



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, October 12, 2022
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.](#) RZR2022-00011; Fairlane Capital LLC; 448 Grayson Highway
- [2.](#) RZM2022-00013 & SUP2022-00075; GTD Partners, LLC c/o Andersen Tate & Carr; 800 Block Grayson Highway
- [3.](#) RZR2022-00012; Refika Krkalic; 457 Northdale Road
- [4.](#) Sandalwood Recommendations
- [5.](#) Right-of-Way Tree Trimming on an Annual Contract
- [6.](#) Emergency Purchase of Transformers
- [7.](#) Purchase of Switch Gear Cabinets and Ground Sleeves
- [8.](#) Natural Gas Old Peachtree Road DIMP Replacement Project
- [9.](#) Natural Gas Pressure Improvement Project
- [10.](#) Demolition of Central Park Apartments Project

- [11.](#) Intergovernmental Agreement for the Improvement, Operation, Maintenance, and Repair of Seminary Street
- [12.](#) Approval of a Resolution Authorizing a retention of service weapon and retired badge section for Police
- [13.](#) Marketing of Businesses in the City of Lawrenceville

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

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

Item: RZR2022-00011; Fairlane Capital LLC; 448 Grayson Highway

Department: Planning and Development

Date of Meeting: Wednesday, October 12, 2022

Applicant Request: To rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District)

Presented By: Todd Hargrave, Director of Planning and Development Department

Department Recommendation: **Denial**

Planning Commission Recommendation: **Denial**

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

Attachments/Exhibits:

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

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

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

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

ZONING HISTORY:

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

PROJECT DATA

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

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

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

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

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

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

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

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No comment

ELECTRIC DEPARTMENT

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

GAS DEPARTMENT

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

CODE ENFORCEMENT

No comment.

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

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

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

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

The area along the eastern right-of-way of Grayson Highway has long suffered due to antiquated policies and lack of enforcement. New decisions must be consistent with the 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 a reasonable economic use as currently zoned.

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

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

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

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

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

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

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_08152022

RZR2022-00011

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

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

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

- A.** A mix of attached and detached single-family units.
- B.** Fifty (50%) percent of the total area shall be designated to single-family detached dwellings on small lots (6,000 square feet) at a density of four (4) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District.
- C.** Single-family attached dwellings and lots shall be prohibited adjacent to RS-150 (Single-Family Residential District) and RS-60 (Single-Family Residential District) zoning classifications.
- D.** Fifty (50%) percent of the total area shall be designated to single-family attached dwellings at a density of eight (8) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.5 RM-8 Townhouse Residential District.
- E.** The façade and sides of all residential units shall be designed and constructed consisting of predominantly three (3) sides masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). The remaining balance or rear elevation may consist of fiber-cement siding.
- F.** External Corner/End units of single-family attached dwellings shall consist of a covered End Unit Cut-A-Way front porch with metal roof. End Unit Cut-A-Way porches shall be a minimum of five (5) feet in depth and eleven (11) feet in width adjacent to the façade. In addition, End Unit Cut-A-Way porches shall extend along the side elevation a minimum of eight (8) in depth and three (3) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- G.** Internal single-family units of attached dwellings shall consist of a covered front porch with metal roof. Porches shall be a minimum of five (5) feet in depth and eight (8) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - H.** All single-family attached dwellings shall provide an outdoor living space, consisting of a wood deck and covered porch with metal roof. Each wood deck and covered porch shall measure nine (9) feet in width and ten (10) feet in depth.
 - I.** All facades of single-family attached and detached dwellings shall be adjacent to a fifty (50) foot Utility Easement consisting of a twenty-four (24) foot private drive.
 - J.** All single-family rear entry attached dwellings (rear elevation) shall be adjacent to and accessed via a forty (40) foot Utility Easement consisting of a twenty (20) foot private alley.
 - K.** All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - L.** All Rear Entry attached units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - M.** All residential attached and detached units shall consist of a two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - N.** Building Setback adjacent Grayson Highway shall be forty (40) feet.
- 2.** To satisfy the following site development considerations:
- A.** The development shall be designed and constructed in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, the City of Lawrenceville Development Regulations and Subdivision Regulations, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and

approval of the Director of the Planning and Development Department.

- B.** The proposed landscaping shall be designed and installed, in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C.** Development shall be designed and consist of fifty-five (55) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - E.** Maintain or provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
 - F.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;
 - G.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
 - H.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - I.** Any utility relocations shall be the responsibility of the developer.
- 3.** The following variance is granted:
- A.** RS-60 Single-Family Residential District – Detached Units
 - i.** A variance to allow a reduction in the Minimum Lot Area of 7,500 square feet to a Minimum Lot Area of 6,000 square feet.
 - ii.** A variance to allow a reduction in the internal Minimum Lot Width of sixty (60) feet to a Minimum Lot Width of fifty-five (55) feet.

- iii.* A variance to allow a reduction in the internal Minimum Front Yard Setback of thirty-five (35) feet to an internal Minimum Front Yard Setback of twenty (20) feet adjacent to an internal fifty (50) foot Utility Easement/Private Drive.
- iv.* A variance to allow a reduction in the Minimum Front Yard Setback of thirty-five (35) feet to a Minimum Front Yard Setback of fifteen (15) feet adjacent to a forty (40) foot Utility Easement/Private Alley.

B. RM-8 Townhouse Residential District – Attached Units

- i.* A variance to allow a reduction in the Minimum Lot Area of 3,600 square feet to a Minimum Lot Area of 2,100 square feet.
- ii.* A variance to allow a reduction in the Minimum Front Yard Setback of twenty-five (25) feet to a Minimum Front Yard Setback of twenty (20) feet adjacent to an internal fifty (50) foot Utility Easement/Private Drive.
- iii.* A variance to allow a reduction in the Minimum Front Yard Setback of twenty-five (25) feet to a Minimum Front Yard Setback of fifteen (15) feet adjacent to a forty (40) foot Utility Easement/Private Alley.

C. CMU Community Mixed Use District

- i.* A variance to allow the elimination of a mix of land uses requiring a minimum of thirty (30) percent of the gross land area being devoted Civic/Institutional, Commercial/Retail, Light Industrial and Office Use.
- ii.* A variance to allow the elimination of the Minimum Buffer Requirement between CMU (Community Mixed-Use District) and RS-150 (Single-Family Residential District) of fifty (50) feet to zero (0) feet, contingent upon Condition 1.C., and subject to the review and approval of the Director of the Planning and Development Department.
- iii.* A variance to allow the elimination of the Minimum Buffer Requirement between CMU (Community Mixed-Use District) and RS-60 (Single-Family Residential District) of twenty-five (25) feet to zero (0) feet, contingent upon Condition 1.C., and subject to the review and approval of the Director of the Planning and Development Department.

Warranty Deed — Page 3

Exhibit "A"

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

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

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

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

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

Warranty Deed — Page 4

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

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

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

LETTER OF INTENT FOR REZONING

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

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

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



LAWRENCEVILLE

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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Fairlane Captial LLC</u>	NAME: <u>Lorene T Bowen Trustee Credit Shelter Trust</u>
ADDRESS: <u>P.O. Box 2789</u>	ADDRESS: <u>130 Greenfield Way</u>
CITY: <u>Suwanee</u>	CITY: <u>Covington</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30016</u>
CONTACT PERSON: <u>Mike Embry</u> PHONE: <u>404-569-9756</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>Residential Vacant</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>R5148-014</u> ACREAGE: <u>14</u>	
ADDRESS OF PROPERTY: <u>488 Grayson Highway</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC

NOTARY PUBLIC

DATE

70 S Cowley Rd, Box 2200 • Lawrenceville, Georgia 30046-2200
 770-962-2414 • www.lawrencevillega.org



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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)

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)

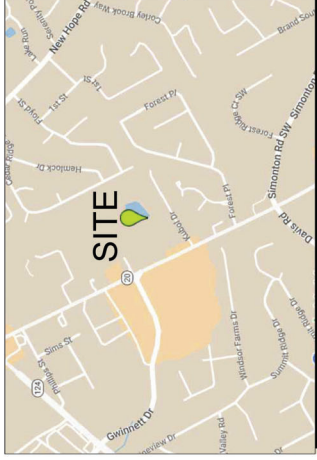
Attach additional sheets if necessary to disclose or describe all contributions/gifts.

