbacks are required to be at least 25 feet.

Open space

At least 25% of the lot area must be dedicated to open space, including private and common open space.

Parking

On-site parking is required for all residential and commercial uses, with a minimum of one parking space per residential unit and two parking spaces per 1,000 square feet of commercial space.

Benefits

- The RP zoning district provides several benefits to the City of Lawrenceville, including:
- Encourages the development of high-quality, mixed-income residential neighborhoods that are compatible with the surrounding context.
- Supports the development of small-scale, neighborhood-serving commercial uses that provide support services for residents.
- Promotes a pedestrian-friendly environment that encourages walking and alternative modes of transportation.
- Supports the city's goals of increasing housing density and affordability while maintaining a high quality of life.

OPTION 2: REVISE CURRENT BASE ZONING

It is feasible to amend the current base zoning. However, it is important to note that such changes would have citywide implications, affecting all areas governed by the revised zoning regulations.

OPTION 3: ESTABLISH A NEW OVERLAY

While it is technically feasible to establish a new overlay district for the study area, it is recommended that such a measure be avoided. This is due, in part, to the difficulties associated with administering the existing live/work overlay zoning districts, which did not fully realize the vision for the study area. Given these challenges, it is advisable that alternative zoning strategies be explored in lieu of a new overlay district.

5 Examples of Successful Live/Work Districts

LARGER CITIES

Denver, Colorado

The U-RX-3 (Residential - Mixed Use – 3 story) district is primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed-Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

Portland, Oregon

In Portland, the Residential Mixed Use (RM) zone allows for a mix of residential and commercial uses, but with an emphasis on residential development. The zone is intended to encourage compact, walkable, and transit-oriented development that includes a mix of housing types and affordability levels.

San Francisco, California

San Francisco's Mixed Use (MU) district includes both commercial and residential uses, but with a focus on residential development. The district is intended to encourage the development of mixed-income housing and to support the city's goal of increasing housing density.

Seattle, Washington

In Seattle, the Lowrise Multifamily (L) zone allows for a mix of residential and commercial uses, but with an emphasis on residential development. The zone is intended to promote a range of housing options, including small-scale multifamily buildings, townhouses, and courtyard apartments.

Chicago, Illinois

Chicago's Residential Business (B) district allows for a mix of residential and commercial uses, but with an emphasis on residential development. The district is intended to encourage the development of affordable housing and to support small-scale commercial uses that serve the surrounding residential community.

Austin, Texas

In Austin, the Residential Mixed Use (RM) district allows for a mix of residential and commercial uses, but with an emphasis on residential development. The district is intended to promote a range of housing types and affordability levels, as well as to encourage walkable and transit-oriented development.

MID-SIZED CITIES:

Chattanooga, Tennessee

Chattanooga's Southside neighborhood has become a thriving live/work district that features a mix of artists, designers, and tech startups. The district includes affordable live/workspaces, galleries, and performance venues, and has helped to revitalize the city's urban core.

Pittsburgh, Pennsylvania

Pittsburgh's Lawrenceville neighborhood has been transformed into a vibrant live/work district that is home to a mix of artists, makers, and tech startups. The district features affordable live/workspaces, galleries, and shops, and has helped to attract new businesses and residents to the area.

Providence, Rhode Island

Providence's Jewelry District has become a hub for creative businesses and startups, thanks in part to its live/work zoning district. The district includes affordable live/workspaces, coworking facilities, and incubators, and has helped to establish Providence as a center for innovation and entrepreneurship.

Tempe, Arizona

Tempe's Mill Avenue District is a live/work zoning district that has revitalized the city's downtown area. The district features affordable live/workspaces, galleries, and shops, and is home to a mix of artists, designers, and small businesses.

SMALL CITIES:

Hudson, New York

This small city in upstate New York has a thriving live/work district that includes converted industrial buildings and warehouses that now house a mix of artist studios, galleries, and residential units. The district has become a hub for creative businesses and cultural events.

Paducah, Kentucky

Paducah has transformed its historic downtown into a vibrant live/work district that is home to more than 70 creative businesses, including artists, designers, and makers. The district features loft-style residential units, galleries, shops, and restaurants.

Carlsbad, California

The Barrio Arts District in Carlsbad is a live/work district that has revitalized an historic neighborhood. The district is home to a mix of artists, designers, and creative businesses, and features affordable live/work units, galleries, and community spaces.

Astoria, Oregon

The Cannery Pier Hotel in Astoria is a unique live/work development that has transformed an historic cannery building into a luxury hotel with live/work units for artists and writers. The development has helped to revive the city's waterfront and has become a popular destination for tourists and creatives alike.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 7, 2023

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	View Point Co-Responder Agreement Renewal
Department:	Police Department
Date of Meeting:	Tuesday, June 7, 2022
Fiscal Impact:	\$125,000.00 -\$152,000.00 (ARPA)
Presented By:	John Mullin, Police Chief
Action Requested:	Approve renewal agreement of yearly contract with View Point Health for them to provide licensed clinicians to assist the Lawrenceville Police Department with mental health calls for service and Authorize the Mayor to execute the renewal agreement upon review and approval of the City Attorney.

Summary: This request is to discuss the renewal of the contractual agreement with View Point Health Services to provide licensed clinicians to assist the police department with mental health calls for service

Background: Co-Responders will assist the Lawrenceville Police Department on the issues of mental health crises to reduce incarceration, provide necessary services and transition after a crisis conclusion, and reduce the recidivism of calls involving those having mental health issues

Fiscal Impact: The Co-Responder program is funded utilizing ARPA funding.
GL 1003210-531760 Project Code 10-001

Concurrences: Executive Staff is in agreeance

Attachments/Exhibits:
View Point Original Contract



Contract for Services



BETWEEN:

City of Lawrenceville
P.O. Box 2200
70 S Clayton St
Lawrenceville, GA 30046

View Point Health
175 Gwinnett Dr., Suite 365
Lawrenceville, GA 30046

These parties enter into this Contract for Service ("Contract") regarding Behavioral Health services provided by View Point Health (VPH) effective October 1, 2022. This Contract shall remain in effect for one (1) year and renews annually unless either Party gives the other party 30-days written notice of intent to cancel for any reason.

- A. Purpose. The City of Lawrenceville and View Point Health (also called the "Parties") establish an understanding whereby a licensed behavioral health clinician will be assigned to the Lawrenceville Police Department to provide mental health services through a Police-Mental Health Collaboration (PMHC) to implement a co-responder program. A PMHC is defined as a collaborative partnership with law enforcement agencies, mental health providers, and other community-based entities. PMHC programs are producing better outcomes for consumers, officers, and agencies.
- B. Duties, Term, and Compensation. View Point Health (VPH) shall provide the Lawrenceville Police Department one of the following personnel options. The personnel option will be collectively decided by View Point Health, Lawrenceville Police Department, and The City of Lawrenceville. Change between options can be made within contract terms when mutually agreed upon by the Parties.