Handwritten signature 3-2-2022

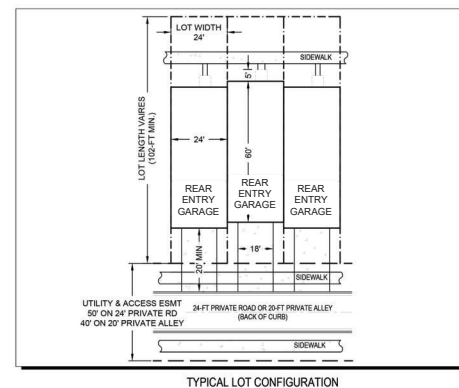
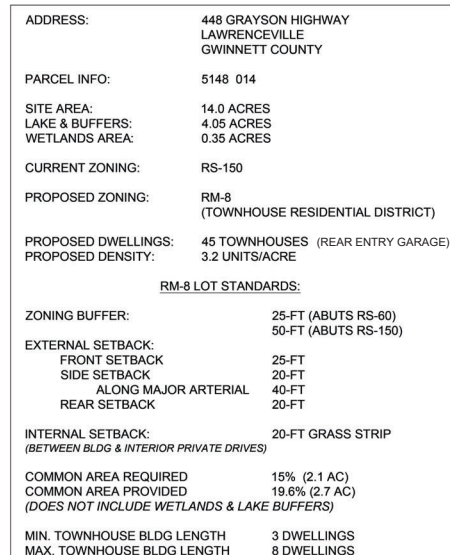
70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



ADDRESS:	448 GRAYSON HIGHWAY LAWRENCEVILLE GWINNETT COUNTY
PARCEL INFO:	5148 014
SITE AREA:	14.0 ACRES
CURRENT ZONING:	RS-150
PROPOSED ZONING:	RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
PROPOSED DWELLINGS:	45 TOWNHOUSES
PROPOSED DENSITY:	3.2 UNITS/ACRE
RM-8 LOT STANDARDS:	
ZONING BUFFER:	25-FT (ABUTS RS-60) 50-FT (ABUTS RS-150)
EXTERNAL SETBACK:	
FRONT SETBACK:	25-FT
SIDE SETBACK:	20-FT
ALONG MAJOR ARTERIAL:	40-FT
REAR SETBACK:	20-FT
INTERNAL SETBACK:	
(BETWEEN BLDG & INTERIOR PRIVATE DRIVES)	20-FT GRASS STRIP
COMMON AREA REQUIRED:	15%
MIN. TOWNHOUSE BLDG LENGTH:	3 DWELLINGS
MAX. TOWNHOUSE BLDG LENGTH:	8 DWELLINGS
GARAGE PARKING:	2 SPACES/UNIT
DRIVEWAY PARKING:	2 SPACES/DRIVEWAY (9'X20')
ADDITIONAL PARKING:	10 SPACES



SITE LOCATION MAP (NOT TO SCALE)



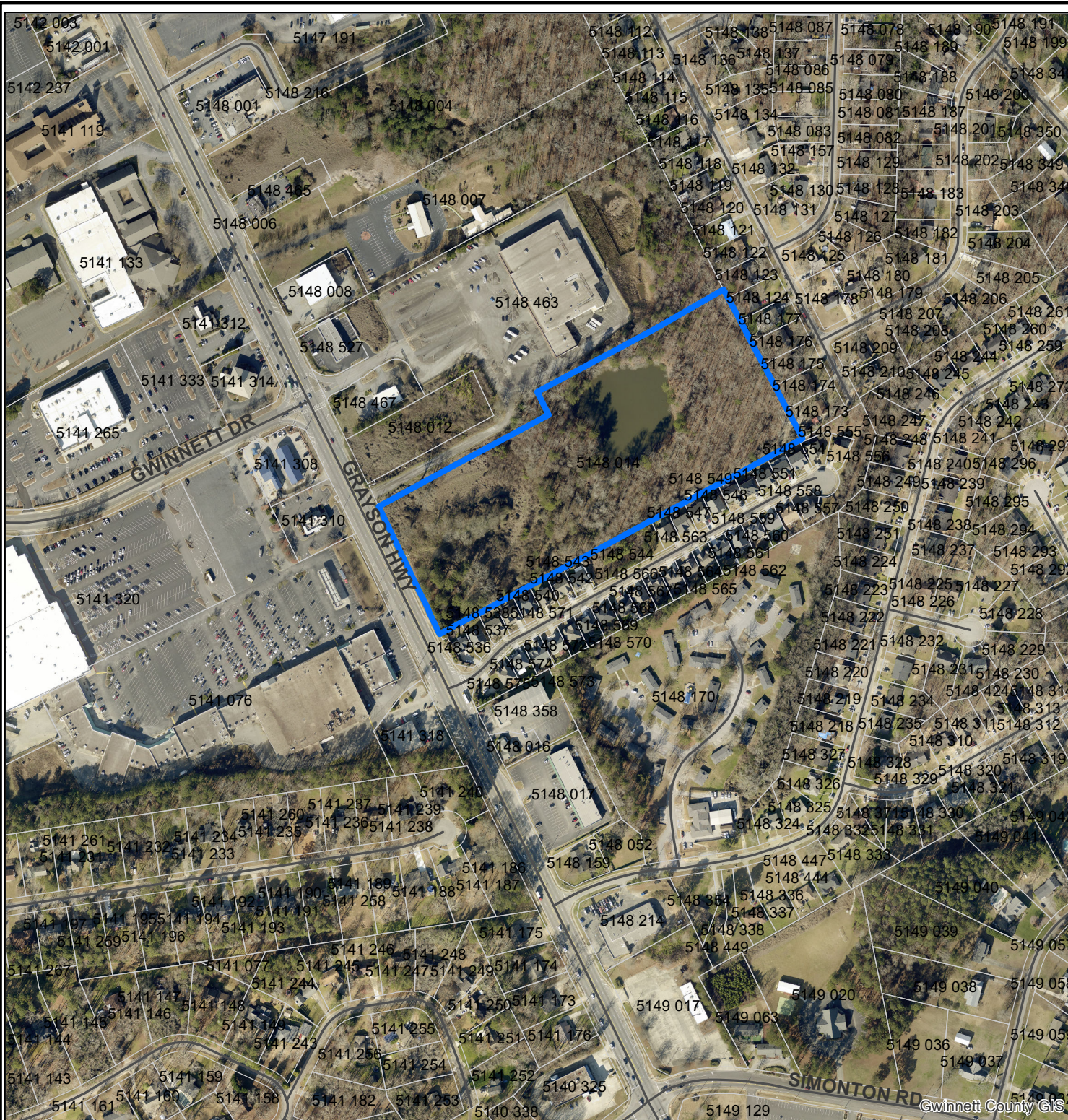
SHEET TITLE	CONCEPT SITE PLAN
SHEET NUMBER	2







Ashton T201 & Brayton T202 Front Load 24'



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*The City of Lawrenceville
Planning & Development*

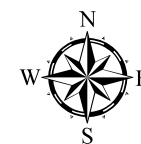
Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC

Legend

-  Subject Property
-  Parcels
-  Roads



0 230 460



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*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC

Legend

 Subject Property

 Parcels

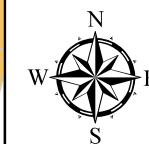
Zoning Districts

 BG General Business

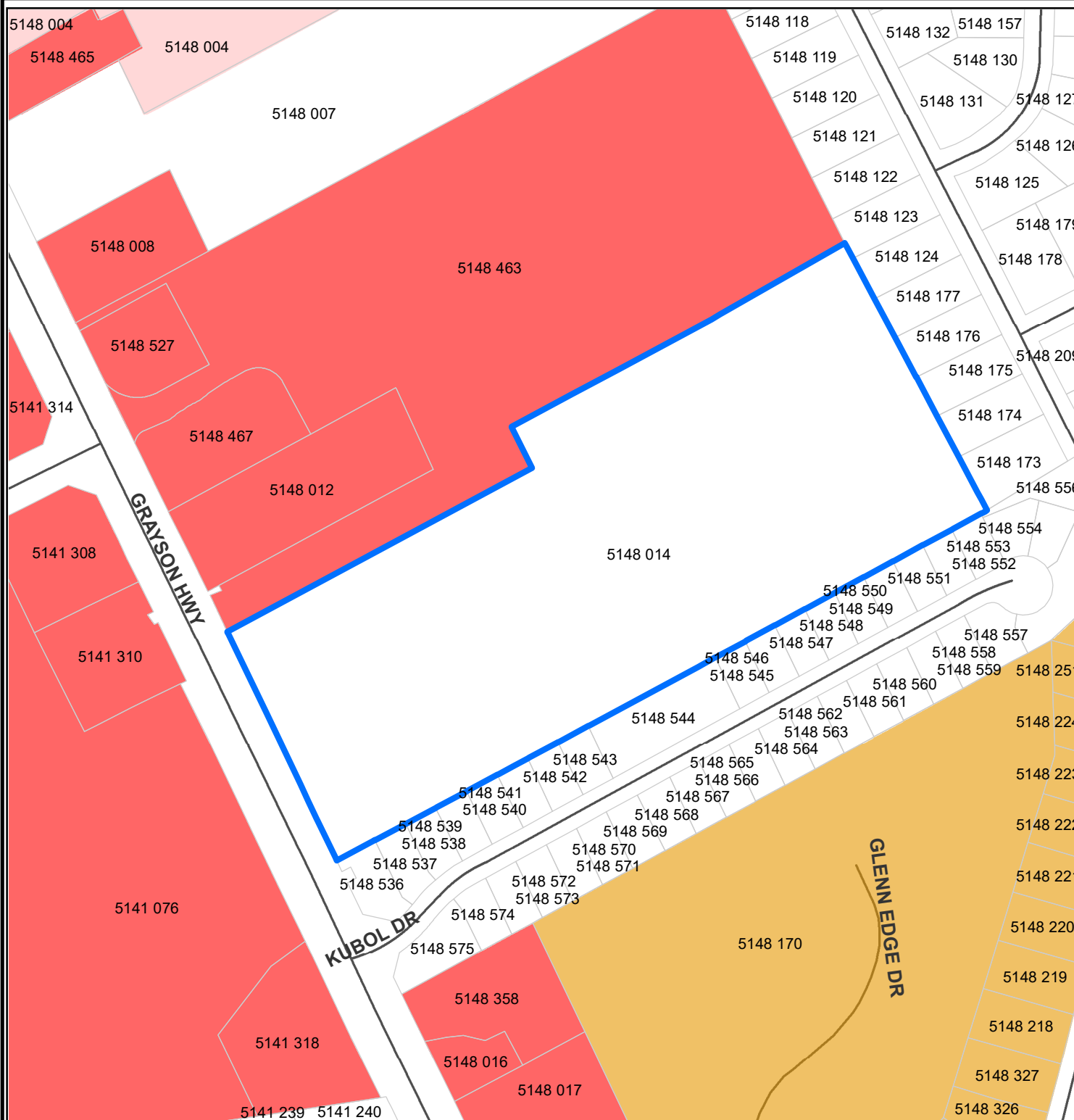
 OI Office Institutional

 RM-12 General Residence

 Roads



0 125 250





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*The City of Lawrenceville
Planning & Development*

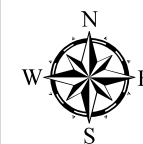
Location Map and Surrounding Zoning

File # RZR2022-00011

Applicant: Fairlane Capitol LLC

Legend

-  Subject Property
-  Parcels
-  Roads



0 125 250





LAWRENCEVILLE

GEORGIA

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

Item:	RZM2022-00013 & SUP2022-00075; GTD Partners, LLC c/o Andersen Tate & Carr; 800 Block Grayson Highway
Department:	Planning and Development
Date of Meeting:	Wednesday, October 12, 2022
Applicant Request:	To rezone the subject property from BG (General Business District) to RM-8 (Townhouse Residential District), along with a Special Use Permit to allow seventy-three (73) front entry townhouse units.
Presented By:	Todd Hargrave, Director of Planning and Development Department
Department Recommendation:	Denial
Planning Commission Recommendation:	Tabled to Monday, November 7, 2022, Planning Commission Public Hearing

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

Attachments/Exhibits:

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

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

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

CASE NUMBER: RZM2022-00013 & SUP2022-00075

APPLICANT: GTD PARTNERS, LLC, C/O ANDERSEN TATE & CARR

CONTACT: MELODY A. GLOUTON, ESQ.

PHONE NUMBER: 770.822.0900

LOCATION: 800 BLOCK OF GRAYSON HIGHWAY

PARCEL ID: R5140 368 & R5149 001

ACREAGE: 11.78

ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) TO RM-8
(TOWNHOUSE RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 73-UNIT TOWNHOUSE DEVELOPMENT WITH
SPECIAL USE PERMIT TO ALLOW FRONT-ENTRY
UNITS

DEPARTMENT RECOMMENDATION: DENIAL

ZONING HISTORY:

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

PROJECT DATA

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

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

Commented [HA1]: Not accurate. The documents I found don't match. I cant find the actual documents for the annexation. This is the list I looked at
[\\...\\PLANNING\\STAFF\\JESSICA WATSON\\ANNEXATIONS\\Copy of City of Lawrenceville Annexations.xlsx](#)

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

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

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

Commented [HA2]: Really long sentence. Is there a way to make it shorter? Is that the requirement or what they are proposing?

The concept plan shows concrete sidewalks along portions of the proposed Utility & Access Easement or Private Road, as well as improvements to an existing concrete sidewalk along Grayson Highway. Although required by code, the installation of sidewalks along a Utility & Access Easement or Private Road could

be considered as a burden rather than a luxury. The initial cost, installation, routine maintenance and potential repairs of underground utilities within Utility Access Easements or Private Roads could be considered as being cost prohibitive to local utility providers and the public. Therefore, a variance will be required to waive the installation of sidewalks along the required Utility & Access Easements or Private Road only.

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

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

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

dwellings to balance, and improve the commercial component of the surrounding area.

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

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

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

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

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

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT

No comment

Commented [HA3]: They may have comments after Thursday. I didn't send the application to Eng. But the applicant's eng reached out about the buffers.

ELECTRIC DEPARTMENT

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

GAS DEPARTMENT

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

CODE ENFORCEMENT

No comment.

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

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

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

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

The area along the eastern right-of-way of Grayson Highway has long suffered due to antiquated policies and lack of enforcement. New decisions must be consistent with the 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 a reasonable economic use as currently zoned.

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

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

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

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

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

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

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_09122022

RZM2022-00013

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

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

- 1.** To restrict the use of the property as follows:
 - A.** Single-family detached dwelling units and accessory uses and structures.
 - B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes;
 - C.** Lots shall be a minimum of 6,000 square feet at a density of four (4) Units Per Acre, subject to the rules and regulations of the Zoning Ordinance, Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District.
 - D.** The façade and side elevations of all residential units shall be designed and constructed consisting of three (3) sides masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). The remaining balance or rear elevation may consist of fiber-cement siding.
 - E.** The facades of all single-family detached dwelling units shall consist of a covered front porch with metal roof. Porches shall be a minimum of five (5) feet in depth and eight (8) feet in width. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The rear elevation of all single-family detached dwelling units shall consist of an outdoor living space, consisting of a wood deck and porch with metal roof. Outdoor living space shall measure eighteen (18) feet in width and ten (10) feet in depth. Fifty (50) percent of the outdoor living space shall consist of a porch with metal roof.
 - G.** All facades of single-family detached dwellings shall be adjacent to a fifty (50) foot Private Access Drive (Utility & Access Easement) consisting of a

twenty-four (24) foot private drive.

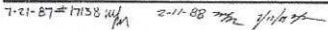
- H.** All single-family detached dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - I.** All single-family detached dwelling units shall consist of a two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - J.** All single-family detached dwelling units shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the a finished floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - K.** The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.
 - L.** Building Setback adjacent Grayson Highway shall be forty (40) feet.
- 2.** To satisfy the following site development considerations:
- A.** The development shall be designed and constructed in general conformance with the Zoning Ordinance, Article 1 Districts, Section 102.4 Single-Family Residential District, the City of Lawrenceville Development Regulations and

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

- B.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development;
 - C.** Landscaping shall be designed and installed, in general conformance with the Development Regulations, Article VIII – Landscape Ordinance, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department;
 - D.** Street lighting shall be designed and installed in general conformance with the Zoning Ordinance, Article 6 Architectural and Design Standards, Section 603 Performance Standards – Lighting, with changes necessary to meet zoning and development regulations. Final design shall be subject to the review and approval of the Director of the Planning and Development Department;
 - E.** Maintain or provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
 - F.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - G.** Any utility relocations shall be the responsibility of the developer.
- 3.** The following variance is granted:
- A.** RS-60 Single-Family Residential District – Detached Units
 - i.** A variance to allow a reduction in the Minimum Lot Area of 7,500 square feet to a Minimum Lot Area of 6,000 square feet.
 - ii.** A variance to allow a reduction in the internal Minimum Lot Width of sixty (60) feet to a Minimum Lot Width of fifty-five (55) feet.