Option A – One (1) fulltime licensed behavioral health clinician to conduct behavioral health evaluations and crisis intervention services to individuals identified by the Lawrenceville 911 Communications Center and/or officers of the Lawrenceville Police Department. One (1) fulltime Certified Peer Specialist (CPS) to provide after care and follow up support for individuals needing linkage to ongoing care, community resources and additional case management.

Option B - Two (2) fulltime Certified Peer Specialist (CPS) to provide after care and follow up support for individuals needing linkage to ongoing care, community resources and additional case management. Consultation with a Licensed Behavioral Clinician as needed for an hourly rate.

If a clinician or CPS is not available during any given month on a full-time basis, the monthly charge shall be adjusted accordingly. Depending on the agreed upon staffing configuration, the

City of Lawrenceville will pay View Point Health according to the fees outlines in the following table:

Provider Credentials	Monthly Amount	Annual Amount	Hourly Rate (if applicable)
Licensed Behavioral Health Clinician (1 FTE)	\$7,475.00	\$89,700.00	n/a
Certified Peer Specialist (1 FTE)	\$5,208.33	\$62,500.00	n/a
Licensed Behavioral Health Consultation (Hourly Rate)	n/a	n/a	\$45.00

- C. Program Description. The City of Lawrenceville Police Department desires to implement a Police-Mental Health Collaboration (PMHC) co-responder program to supplement and enhance its current Crisis Intervention Team (CIT) service delivery model for mental health crisis response. The PMHC would establish a full scope of behavioral health services to individuals considered to have behavioral and emotional challenges or drug dependency issues in order to eliminate or limit the need for police officers to respond to those in a mental health crisis and further to establish access to a Mobile Crisis Response Team and to provide a Case Management Team for identified individuals. As the public community behavioral health provider, VPH desires to provide these services to the City of Lawrenceville Police Department through a recognized co-responder model. Behavioral Health Services are defined as comprehensive behavioral health assessments, individual and group counseling, linkage to community resources, and other "as needed" behavioral health services.

D. Responsibilities of View Point Health:

1. VPH will provide the Lawrenceville Police Department with a fulltime behavioral health clinician(s) and/or Certified Peer Specialist. The City of Lawrenceville may request a change in the clinician at any time and for any reason. In the event of a vacancy, VPH will communicate recruitment efforts with the City of Lawrenceville.
2. The behavioral health clinician will be available during work hours that were mutually agreed upon by VPH and the Lawrenceville Police Department.
3. VPH will provide a behavioral health clinician that will be available for emergency call out after hours during the week and on weekends and holidays at no additional cost.
4. VPH assigned staff will serve as a liaison to and collaborate with external organizations and agencies to further the efforts of the Lawrenceville Police Department PMHC.
5. VPH will provide individual and/or group therapy sessions at VPH facilities or in the individual's residence when appropriate.
6. VPH will maintain all counseling documentation in a HIPAA-compliant electronic health record management system.
7. VPH will use its own equipment (e.g., computer, internet access, vehicle, and cellular telephone) to provide all services.
8. VPH will obtain and maintain all Releases of Information before starting treatment and therapy sessions.

9. VPH - with authorized Releases of Information - will coordinate with designated Lawrenceville Police personnel on a monthly basis regarding co-responder status, therapeutic progress and/or additional challenges.
10. VPH staff will work with Lawrenceville Police Department personnel on a mental health alert process for data sharing of information for the protection and health of individuals in which police may respond or have contact. Such a process will be consistent and compliant with all federal and state laws relating to privacy.
11. VPH will provide and supervise all personnel, who shall be employees or contractors of VPH, and under no circumstances shall be held out as or otherwise deemed to be employees of the City of Lawrenceville.
12. VPH and assigned Lawrenceville Police personnel will discuss to determine whether a higher level of service is indicated and necessary such as further assessment or review at the View Point temporary observation unit or admission to the Crisis Stabilization Unit.
13. VPH is responsible for all salaries and fringe benefits associated with its clinicians.
14. VPH clinicians will abide by all applicable City of Lawrenceville policies and procedures, as well as those of the Lawrenceville Police Department.
15. VPH clinicians shall be required to undergo a full background check, including submission to a criminal history background check.
16. VPH clinicians shall be required to undergo any designated training and certification to access restricted criminal history information, as applicable.
17. VPH shall be responsible for aftercare planning and services for as long as one year after the date of this Contract, including Relapse Prevention Planning, self-help, participation in peer-group therapy, and screening of participants in identified programs.
18. VPH will provide all necessary personal protective equipment (e.g.; masks, face shields, gloves, etc.) as needed by its clinicians to safely interact with in-crisis individuals or to conduct therapy sessions.
19. VPH agrees to protect, defend, hold harmless, and indemnify the City (its officers, agents, employees, elected officials, appointed officials, etc.) from and against any and all liability, damages, claims, suits, liens, expenses, and judgments, for whatever nature, including claims for contribution and/or indemnification, for injuries to or death of any person or persons, or damage to the property or other rights of any person or persons to the extent arising out of and attributed to the negligence, recklessness, intentionally wrongful conduct, or errors or omissions of VPH or persons employed or utilized by VPH in the performance of the Contract.

VPH further agrees to protect, defend, indemnify, and hold harmless the City (its officers, agents, employees, elected officials, appointed officials) from and against any and all claims or liability for compensation under the Worker's Compensation Act arising out of injuries sustained by any employee of VPH.
20. VPH will provide and maintain an active certificate of insurance listing the City of Lawrenceville as an additional insured for general liability coverage and for automobile

liability coverage. VPH will provide new certificates of insurance as soon as practicable upon renewal of either general liability or automobile liability coverage.

21. View Point Health will share deidentified data collected on the Police-Mental Health Collaboration (PMHC) co-responder program with the Lawrenceville Police Department and City of Lawrenceville.

E. Responsibilities of the Lawrenceville Police Department:

1. The Lawrenceville Police Department liaison/representative will be the Uniform Services Bureau Commander or designee.
2. The Lawrenceville Police Department will identify individuals who might benefit from behavioral health services and support.
3. The Lawrenceville Police Department will identify "high utilizers" and/or "complex care clients" for the assignment for VPH services.
4. The Lawrenceville Police Department will make referrals to VPH for it to provide clinical services.
5. The Lawrenceville Police Department will provide private office space for individual counseling sessions or at the View Point assessment and evaluation room when clinicians are working with individuals who need housing or transportation.
6. The Lawrenceville Police Department will maintain no therapeutic records of individuals enrolled in VPH services, nor will any member of the Lawrenceville Police Department access medical records not consistent with public safety objectives pursuant to federal or state laws.
7. The Lawrenceville Police Department and City of Lawrenceville will share deidentified data collected on the Police-Mental Health Collaboration (PMHC) co-responder program with View Point Health.