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





0 Grayson Highway Legal Description

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

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

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

September 2, 2022

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

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

Applicant:
GTD Partners, LLC

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

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

I. INTRODUCTION

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

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



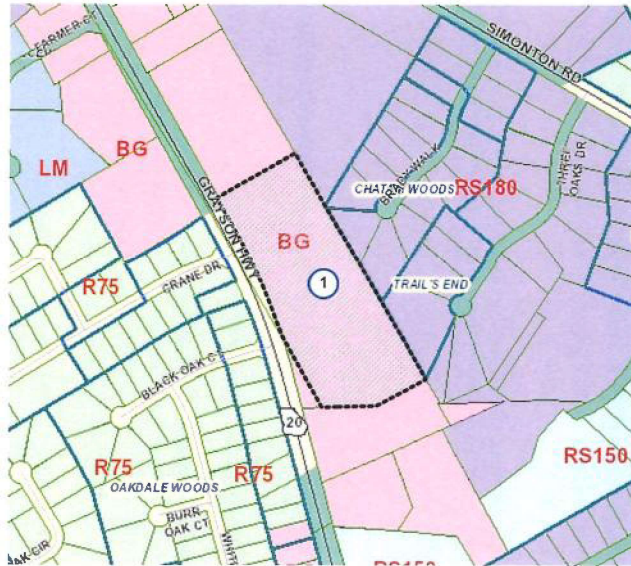
As indicated, the Property is currently zoned BG pursuant to the City of Lawrenceville Zoning Ordinance (the “Ordinance”). The Applicant, GTD Partners, LLC (the “Applicant”) now seeks approval to rezone the Property to RM-8 (Townhouse Residential District), to develop a distinctive and attractive townhome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

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

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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



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

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

III. PROJECT SUMMARY

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

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

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

IV. SITE IMPACT ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. JUSTIFICATION FOR REZONING

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

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

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

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

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

VI. CONCLUSION

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

Respectfully submitted this 2nd day of September, 2022.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>GTD Partners, LLC</u> <u>c/o Andersen Tate & Carr</u>	NAME: <u>see attached</u>
ADDRESS: <u>1960 Satellite Blvd</u> <u>S-4000</u>	ADDRESS: _____
CITY: <u>Duluth</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30097</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Melody A. Glouton, Esq.</u> PHONE: <u>770-822-0900</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BG</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>R5149 001 & R5140 368</u> ACREAGE: <u>11.78 acres</u>	
ADDRESS OF PROPERTY: <u>0 Grayson Highway, Lawrenceville, Georgia</u>	

*See Attached Signature Pages

SIGNATURE OF APPLICANT _____ DATE _____

SIGNATURE OF OWNER _____ DATE _____

TYPED OR PRINTED NAME _____

TYPED OR PRINTED NAME _____

NOTARY PUBLIC _____ DATE _____

NOTARY PUBLIC _____ DATE _____

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION

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

Parcel ID R5149 001
0 Grayson Highway
Lawrenceville, GA

Parcel ID R5140 368
0 Grayson Highway
Lawrenceville, GA



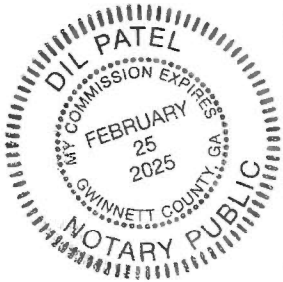
SIGNATURE OF APPLICANT 08 - 31 - 2022
DATE

Henry B. Eubanks, Manager

TYPED OR PRINTED NAME



NOTARY PUBLIC 8/31/22
DATE





LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

PROPERTY OWNER INFORMATION

Name: Meeks Land Company, L.L.P.

Address: 420 Waddell Street, Unit 10

City: Athens

State: GA Zip: 30605

Phone:

Parcel ID R5140 368

0 Grayson Highway

Lawrenceville, GA

Mack Meeks

08-31-2022

SIGNATURE OF OWNER

DATE

Mack L. Meeks

TYPED OR PRINTED NAME

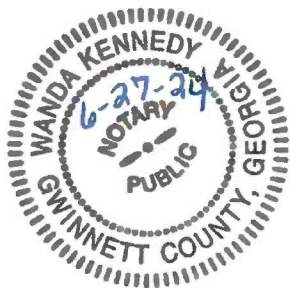
Wanda Kennedy

08-31-22

NOTARY PUBLIC

DATE

4614950-1.docx





LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

PROPERTY OWNER INFORMATION

Name: Ewing M&M Investments, LLLP

Address: 4317 Alba Lane

City: Buford

State: GA Zip: 30519

Phone:

Parcel ID R5149 001

0 Grayson Highway

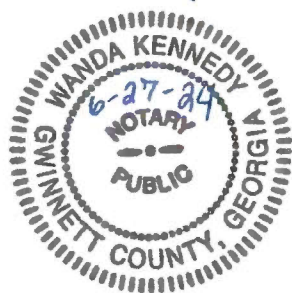
Lawrenceville, GA

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

Michael E. Ewing
TYPED OR PRINTED NAME

Wanda Kennedy 08-31-22
NOTARY PUBLIC DATE

4614950_1.docx





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5th - 140 - 368
(Map Reference Number) District Land Lot Parcel

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

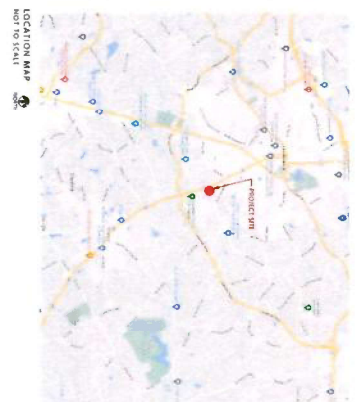
Melody A. Glouton, Attorney for Applicant
Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

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



ZONING INFO

JURISDICTION	CITY OF LAMBERTVILLE
PARCEL ID	5149.00 & 5149.386
ZONING	
EXISTING	BG (GENERAL BUSINESS)
PROPOSED	RM-8 (TOWNHOUSE RESI)
LOT AREA	
MIN	5.0 ACRES
PROPOSED	
EXISTING	11.16 ACRES
MIN	11.63 ACRES
PROPOSED	11.77 ACRES
UNIT WITH	*PER JUDICIAL ORDER 6/24/87
MINIMUM	*+ CROPS - 50% OF FLOODPLAIN & WETLAND
PROPOSED	
MINIMUM	20'
PROPOSED	24'
STREETS (EXTERNAL)	
FRONT	45' (MAJOR ARTERIAL)
REAR	25'
MIN	20'
PROPOSED	
MIN	20'
PROPOSED	
HEATED FLOOR SPACE (MINIMUM)	
2 BEDROOM	1,200 SF
3 BEDROOM	1,400 SF
4 BEDROOM	1,600 SF
LOT COVERING/PERCENTUS SURFACE	
MAX	40%
PROPOSED	<40%
BUILDING HEIGHT	35'
COMMON AREA	
MIN	15%
PROPOSED	15%
PROPOSED USE	
TOWNHOUSES	73 UNITS
50'X24 UNITS & 10'X160' PAIR	
ALL UNITS AND FRONT ENTRY	