If the Lawrenceville Police Department determines that a clinician is not following policies and procedures or is not fit to provide appropriate and adequate behavior health services as part of this contract, the Lawrenceville Police representative will inform VPH immediately and the VPH clinician will no longer provide program services.

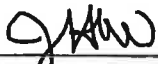
VPH and the Lawrenceville Police Department agree that their designated representatives will meet monthly to evaluate the program's progress. Issues that hinder progress will be addressed in a timely and collaborative manner. A monthly report will be provided by VPH on PMHC's activity.

- F. Terms of Contract. The terms of this Contract are subject to change as additional terms may be added and existing terms may be altered or deleted, but any such changes shall be by written agreement and signed by both parties. The basic terms are:

1. Neither Party is prohibited from entering into negotiations with other third parties regarding the subject of this document.
2. Confidentiality. Both Parties acknowledge that during the period of collaboration each will have access to and become acquainted with various trade secrets, inventions, innovations, processes, information, records, and specifications owned or licensed by the other Party

and/or used by the other Party in operating its business including, without limitation, the Party's business and product processes, methods, customer lists, accounts, and procedures. If the information is not subject to the Open Records Act of Georgia, both Parties agree not to disclose the foregoing, directly or indirectly, or use them either during the term of this Contract or thereafter, except as required during this collaboration.

3. Termination. Either Party to this Contract may terminate this Contract at any time by thirty (30) day's written notice to the Chief Executive Officer of VPH or the City Manager of the City of Lawrenceville.
4. Choice of Law. The laws of the State of Georgia shall govern the validity of this Contract, constructing its terms and interpreting the rights and duties of the Parties.
5. Waiver. The waiver by one Party of breach of any provision of this Contract by the other shall not operate to be construed as a continuing waiver.
6. Assignment. The Parties to this Contract shall not assign their rights under this Contract, or delegate the performance of its duties without the prior written consent of the other Party to this Contract.
7. Notices. Any notices, demands, or other communications required or desired to be given by any party shall be in writing and shall be deemed received by the other Party if personally served on a member of its Administration, or if deposited in the United States mail, certified or registered, directed to the City Manager of the City of Lawrenceville or VPH's CEO, postage prepaid, return receipt requested.
8. Modification or Amendment. No amendment, change or modification of this Contract shall be valid unless in writing and signed by the Parties.
9. Service Delivery Notice. Services are primarily funded by the City of Lawrenceville co-responder program and will cease to be provided if funding is no longer available.


 View Point Health
 Jennifer S. Hibbard
 Chief Executive Officer

 David Still
 Mayor
 City of Lawrenceville



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 7, 2023

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of 2500 KVA Transformers
Department:	Electric
Date of Meeting:	Wednesday, June 7, 2023
Fiscal Impact:	\$521,920.00
Presented By:	Huston Gillis, Electric Director
Action Requested:	Award Purchase of 2500 KVA Transformers to low bidder, Gresco Utility Supply in the amount of \$521,920.00.

Summary: This purchase is to provide 2500 KVA Transformers for the Northside Hospital Project. These transformers will be purchased based on the additional buildings and additional electrical load required for the project.

Fiscal Impact: Amount of \$521,920.00. This purchase is funded by the Capital Outlay Fund (5114600.541000). Project 06-040.

Attachments/Exhibits:

Bid Tabulation

Purchase of 2500 KVA Transformers
Electric Department

				JCL Energy, LLC		Gresco Utility Supply		Stuart C. Irby Co., Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	2500 KVA Transformer. Dual Voltage. 277/480	8	EA	\$97,670.00	\$781,360.00	\$65,240.00	\$521,920.00	N/B	N/B
	TOTAL			\$781,360.00		\$521,920.00		N/B	



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION MEETING, JUNE 7, 2023

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Renewal of Microsoft Enterprise Agreement (2 nd Year)
Department:	Information Technology
Date of Meeting:	Wednesday, June 7, 2023
Fiscal Impact:	\$114,377.03
Presented By:	Kyle Parker, Information Technology Director
Action Requested:	Approval to renew the Microsoft Enterprise Agreement and to authorize the Mayor to execute any necessary agreements pending the City Attorney's review and approval.

Summary: Staff is seeking approval to renew the second year of our three-year Microsoft Enterprise Agreement.

Background: The Microsoft Enterprise Agreement provides the software licenses necessary for our servers, workstations, and email system (Microsoft 365). Last year, Council approved a three-year Microsoft Enterprise Agreement.

Annually, we conduct a review of the licenses in use and reconcile any changes with Microsoft. This process, commonly referred to as "trueing up," ensures that we have the proper licenses to meet our needs. Over the last year, we added additional licenses, mainly for new staff, resulting in an additional cost of \$5,604.60. This is in addition to our annual payment for the agreement of \$108,772.43.

Our Microsoft Enterprise Agreement is purchased from Dell Technologies.

Fiscal Impact: \$114,377.03 This will be funded by the Operating Budget (1001537-522210).

Attachments/Exhibits:

US_QUOTE_1023169065423.1 (Annual Payment).pdf

US_QUOTE_1033577849086.1 (True-Up).pdf



A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

Quote No.	1023169065423.1	Sales Rep	Andrea Anderson
Total	\$108,772.43	Phone	(800) 456-3355, 7231314
Customer #	4835680	Email	Andrea.Anderson1@Dell.com
Quoted On	May. 11, 2023	Billing To	KIM HAYS
Expires by	Jun. 09, 2023		CITY OF LAWRENCEVILLE
Contract Code	25AFO		70 S CLAYTON ST
			PO BOX 2200
			LAWRENCEVILLE, GA 30046-5727

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you are ready to place an order. Thank you for shopping with Dell!

Regards,
Andrea Anderson

Shipping Group

Shipping To

KYLE PARKER
CITY OF LAWRENCEVILLE
70 S CLAYTON ST
LAWRENCEVILLE, GA 30046-5727

Product	Unit Price	Quantity	Subtotal
VLA ENTERPRISE O365 EXCHG ATP FORGOV SHRDSVR ALNG SUBSVL MVL PERUSR	\$18.36	190	\$3,488.40
VLA ENTERPRISE OFFICE365 G3 FROMSA SHRDSVR SUBLIC PER USR ALL LANG	\$201.36	120	\$24,163.20
VLA ENTERPRISE WINDOWS ENT SA PERUSR FROMSA USL PLATFORM SUBLIC ALL LNG	\$50.88	120	\$6,105.60
VLA ENTERPRISE CORECAL BRIDGE OFF365 FROMSA PLATFORM SUBLIC PER USR ALL LNG	\$16.57	120	\$1,988.40

VLA ENTERPRISE O365GOVE5 SHRDSVR ALNG SUBSVL MVL	\$409.44	105	\$42,991.20
VLA ENTERPRISE WINDOWS ENT SA PERUSR USL PLATFORM SUBLIC ALL LNG	\$57.72	105	\$6,060.60
VLA ENTERPRISE CORECAL BRIDGE OFF365 PLATFORM SUBLIC PER USR ALL LNG	\$19.33	105	\$2,029.65
VLA ENTERPRISE EXCHANGE ONLINE PLAN G2 SHRDSVR PER USER MONTHLY SUBLIC ALL LANG	\$73.20	70	\$5,124.00
VLA ENTERPRISE WIN SVR STD CORE ALNG SA MVL 2LIC CORELIC	\$19.47	12	\$233.64
VLA ENTERPRISE WINSVRDCCORE ALNG SA MVL 16LIC CORELIC	\$1,014.49	11	\$11,159.39
VLA ENTERPRISE SQL SERVER STD SA PER 2 CORE LIC ALL LANGUAGES	\$590.82	8	\$4,726.56
VLA ENTERPRISE SQL CLIENT PER USER SOFTWARE ASSURANCE ALL LANGUAGES	\$34.41	5	\$172.05
VLA ENTERPRISE WINDOWS REMOTE DESKTOP SERVICES DEVICE CAL SA ALL LANGUAGES	\$19.84	5	\$99.20
VLA ENTERPRISE EXCHANGE SERVER SOFTWARE ASSURANCE ALL LANGUAGES	\$128.33	1	\$128.33
VLA ENTERPRISE SQL SERVER STD SA ALL LANGUAGES	\$147.92	1	\$147.92
VLA ENTERPRISE WINSVRSTDCORE ALNG SA MVL 16LIC CORELIC	\$154.29	1	\$154.29
Subtotal:			\$108,772.43
Shipping:			\$0.00
Estimated Tax:			\$0.00
Total:			\$108,772.43

Shipping Group Details

6.

Shipping To

KYLE PARKER
CITY OF LAWRENCEVILLE
70 S CLAYTON ST
LAWRENCEVILLE, GA 30046-5727

			Quantity	Subtotal
VLA ENTERPRISE O365 EXCHG ATP FORGOV SHRDSVR ALNG SUBSVL MVL PERUSR		\$18.36	190	\$3,488.40
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE O365 EXCHG ATP FORGOV SHRDSVR ALNG SUBSVL MVL PERUSR	AC165272	-	190	-
			Quantity	Subtotal
VLA ENTERPRISE OFFICE365 G3 FROMSA SHRDSVR SUBLIC PERUSR ALL LANG		\$201.36	120	\$24,163.20
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE OFFICE365 G3 FROMSA SHRDSVR SUBLIC PERUSR ALL LANG	AC165266	-	120	-
			Quantity	Subtotal
VLA ENTERPRISE WINDOWS ENT SA PERUSR FROMSA USL PLATFORM SUBLIC ALL LNG		\$50.88	120	\$6,105.60
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE WINDOWS ENT SA PERUSR FROMSA USL PLATFORM SUBLIC ALL LNG	AC165269	-	120	-
			Quantity	Subtotal
VLA ENTERPRISE CORECAL BRIDGE OFF365 FROMSA PLATFORM SUBLIC PERUSR ALL LNG		\$16.57	120	\$1,988.40
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE CORECAL BRIDGE OFF365 FROMSA PLATFORM SUBLIC PERUSR ALL LNG	AC165270	-	120	-
			Quantity	Subtotal
VLA ENTERPRISE O365GOVE5 SHRDSVR ALNG SUBSVL MVL		\$409.44	105	\$42,991.20
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE O365GOVE5 SHRDSVR ALNG SUBSVL MVL	AC165267	-	105	-
			Quantity	Subtotal
VLA ENTERPRISE WINDOWS ENT SA PERUSR USL PLATFORM SUBLIC ALL LNG		\$57.72	105	\$6,060.60
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE WINDOWS ENT SA PERUSR USL PLATFORM SUBLIC ALL LNG	AC165268	-	105	-
			Quantity	Subtotal
VLA ENTERPRISE CORECAL BRIDGE OFF365 PLATFORM SUBLIC PERUSR ALL LNG		\$19.33	105	\$2,029.65
Contract # 25AFO				

Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE CORECAL BRIDGE OFF365 PLATFORM SUBLIC PER USR ALL LNG	AC165271	-	105	-
			Quantity	Subtotal
VLA ENTERPRISE EXCHANGE ONLINE PLAN G2 SHRDSVR PER USER MONTHLY SUBLIC ALL LANG		\$73.20	70	\$5,124.00
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE EXCHANGE ONLINE PLAN G2 SHRDSVR PER USER MONTHLY SUBLIC ALL LANG	AC165273	-	70	-
			Quantity	Subtotal
VLA ENTERPRISE WIN SVR STD CORE ALNG SA MVL 2LIC CORELIC		\$19.47	12	\$233.64
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE WIN SVR STD CORE ALNG SA MVL 2LIC CORELIC	AC165265	-	12	-
			Quantity	Subtotal
VLA ENTERPRISE WINSVRDCCORE ALNG SA MVL 16LIC CORELIC		\$1,014.49	11	\$11,159.39
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE WINSVRDCCORE ALNG SA MVL 16LIC CORELIC	AC165263	-	11	-
			Quantity	Subtotal
VLA ENTERPRISE SQL SERVER STD SA PER 2 CORE LIC ALL LANGUAGES		\$590.82	8	\$4,726.56
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE SQL SERVER STD SA PER 2 CORE LIC ALL LANGUAGES	AC165261	-	8	-
			Quantity	Subtotal
VLA ENTERPRISE SQL CLIENT PER USER SOFTWARE ASSURANCE ALL LANGUAGES		\$34.41	5	\$172.05
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE SQL CLIENT PER USER SOFTWARE ASSURANCE ALL LANGUAGES	AC165259	-	5	-
			Quantity	Subtotal
VLA ENTERPRISE WINDOWS REMOTE DESKTOP SERVICES DEVICE CAL SA ALL LANGUAGES		\$19.84	5	\$99.20
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE WINDOWS REMOTE DESKTOP SERVICES DEVICE CAL SA ALL LANGUAGES	AC165262	-	5	-
			Quantity	Subtotal
VLA ENTERPRISE EXCHANGE SERVER SOFTWARE ASSURANCE ALL LANGUAGES		\$128.33	1	\$128.33
Contract # 25AFO				
Description	SKU	Unit Price	Quantity	Subtotal