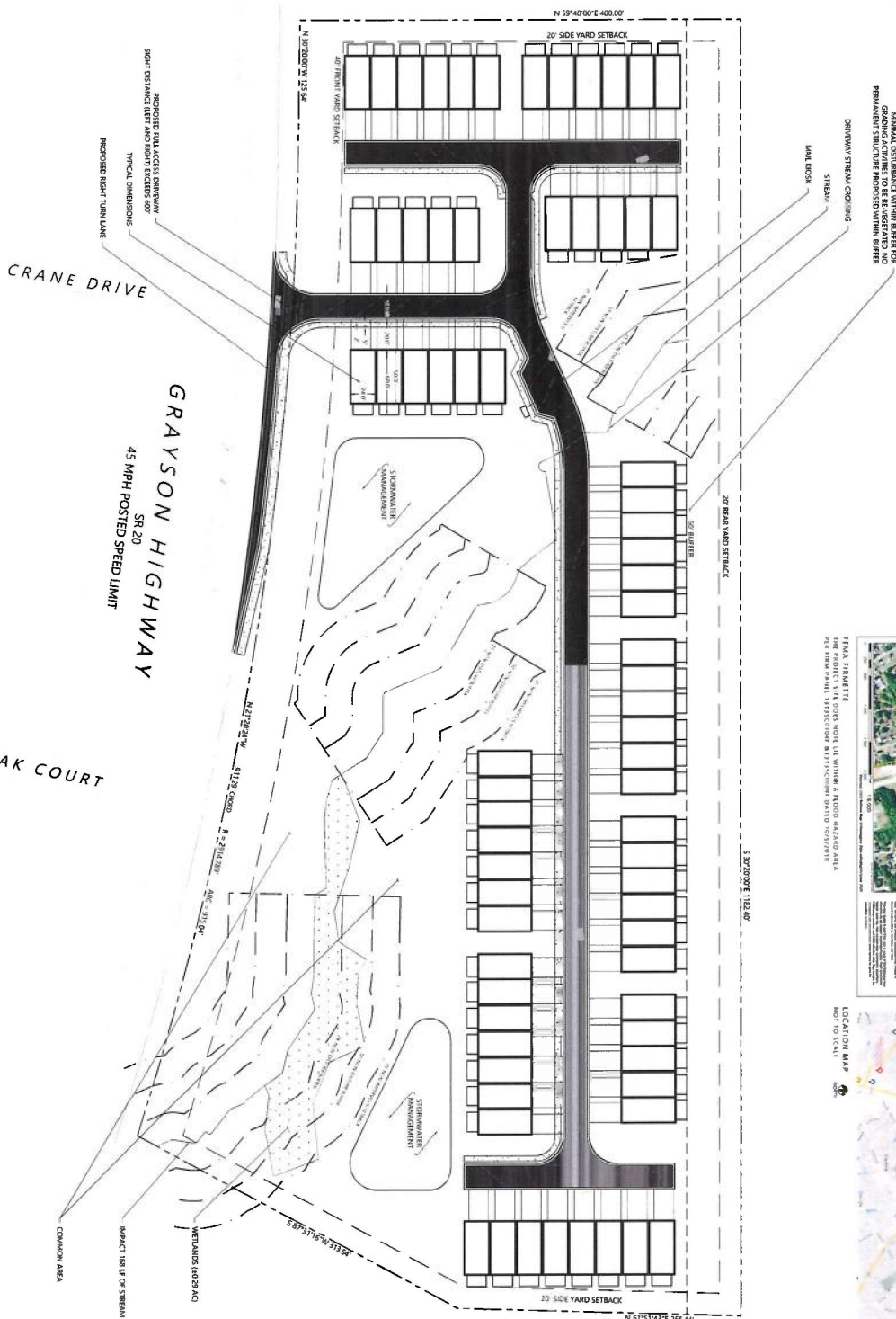
REZONING SITE PLAN

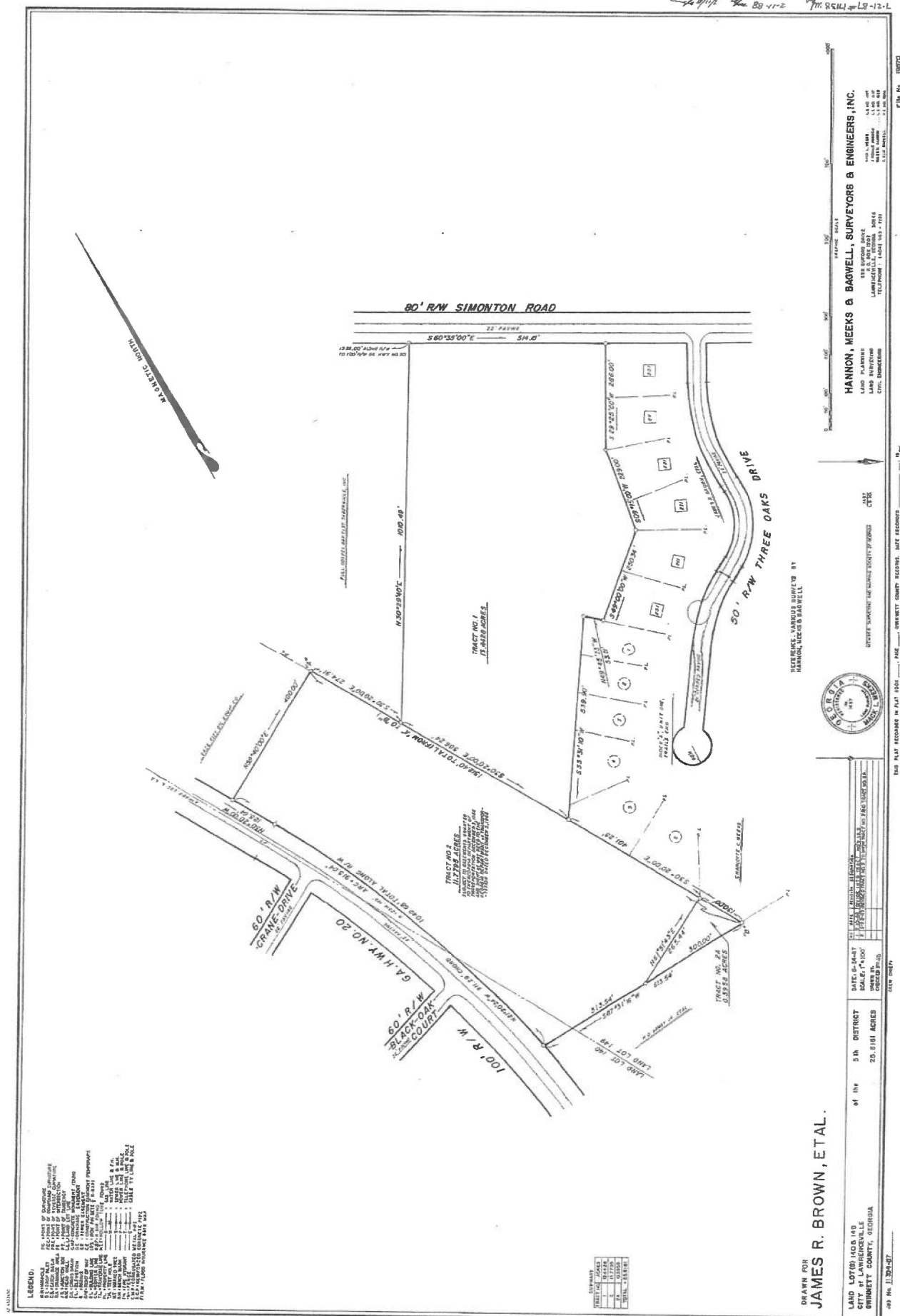
GRAYSON HIGHWAY SINGLE FAMILY
GRAYSON HIGHWAY | LAWRENCEVILLE, GEORGIA | GWINNETT COUNTY
PIN (GWINNETT): 5149 001

GTD PARTNERS, LLC

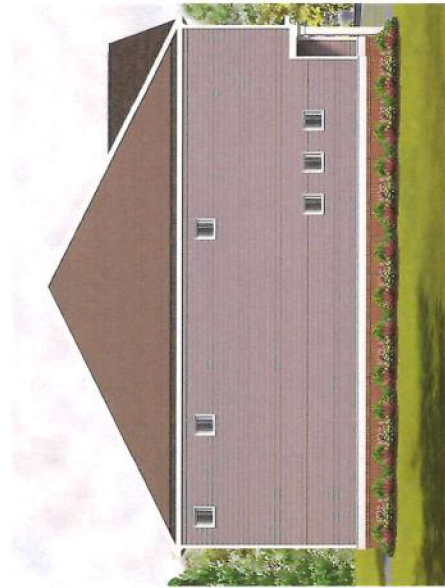
BARCLIFT CONSULTING
Civil Engineering | Site Planning

404.771.0920
robert@barcliftconsulting.com
barcliftconsulting.com





24x50 Townhomes



24x50 Townhomes- Focal Lot





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZM2022-00013

Applicant: GTD Partners
C/O Andersen Tate & Carr

 Subject Properties

 Parcels

 Roads

Zoning Districts

 RS-180 Single-Family Residential

 RS-150 Single-Family Residential

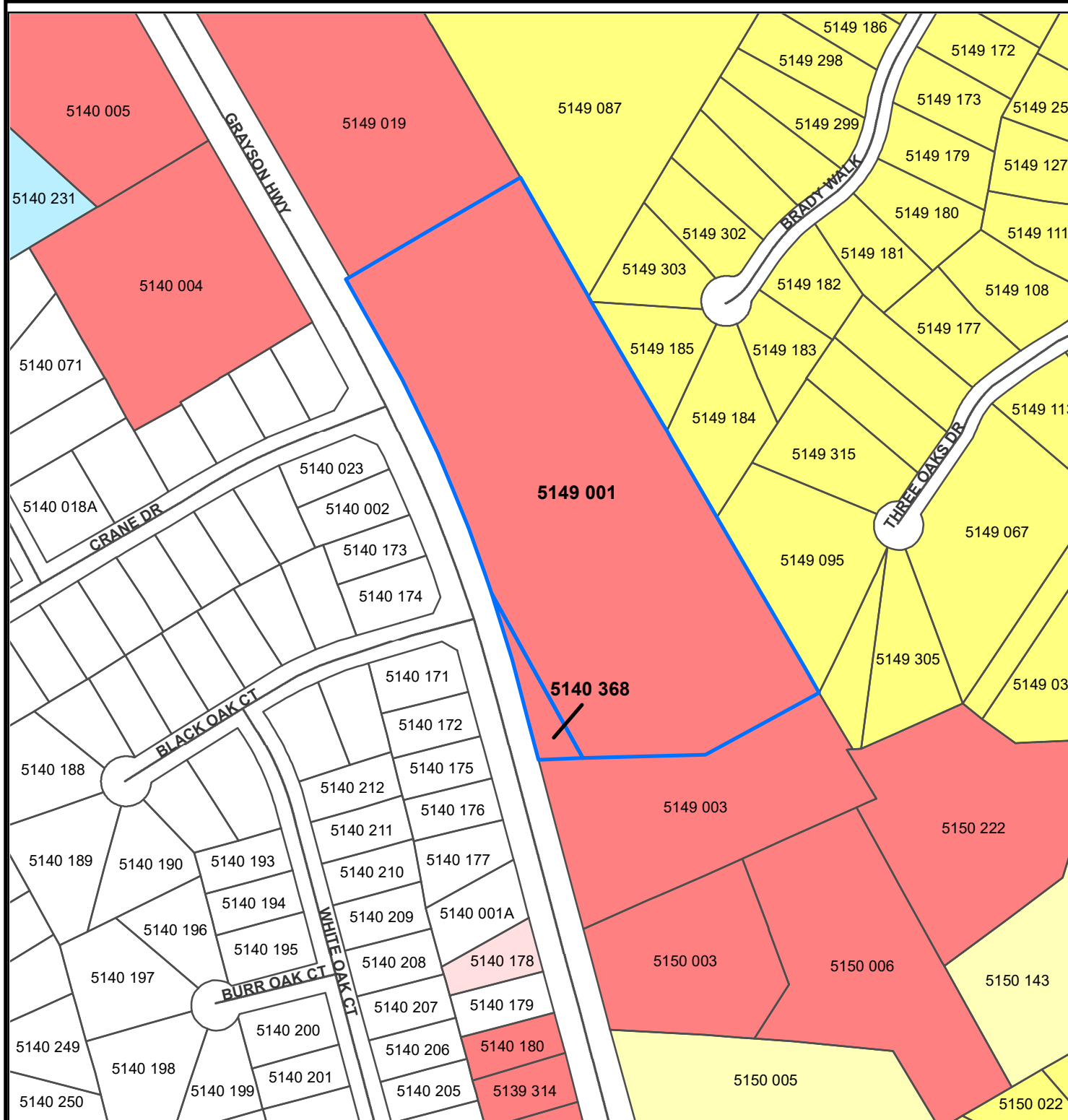
 OI Office/Institutional

 LM Light Manufacturing

 BG General Business



0 150 300





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZM2022-00013

Applicant: GTD Partners
C/O Andersen Tate & Carr

 Subject Properties

 Parcels

 Roads



0 150 300





LAWRENCEVILLE

GEORGIA

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

Item: RZR2022-00012; Refika Krkalic; 457 Northdale Road

Department: Planning and Development

Date of Meeting: Wednesday, October 12, 2022

Applicant Request: To rezone the subject property from RM-12 (Multifamily Residential District) to RS-150 (Single-Family Residential District)

Presented By: Todd Hargrave, Director of Planning and Development Department

Department Recommendation: **Approval**

Planning Commission Recommendation: **Approval with staff Recommendations**

Summary: The applicant requests the rezoning of an approximately 0.4-acre property, zoned RM-12 (Multifamily Residential District) to RS-150 (Single-Family Residential District), to allow the construction of a single-family detached dwelling unit. The subject property is located along the eastern right-of-way of Northdale Road, just south of its intersection with Hurricane Shoals Road. The property is undeveloped.

Attachments/Exhibits:

- RZR2022-00012_MUNICODE_09122022
- RZR2022-00012_REPORT_09122022
- RZR2022-00012_P&D RECO COND_09122022
- RZR2022-00012_PC RECO COND_10042022
- RZR2022-00012_LEGAL_08032022
- RZR2022-00012_LOI_08032022
- RZR2022-00012_APP_08032022

- RZR2022-00011_LND SRVY_08032022
- PDZonedMap_RZR2022-00012
- PDZoneMapAerial_RZR2022-00012
- PDZoneMapAerial_RZR2022-00012_5000FT

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER:	RZR2022-00012
APPLICANT:	REFIKA KRDKALIC
CONTACT:	REFIKA KRDKALIC AND OSMAN KRDZALIC
PHONE NUMBER:	404.966.7522
LOCATION:	457 NORTHDAL ROAD
PARCEL ID:	R5145 044
ACREAGE:	0.40
ZONING PROPOSAL:	RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT) TO RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	SINGLE-FAMILY RESIDENTIAL DWELLING UNIT
DEPARTMENT RECOMMENDATION:	APPROVAL

ZONING HISTORY:

The property has been zoned RM (Multifamily Residential District) since 1960.

PROJECT DATA

The applicant requests the rezoning of an approximately 0.40-acre property, zoned RM-12 (Multifamily Residential District) to RS-150 (Single-Family Residential District) to allow the construction of a single-family residential dwelling unit. The subject property is located along the eastern right-of-way of Northdale Road, between its intersections with Hurricane Shoals Road and the College Corridor. The property is undeveloped.

The applicant is proposing to develop the property with the construction of a one-story, 3,200 square foot single-family dwelling, consisting of three (3) bedrooms, two (2) bath, bonus room and a required two-car garage. The proposed dwelling would be constructed with exterior architectural treatments consisting of brick, fiber-cement shake and siding.

As proposed, the plan would be consistent with the minimum architectural and design standards applying to single-family residential dwelling units. The request includes establishing the minimum lot development standards applying to the RS-150 zoning classification, which would include a thirty-five (35) foot Front Yard Setback adjacent to Northdale Road, a ten (10) foot side yard setback and forty (40) foot rear yard setback adjacent to the College Corridor. Requirements applying to minimum lot area, width, heated floor area, coverage and building height would meet or exceed the minimum standards. Therefore, the proposal, if approved, would satisfy the intent of the RS-150 zoning classification applying to Lot Development Standards.

Access to the proposed development would be extended via an existing curb cut along the eastern right-of-way of Northdale Road. However, based on the submitted plan the applicant may be required to dedicate the necessary right-of-way contingent upon the approval of the City of Lawrenceville Engineering Department. Additionally, the applicant would be required to install a five (5) foot concrete sidewalk along this portion of Northdale Road.

The surrounding area is characterized by multifamily and single-family residential uses. Immediately adjacent to the north and south are single-family dwelling units located on RM-12 zoned properties. To the east, is the newly established College Corridor designed to provide a direct connection from the Georgia Gwinnett College (GGC) to the Downtown Entertainment District. To the west, across Northdale Road are various multifamily and single-family residential uses on properties zoned RM-12, and an office institutional use on a property zoned OI (Office Institutional District). To the northwest, across Northdale Road is a mini-warehouse development zoned LM (Light Manufacturing District). Although the proposed request to rezone the property to RS-150 may not necessarily be consistent with the established zoning pattern it would be consistent with the established development pattern along Northdale Road, which consist of predominately single-family residential dwelling units.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor Character Area. The intent of the Character Area is a unique place in the community, connecting two of the city's strongest anchors: Downtown and Georgia Gwinnett College (GCC). The vision for the College Corridor character area is a multi-modal, vibrant,

mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown. As proposed, the requested rezoning would be consistent with the policies of the 2040 Comprehensive Plan.

In conclusion, the proposal may not be consistent with the established zoning pattern in the immediate area, however, policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. As proposed, the construction of a single-family dwelling satisfying the minimum architectural and design standards could contribute to the positive redevelopment of other properties along Northdale Road and the College Corridor. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL** of the request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No comment

ELECTRIC DEPARTMENT

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

GAS DEPARTMENT

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

CODE ENFORCEMENT

No comment.

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

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

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

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

The area along the eastern right-of-way of Northdale Road has long suffered due to antiquated policies and 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 may not have a reasonable economic use as currently zoned.

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

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

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

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

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

The proposal may be the beginning of a long overdue zoning clean up in this area.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_09122022

RZM2022-00013

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

- 1.** To restrict the use of the property as follows:
 - A.** Single-family detached dwelling unit, accessory uses and structures.
 - B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes;
 - C.** The façade, rear and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** The single-family detached dwelling unit shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** The single-family detached dwelling unit shall consist of a two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the a finished floor. 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.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design

Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development;

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

PLANNING COMMISSION

RECOMMENDED CONDITIONS_10042022

RZM2022-00013

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

- 1.** To restrict the use of the property as follows:
 - A.** Single-family detached dwelling unit, accessory uses and structures.
 - B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes;
 - C.** The façade, rear and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** The single-family detached dwelling unit shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** The single-family detached dwelling unit shall consist of a two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
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Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development;

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

EXHIBIT "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT, BEING IN THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, ON THE EAST SIDE OF MCDANIEL STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF LANDS OF ORELL JORDAN, ON THE EAST SIDE OF MCDANIEL STREET, AND ~~RUNNING~~ RUNNING IN A SOUTHERLY DIRECTION ALONG SAID STREET ONE HUNDRED (100) FEET TO THE CORNER OF LANDS OF C.C. WALL ESTATE, THENCE IN AN EASTERLY DIRECTION ALONG THE LINE OF C.C. WALL ESTATE TWO (200) HUNDRED FEET TO THE LANDS OF FORMERLY MRS. J.F. LANGLEY ESTATE; THENCE NORTHERLY ALONG THE LANGLEY ESTATE ONE HUNDRED (100) FEET TO THE LANDS OF ORELL JORDAN, THENCE IN A WESTERLY DIRECTION ALONG JORDAN'S LINE TWO HUNDRED (200) FEET TO THE BEGINNING POINT.