VLA ENTERPRISE EXCHANGE SERVER SOFTWARE ASSURANCE ALL LANGUAGES	AC165258	-	1	-
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			Quantity	Subtotal
VLA ENTERPRISE SQL SERVER STD SA ALL LANGUAGES		\$147.92	1	\$147.92

Contract # 25AFO

Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE SQL SERVER STD SA ALL LANGUAGES	AC165260	-	1	-

			Quantity	Subtotal
VLA ENTERPRISE WINSVRSTDCORE ALNG SA MVL 16LIC CORELIC		\$154.29	1	\$154.29

Contract # 25AFO

Description	SKU	Unit Price	Quantity	Subtotal
VLA ENTERPRISE WINSVRSTDCORE ALNG SA MVL 16LIC CORELIC	AC165264	-	1	-

Subtotal:	\$108,772.43
Shipping:	\$0.00
Estimated Tax:	\$0.00

Total:	\$108,772.43
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Important Notes

Terms of Sale

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Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringsspecificterms ("Offer Specific Terms").

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^DELL BUSINESS CREDIT (DBC): Offered to business customers by WebBank, who determines qualifications for and terms of credit. Taxes, shipping and other charges are extra and vary. The Total Minimum Payment Due is the greater of either \$20 or 3% of the New Balance shown on the statement rounded up to the next dollar, plus all past due amounts. Dell and the Dell logo are trademarks of Dell Inc.



A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

Quote No.	1033577849086.1	Sales Rep	Andrea Anderson
Total	\$5,604.60	Phone	(800) 456-3355, 7231314
Customer #	4835680	Email	Andrea.Anderson1@Dell.com
Quoted On	May. 11, 2023	Billing To	KYLE J PARKER IT DIRECTOR
Expires by	Jul. 10, 2023		CITY OF LAWRENCEVILLE
Contract Code	25AFO		70 S CLAYTON ST
Customer Agreement #	SPD-SPD0000060-0006		PO BOX 2200
			LAWRENCEVILLE, GA 30046-5727

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you are ready to place an order. Thank you for shopping with Dell!

Regards,
Andrea Anderson

Shipping Group

Shipping To	Shipping Method
KYLE PARKER CITY OF LAWRENCEVILLE 70 S CLAYTON ST LAWRENCEVILLE, GA 30046-5727	2nd Day-Charge Ground

Product	Unit Price	Quantity	Subtotal
VLA EXCHANGE ONLINE PLAN G2 SHRDSVR PER USER MONTHLY SUBLIC ALL LANG	\$214.02	10	\$2,140.20
VLA O365GOVE3 SHRDSVR ALNG SUBSVL MVL PERUSR	\$692.88	5	\$3,464.40
Subtotal:			\$5,604.60
Shipping:			\$0.00
Estimated Tax:			\$0.00
Total:			\$5,604.60

Shipping Group Details

Shipping To	Shipping Method
KYLE PARKER CITY OF LAWRENCEVILLE 70 S CLAYTON ST LAWRENCEVILLE, GA 30046-5727	2nd Day-Charge Ground

			Quantity	Subtotal
VLA EXCHANGE ONLINE PLAN G2 SHRDSVR PER USER MONTHLY SUBLIC ALL LANG		\$214.02	10	\$2,140.20
Contract # 25AFO Customer Agreement # SPD-SPD0000060-0006				
Description	SKU	Unit Price	Quantity	Subtotal
VLA EXCHANGE ONLINE PLAN G2 SHRDSVR PER USER MONTHLY SUBLIC ALL LANG	AC577221	-	10	-
			Quantity	Subtotal
VLA O365GOVE3 SHRDSVR ALNG SUBSVL MVL PERUSR		\$692.88	5	\$3,464.40
Contract # 25AFO Customer Agreement # SPD-SPD0000060-0006				
Description	SKU	Unit Price	Quantity	Subtotal
VLA O365GOVE3 SHRDSVR ALNG SUBSVL MVL PERUSR	AC577222	-	5	-
			Subtotal:	\$5,604.60
			Shipping:	\$0.00
			Estimated Tax:	\$0.00
			Total:	\$5,604.60

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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 7, 2023

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Approval of worker's comp insurance excess coverage
Department:	City Manager
Date of Meeting:	Wednesday, June 7, 2023
Fiscal Impact:	\$110,746.00
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of worker's comp insurance excess coverage

Summary: The City is self-insured for our required worker's compensation coverage; however we purchase insurance for any one claim that goes over \$500,000 for general positions and \$750,000 for Police.

Fiscal Impact: Cost for insurance is \$110,746.00. City deductible as self-insured is \$500,000.

Attachments/Exhibits: Proposal from Broker



CITY OF LAWRENCEVILLE
SPECIFIC & AGGREGATE EXCESS INSURANCE

TERM: July 1, 2023 to July 1, 2024
 MIDWEST EMPLOYERS CASUALTY (A+ XV)

<u>RENEWAL</u>	<u>EXPIRING</u>
1-year Term	1-year Term

SPECIFIC

Specific Limit	Statutory	Statutory
Specific Retention	\$ 500,000	\$ 500,000
	\$ 750,000 (Police)	\$ 750,000 (Police)
Employers Liability		
Limit	\$1,000,000	\$1,000,000
Retention	\$ 500,000	\$ 500,000
	\$ 750,000 (Police)	\$ 750,000 (Police)

AGGREGATE

Aggregate Limit	\$1,000,000	\$1,000,000
Minimum Agg. Retention	\$1,431,906	\$1,500,562

DEPOSIT PREMIUM

12 Month Estimated Payroll	\$16,829,760	\$16,829,760
Annual Deposit Premium	\$ 102,246	\$ 99,267
Annual Broker Fee	<u>\$ 8,500</u>	<u>\$ 8,500</u>
	\$ 110,746	\$ 107,767

NOTE: Broker Fee of \$8,500 is guaranteed for July 1, 2022 – 2023 policy year and July 1, 2023 - 2024 policy year. (Above premium is at 0% commission).