SUBJECT TO THE RIGHT-OF-WAY DEED RECORDED AT DEED BOOK 54417, PAGE 0001, GWINNETT COUNTY, GEORGIA RECORDS

Letter of intent

I am applying for a rezoning of property located at
457 Northdale Rd, Lawrenceville, Ga 30046.

Current zoning is RM-12 and I would like to build a single family
house on it, therefore I would like to convert it to RS150 R.K.

My intention is to build a ranch house with a bonus space (1.5
story), up to 3200 sf with the dimensions of 60x69 feet, on a
slab, two car garages with front entrance. I included a sample
floor plan and pictures of the house, but it could be a different
one if necessary.

Thank you for consideration,

Refika Krdzalic

Refika7@yahoo.com

404-966-7522

Secondary contact:

Yazz 678-697-5467

Isabela 470-213-4870

SAMPLE LETTER

(TO BE SENT TO NEIGHBORING PROPERTY OWNERS)

Addressee Info

457 Northdale Rd

Lawrenceville,

Ga,30046

Dear Sir/Madam:

Please be advised that Refika Krdzalic, has applied for a rezoning of property located at 457 Northdale Rd, L-ville, Ga, 30046, from Rm12-Residential Multi Family to R-1 to allow to build single family house around 3200 sf.

The Lawrenceville Planning Commission will hold a public hearing on _____ in _____ order to make a recommendation to the Mayor and City Council on the rezoning request. This meeting will be at 7:00 P.M. in the Council Assembly Room, 4th Floor of City Hall, which is located at 70 South Clayton Street, Lawrenceville, Georgia. The Mayor and City Council will hold a public hearing on the rezoning request on _____. This meeting will also be held at 7:00 P.M.

Enclosures:

Applicant and contact information

Copy of rezoning application

Copy of letter of intent

Site plan

Vicinity map



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>REFIKA KRDZALIC</u>	NAME: <u>REFIKA and OSMAN KRDZALIC</u>
ADDRESS: <u>1950 Holland Park Dr</u>	ADDRESS: <u>1950 Holland Park Dr.</u>
CITY: <u>BUFORD</u>	CITY: <u>BUFORD</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
CONTACT PERSON: <u>Refika Krdzalic</u> PHONE: <u>404-966-7522</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>RS-150 R.Y.</u>	
PARCEL NUMBER(S): <u>R5145 044</u> ACREAGE: <u>0.43</u>	
ADDRESS OF PROPERTY: <u>457 NORTHDAL RD, Lawrenceville, GA 30046</u>	

[Signature] 8-3-2022
SIGNATURE OF APPLICANT DATE

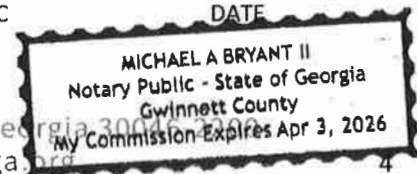
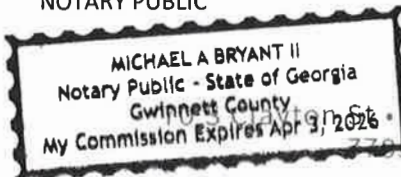
[Signature] 8/3/22
SIGNATURE OF OWNER DATE

Refika Krdzalic
TYPED OR PRINTED NAME

Refika and Osman Krdzalic
TYPED OR PRINTED NAME

[Signature] 8/3/22
NOTARY PUBLIC DATE

[Signature] 8/3/22
NOTARY PUBLIC DATE



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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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? _____ **YN**

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

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

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



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER:

(Map Reference Number)

05

District

145

Land Lot

25145044

Parcel

Signature of Applicant

8/2/2022

Date

REFIKA KRDOZALIC / OWNER

Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

NAME

TITLE

DATE



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

PC: 10.3.2022
EC: 10.24.2022

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

Notification Sign

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

RZR2022-00012
CASE NUMBER

8/2/2022
DATE

Rehva Krdzalic
AKNOWLEDGED BY (PRINT NAME)


SIGNATURE

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





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00012

Applicant: Refika & Osman Krdzalic

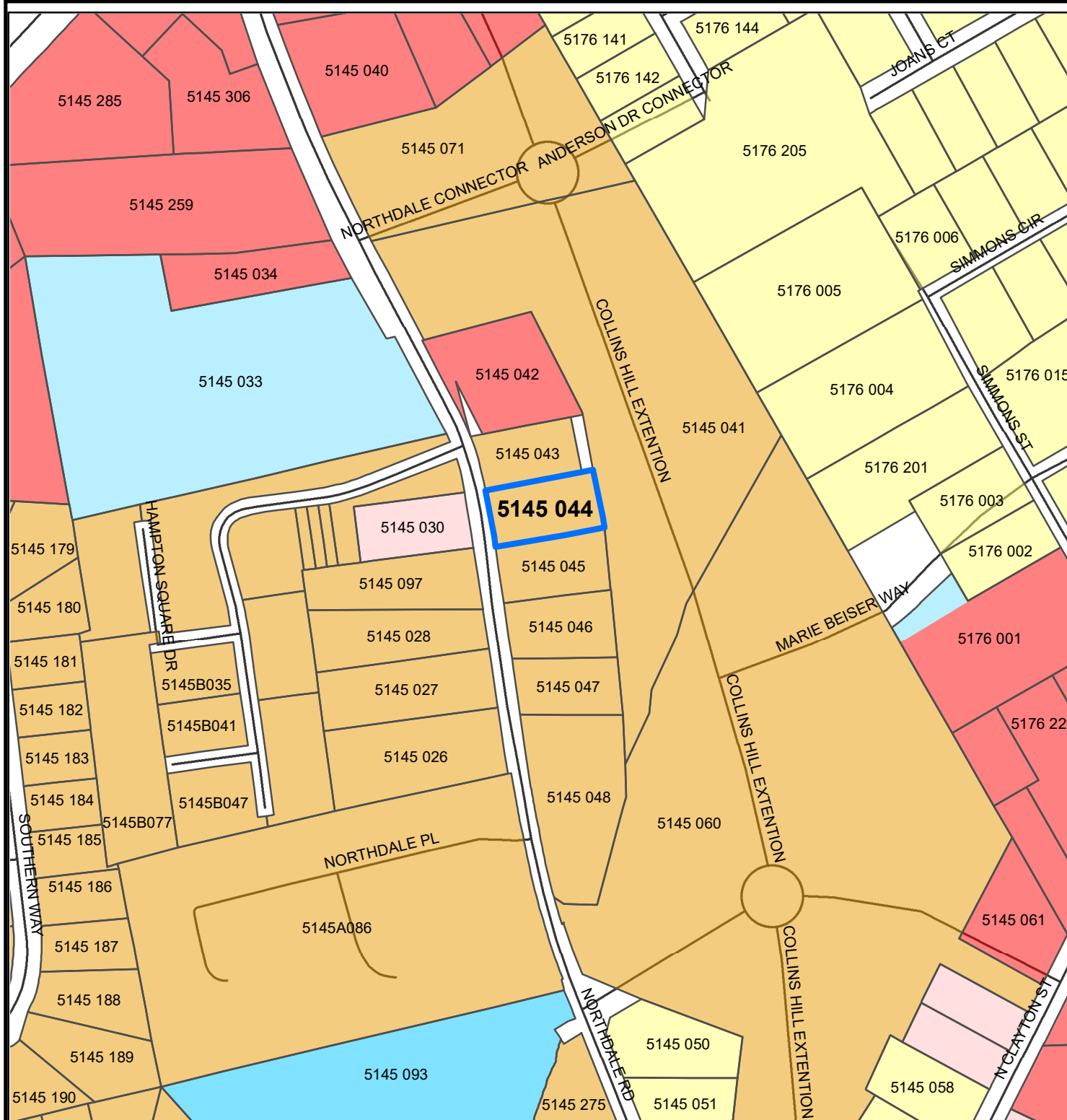
-  Subject Property
-  Parcels
-  City Maintained Streets