Other carriers approached below with the stated results, their underwriting requirements have not changed since last year:

<u>Carrier</u>	
Safety National	Declined, does not meet their Minimum Premium
ACE / Chubb	\$5,000,000 Minimum SIR for Police
ARCH	Declined, cannot compete with SIR & Rate
Liberty Mutual	Declined due to Police Exposure and Minimum Premium
Star Insurance	Declined due to Police Exposure



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 7, 2023

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Gwinnett County-Wide Safety Plan Amendment Consent Agreement
Department:	Natural Gas
Date of Meeting:	Wednesday, June 7, 2023
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Approve the Gwinnett County-Wide Safety Plan Amendment Consent Agreement and authorize the Mayor to execute the agreement subject to review and approval of the City Attorney

Summary: This item is a joint consent agreement between all natural gas providers in Gwinnett County to amend the County-Wide Safety Plan (Lawrenceville, Buford, Sugar Hill, Atlanta Gas Light) This plan was initially approved in 2015 by the GA Public Service Commission. The rule has an established process for amending the plan and boundaries.

Background: There are six revisions to the plan between Lawrenceville Natural Gas and Buford Gas, which staff has been working on since 2020. Three of which correct earlier minor inaccuracies for parcels already served by either party.

One revision adds the Summerwind subdivision (Alcovy Road), which went total electric, to Lawrenceville territory.

One revision allows Lawrenceville to serve Brooks Village subdivision on Brooks Road

One revision resolves a split parcel on Hwy 29 and Stanley Road (near 316)

Concurrences: State of Georgia Public Service Commission

Attachments/Exhibits:

Gwinnett CWSP_ Consent Agreement

**BEFORE THE GEORGIA PUBLIC SERVICE COMMISSION
STATE OF GEORGIA**

In Re:)
Gwinnett Countywide Safety Plan) Docket No. 29330
)

JOINT CONSENT AGREEMENT

Come Now, the Facilities Protection Unit Staff (“Staff”) of the Georgia Public Service Commission (“Commission”), and Applicants Atlanta Gas Light Company (“AGL”), the City of Buford (“Buford”), the City of Lawrenceville (“Lawrenceville”), and the City of Sugar Hill (“Sugar Hill”) (collectively, “Applicants”); and hereby agree to presentation of the following proposed disposition of the above-styled matter:

FINDINGS AND CONCLUSIONS

1.

The Commission has jurisdiction over this matter pursuant to *inter alia*: O.C.G.A. §§ 46-2-20, 46-2-30, 46-2-53, 46-2-90, 46-2-91, 46-4-1, 46-4-31, 46-4-34, 46-4-35, 50-13-1 *et. seq.*; and Georgia Public Service Commission Rules 515-9-1-.01 *et. seq.*, 515-9-3-.01 *et. seq.* and 515-9-7-.01 *et. seq.*; all regarding the safe installation and operation of gas distribution systems within the State of Georgia.

2.

Commission Staff has safety jurisdiction over the facilities of municipal natural gas providers as delegated by the Commission pursuant to the legal citations contained *supra*.

3.

Applicants hereby waive any further conclusions of law with respect to the above-styled matter and agree that the Commission may enter an order based upon the agreements contained herein and the attached Amended County-Wide Safety Plan (“CWSP”) agreed to by the Applicants (and attached hereto as Attachment “A-E”), without the necessity of receiving evidence in support thereof.

AGREEMENT

By signing below, Applicants and Staff hereby agree that the above-styled matters should be resolved by executing this Joint Consent Agreement as follows:

1.

This Joint Consent Agreement, if approved by the Commission, shall constitute a final resolution of the Gwinnett CWSP proceedings. Applicants agree that they will abide by the terms of this Joint Consent Agreement.

2.

The CWSP for Gwinnett County (see attached, Attachment "A") agreed to by the Applicants and Staff shall be the CWSP for Gwinnett County until otherwise ordered by the Commission.

3.

Compliance with all parts of the CWSP for Gwinnett County (*id.*) shall begin immediately upon issuance of the Commission Order adopting this CWSP. All timelines and action items contained within the Gwinnett CWSP shall be incorporated by reference into the body of this Consent Agreement as if specifically written herein and the failure of the Applicants to meet all such timelines and/ or act on all such action items shall be a violation of this Consent Agreement.

4.

All changes to the CWSP for Gwinnett County (*id.*) shall be made in accordance with *inter alia*, Commission Rule 515-9-7-.01 *et seq.*

5.

This Joint Consent Agreement shall not become effective until and unless it is approved by the Commission. Applicants enter into this Joint Consent Agreement without admission of fault or liability.

6.

The undersigned authorized representatives of Atlanta Gas Light Company and the Cities of Buford, Lawrenceville, and Sugar Hill acknowledge by their respective signatures below that each has read this Joint Consent Agreement and understands its contents. The undersigned hereby further acknowledge that each Applicant has a right to a hearing in these matters and does freely, knowingly, and voluntarily waive such right by entering into this Joint Consent Agreement. The undersigned hereby consent on each Applicant's behalf to the resolution of the Gwinnett CWSP proceedings as provided for herein.

This ____ day of _____ 2023:

Consented to:

Pedro Cherry, President, CEO, and Authorized
Representative of Atlanta Gas Light Company

Honorable Phillip Beard, City Commission Chairman
and Authorized Representative of the City of Buford

Honorable David Still, Mayor and Authorized
Representative of the City of Lawrenceville

Honorable Brandon Hembree, Mayor and Authorized
Representative of the City of Sugar Hill

Michelle Thebert, Director, GPSC Facilities Protection
Unit, on behalf of Staff



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 7, 2023

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Resolution to modify the boundaries of the Downtown Entertainment District
Department:	City Administration
Date of Meeting:	Wednesday, June 7, 2023
Fiscal Impact:	none
Presented By:	Barry Mock, Assistant City Manager
Action Requested:	Recommend approval of the Resolution to modify the boundaries of the Downtown Entertainment District as presented.

Summary: Staff recommends expanding the boundary of the Entertainment District to include areas in/around the Train Depot, as well as parcels just across the tracks from the Train Depot. This revision also incorporates all of the ROW along N Perry Street to allow open carry from downtown to the Depot area.

Fiscal Impact: None

Attachments/Exhibits: Proposed Entertainment District boundary expansion

RESOLUTION _____

**RESOLUTION TO MODIFY THE BOUNDARIES OF
THE DOWNTOWN ENTERTAINMENT DISTRICT**

WHEREAS, the City of Lawrenceville, Georgia is authorized by Georgia law to regulate the sale and possession of alcoholic beverages within its corporate boundaries; and

WHEREAS, the governing authority of the City of Lawrenceville, Georgia has adopted an ordinance that sets rules and regulations for the sale and/or possession of alcoholic beverages depending on the geographic location within the City; and

WHEREAS, the Alcoholic Beverage Code for the City of Lawrenceville, Georgia permits the governing authority to set the boundaries of a Downtown Entertainment District by adopting a map by Resolution; and

WHEREAS, the governing authority of the City of Lawrenceville, Georgia established the original boundaries and limits of the Downtown Entertainment District in November of 2018; and

WHEREAS, the governing authority of the City of Lawrenceville, Georgia desires to amend the boundaries and limits of the Downtown Entertainment District by adopting this Resolution and the map attached hereto.

NOW THEREFORE, the governing authority of the City of Lawrenceville, Georgia hereby resolves to amend and establish new boundaries and limits of the Downtown Entertainment District as follows:

- (A) The map attached hereto, labeled Downtown Entertainment District and dated June 21, 2023 is adopted as the Downtown Entertainment District.

IT IS SO RESOLVED this 21st day of June, 2023.

David R. Still, Mayor

ATTEST:

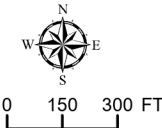
Karen Pierce, City Clerk



Legend

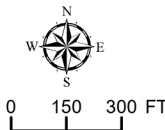
- Proposed Addition
- Entertainment District

ENTERTAINMENT DISTRICT





ENTERTAINMENT DISTRICT



LAWRENCEVILLE
GEORGIA



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JUNE 7, 2023

AGENDA CATEGORY: DISCUSSION OF GENERAL DISCUSSION

Item: Discuss Alcohol Ordinance

Department: City Manager

Date of Meeting: Wednesday, June 7, 2023

Fiscal Impact: None

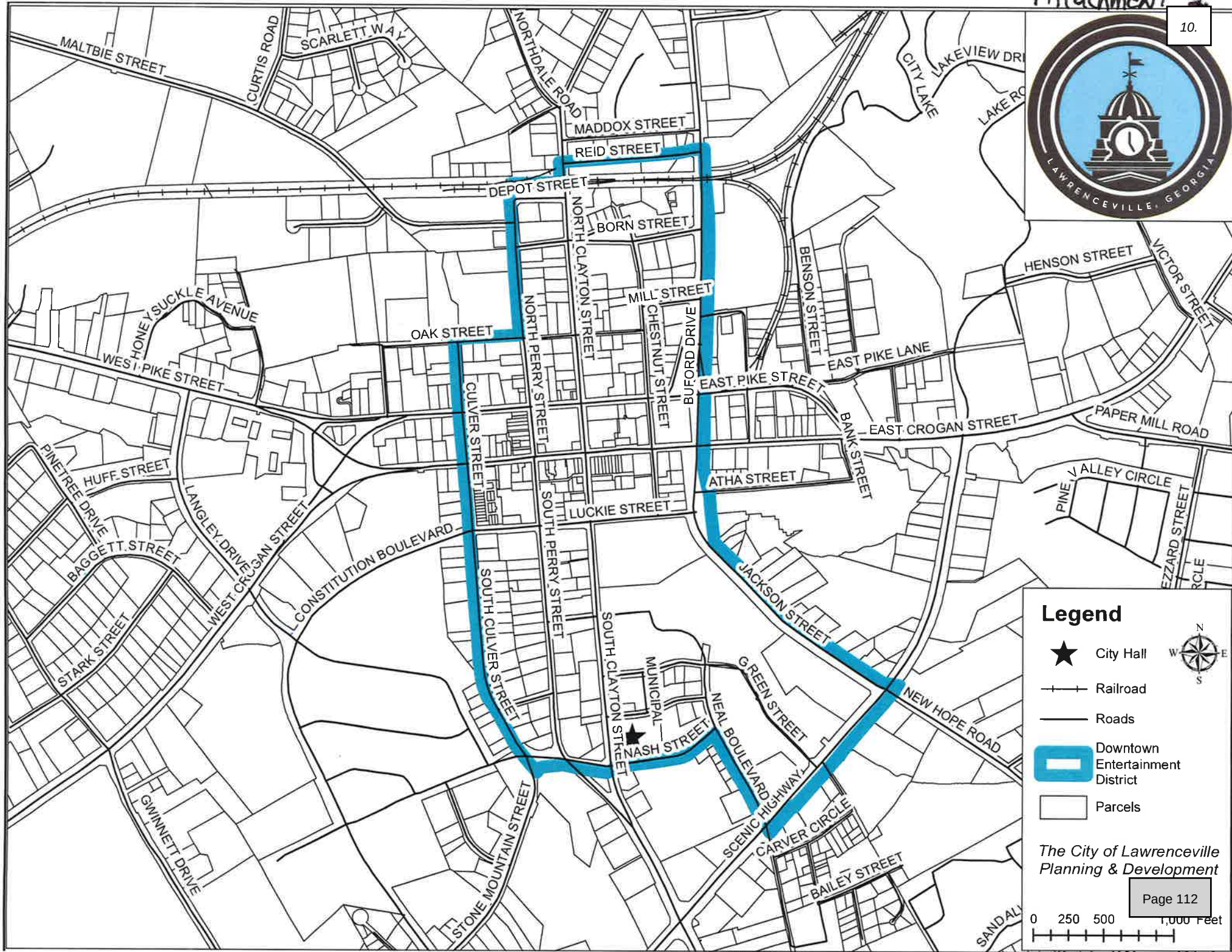
Presented By: Steve North, Deputy City Manager

Action Requested: Discuss Alcohol Ordinance

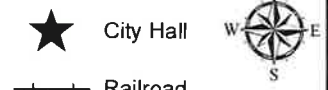
Summary: There are several items in the Alcohol Ordinance that staff would like to discuss and get guidance as we develop changes in the Ordinance. See the attachments for details of the discussion items. No action is requested, just direction for future consideration.

Fiscal Impact: None currently

Attachments/Exhibits: Items for discussion, Entertainment District map, License fee comparison, Lawrenceville current and proposed rates.

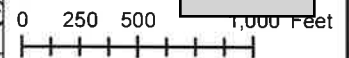


Legend



- ★ City Hall
- +— Railroad
- Roads
- Downtown Entertainment District
- Parcels

The City of Lawrenceville
Planning & Development



ATTACHMENT 1

Indoor special event facility current ordinance (6-7-2023)

Indoor special event facility means a privately-owned commercial establishment which:

- (1) Provides a gathering space for rental purposes for special events;
- (2) Serves prepared food at every event held at the facility at which alcohol is consumed and has a food or catering preparation area consisting of a sink and warming unit(s), where food is prepared and/or staged;
- (3) Charges a rental fee for use of the event facility for special events;
- (4) Has at least 3,000 square feet of enclosed heated space;
- (5) Has an occupant capacity of at least 200 people;
- (6) May allow professional, live, or musical entertainment to be performed on-site indoors during a private special event or a properly permitted special event; and
- (7) Does not allow sexually related adult entertainment to be performed in the event facility.

The primary activity on the premises of the indoor special event facility shall be family-oriented in nature, generally meaning a use which attracts a range of individuals from all age groups. Uses may specifically include, but are not limited to: corporate events, wedding receptions, birthday parties, holiday parties, and other similar uses. Bingo parlors, dance halls, nightclubs, taverns, billiard parlors, video arcades, skating arenas, adult entertainment and/or sexually related entertainment activities, and similar uses are specifically excluded from this definition of indoor special event facility.

Sec. 4-156. - Indoor Special Event Facility.

In an indoor special event facility pursuant to a license issued by the Mayor and Council setting forth specific operational requirements and restrictions for the facility that control consumption at the facility. An annual permit fee of \$2,000.00

shall be charged for a permit to authorize alcohol consumption and sales at an indoor special event facility. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in [section 4-144](#) or by the owner of the indoor special events facility event facility. An indoor special events facility shall be located in the Downtown Entertainment District (map on file with City Clerk) in order to obtain an alcohol license.

Sec. 4-144. - Licensed caterers.

(a) Notwithstanding any other provision of this chapter to the contrary, a licensed caterer shall be permitted to sell alcoholic beverages for consumption on the premises of a duly authorized catered event held at one of the following locations:

- (1) Performing arts facilities as defined in this chapter;
- (2) Indoor publicly owned civic and cultural centers as defined in this chapter (the City-owned Depot building, the City-owned Oakes House, and the Historic Courthouse);
- (3) Indoor special event facilities as defined in this chapter; and
- (4) An authorized outdoor special event which has been granted an outdoor special event permit in accordance with subsection [4-70\(b\)\(3\)](#).

(b) A licensed caterer authorized under this section must be a retail dealer licensed pursuant to State law and must possess the following licenses and permits:

- (1) A license permitting the sale of alcoholic beverages for consumption on the premises issued by the city or another licensing jurisdiction;
- (2) An alcoholic beverage catering license issued by the City or another licensing jurisdiction; and
- (3) An off-premises permit for the specific event being catered.

(c) All licensed alcoholic beverage caterers desiring to engage in activities permitted by this section shall make written application to the City Clerk for the appropriate off-premises permit. The application shall include, but not be limited to, the name, address and telephone number of the applicant; the date, address

and time of the proposed catered event and the licensed alcoholic beverage caterer's State license number. All applications shall be sworn to by the applicant before a notary public or other officer authorized to administer oaths. If an applicant has had his license to sell alcohol by the drink for consumption on the premises issued by another jurisdiction, the application shall be accompanied by an off-premises permit fee of \$50.00. If the application is denied, or if the applicant withdraws the application prior to its approval, the license fee (without interest) shall be refunded. If an applicant has had his license to sell alcohol by the drink for consumption on the premises issued by the City, such off-premises permit fee is waived. However, such permit must still be obtained.

(d) The City Clerk shall have authority to prescribe forms for applications. Failure to furnish any requested data shall automatically serve to dismiss the application with prejudice.

(e) Any untrue or misleading information contained in, or material statement omitted from, an original or renewal application for an off-premises permit shall be cause for the denial or revocation thereof.

(f) If such off-premises permit is granted by the City Clerk, it shall be good only for the specific event at the specified address, for the date(s)

Items for Consideration

June 7 Work Session

The first question is does the Council want to allow on-premises consumption of alcohol in a special events facility outside the Entertainment District? If so, what parameters are required for such a license?

Section 4-156 of the City Ordinance currently restricts special event facilities to the Downtown Entertainment District. The current specific City requirements for an Indoor Special Events Facility are included as Attachment 1.

The second question for consideration is do we want to allow an entertainment venue to serve alcohol without being in a city owned facility and not require food be served? If so, do we want to start in a restricted geographical area like the entertainment district? What restrictions do we want to put in place for such a venue?

If so, staff suggest that we start in the entertainment district only, with a minimum seating capacity required and security requirements while open. Also require that an entertainment venue has its principal objective or business as the presentation of live music, mainline dramatic arts, plays, theatre productions and stand-up comedy; and does not feature, show, allow, promote or advertise adult businesses. Alcohol may be sold or dispensed at a performing arts facility only at a bar located in the lobby area of the facility or by a waiter or waitress serving patrons within the facility on days where a performance will take place in the facility. In addition to the hours of sale requirements set out in the City alcohol ordinance, alcohol may not be dispensed at a performing arts venue earlier than one (1) hour before the start of a performance or later than one (1) hour after the performance has ended.

Initially limiting such use to the Entertainment District will give staff an opportunity to evaluate operations, and safety concerns if any, and suggest modifications to the Alcohol Ordinance as necessary within a fairly limited geographic area.

The last item for consideration is to Review Section 4-29 License Fees and increase appropriately matching fees of peers. There is a list of cities in Gwinnett County and their fees for the various licenses as Attachment 2.

Attachment 3		Restaurant							Tavern		Store		Package Store	Wholesale		Brewry			Excise
	Application Fee	Spirits	Spirits-Sunday	Beer or Wine	Beer or Wine-Sunday	Beer & Wine	Beer & Wine Sun		Spirits, Beer & Wine	Beer& Wine	Beer or Wine	Beer or Wine-Sunday	Spirits, Beer & Wine	Beer/ Wine Distillery		Wine	Beer	Spirits	.22 per L or .65 per oz 3% on alcohol
Auburn	\$ 300	4000	500	500	85	1000	125				500			250					
Berkeley Lake	\$ 200			1000		2000		3500			500		6000						
Braselton	\$ 150	4000		500		1000					500			250	250	750	1000		
Buford	\$ 500	4000	1000	1000	250	2000	350							250	1000				
Dacula	\$ 500	4800	1000	600	250	1200	500	6000			600	250	6000						
Duluth	\$ 250			500		1000		3500	4000	1200	500			5000					
Grayson	\$ 500			1000		1500		2500			1000		6000						
Lawrenceville	\$ 300	2500		600		1200					600			1500		2500			
Lilburn	\$200-500			850		1700		7200			850		5000			500	500		
Loganville	\$ 200	3500		500		1000													
Norcross	\$ 338	3000	125	1000		1500													
P'tree Corners	\$ 500	4500	1000	600	250	1200	500	5700			600	250		500	1000	600	600	4500	
Rest Haven																			
Snellville	\$ 200	5000		750		1500					500							570	
Sugar Hill	\$ 250	2500		1500		3000					500								
Suwanee	\$ 150	5000		500		500		6000			500							2500	
Lawrenceville Pr	\$ 300	4000		1000		2000		6000			800			1500		2500			