Zoning Districts

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



0 135 270





LAWRENCEVILLE

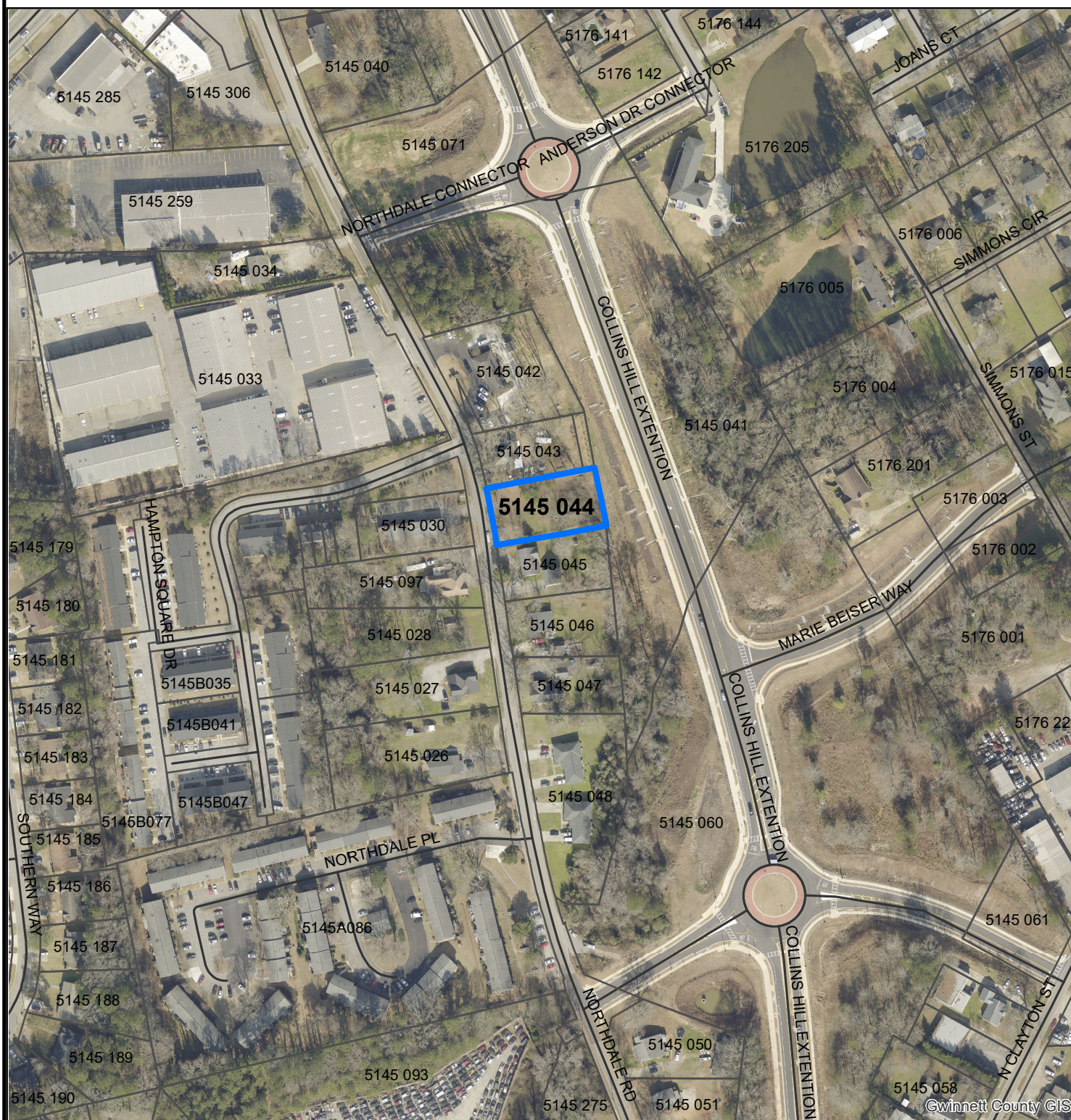
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZR2022-00012

Applicant: Refika & Osman Krdzalic



-  Subject Property
-  Parcels
-  City Maintained Streets



0 135 270



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Sandalwood Recommendations
Department:	City Manager
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	TBD
Presented By:	Chuck Warbington, City Manager
Action Requested:	Discussion and Direction to Move Forward with Recommendations

Summary: After members of the Sandalwood community reached out the City concerning issues in their community, City staff researched and provided an initial assessment of the private development including meeting with HOA members and property management while also analyzing existing infrastructure within the development. The 22+ acre private development off New Hope Road consists of 177 condos and is managed by 3 HOAs and appears that long-term neglect and lack of investment for routine maintenance by the HOAs related to buildings, private roads, and the private lake over the years has led to a significant declining development.

Since Sandalwood is a private development (including private roads and private lake), the City's role is limited. However, staff has provided a total of twelve (12) recommendations for the Council to consider that will improve the development, the overall area, and provide a sustainable future for the City and the community. Eight (8) of the recommendations are City funded, three (3) are HOA functions, and one (1) is Gwinnett County funded.

If Council decides to move forward with these recommendations, a full plan will be coordinated with all stakeholders by the end of the year to ensure a complete and well executed improvement project for the community.

Fiscal Impact: Approximately \$6,000,000+ (funded by Stormwater Funds, ARPA Funds, Gas Capital Funds, Electric Capital Funds, and Gwinnett County Water Funds)

Attachments/Exhibits:

10-4-2022 Memo Sandalwood Recommendations



LAWRENCEVILLE

WINNETT • METRO ATLANTA

Office of
The City Manager

Chuck Warbington

4.

TO: Mayor and Council

FROM: Chuck Warbington, City Manager

DATE: October 4, 2022

SUBJECT: Sandalwood Recommendations

The City has completed an overview analysis of issues in the private development of the Sandalwood community located off New Hope Road. This included meetings with HOA representatives, site visits, research of the age of infrastructure along with previous studies and improvements, and conversations with property management. The 22 acre development (consisting of approximately 177 condos and apartments) has 3 HOAs covering the community. These are indicated in *Exhibit A*:

- a. Sandalwood 1 HOA – Outlined Purple
- b. Sandalwood 2 HOA – Outlined in Red
- c. Amenities HOA (funded by Sandalwood 1 and 2 HOAs) – outlined in Green

There appears to be long term neglect and lack of investment for routine maintenance by the community related to buildings, private roads, and the private lake over the years. Due to the fact that a lot of the issues in the community are related to private property and infrastructure, the City's role in improving various aspects of the community is limited. However, City staff is outlining some recommendations where the City (and County) could improve infrastructure for Sandalwood and the overall greater community. *It should be noted that this list of recommendations can be all be completed by the City or provided as an ala cart list of improvements based on direction provided by City Council.*

Recommendation #1 (See *Exhibit B*) – Provide new curb and gutter, sidewalk, and stormwater improvements along New Hope Road across the frontage of the property. This may require Sandalwood to provide construction easements and/or ROW to the City to complete this work. *Estimated Cost: \$200,000 (Stormwater Funds)*

Recommendation #2 (see *Exhibit C*) – Consolidate 6 dumpsters scattered throughout the complex to two locations near the front of the property. One near the tennis courts and one near the SE access drive at the front of the property. Pads and enclosure to be included. It will be recommended that the Sandalwood development provide signage and security cameras to deter illegal dumping from outside the development. *Estimated Cost: \$150,000 (ARPA-Neighborhood Stabilization Funds)*

Recommendation #3 (see *Exhibit D*) – Remove tennis court and fencing and sod disturbed area for open space area for the residents. Level out hill from parking area. Replace failed storm pipe and fill in sink hole. *Estimated Cost: \$125,000 (Stormwater Funds and/or ARPA -Neighborhood Stabilization Funds)*

Recommendation #4 (See *Exhibit E*) – Mill, repair, provide subbase as needed, and repave asphalt drives to proper paving section supporting City garbage trucks at the front of the community where the new dumpsters will be located. This needs to be coordinated with recommendation #5 and expanded if pipe replacement is needed.

Estimated Cost: \$400,000 (ARPA-Neighborhood Stabilization Funds)

Recommendation #5 (See *Exhibit F*) – Evaluate 4 pipe systems that drain offsite properties and flow under Sandalwood Circle and replace if in deteriorating condition. If replacement is necessary, coordinate with Recommendation #4 to expand repair and replacement of asphalt.

Estimated Cost: Unknown pending evaluation: anticipate \$300,000+ (Stormwater Funds)

Recommendation #6 (See *Exhibit G*) – Analyze the regional effectiveness, purpose, and impact on flood levels downstream of the 4.2 acre lake. The regional pond has a drainage basin of 237+/- acres including the 22+/- acre Sandalwood development. The analysis should include storage available and if dredging is needed, status of existing dam and outlet control structure (this includes possible improvements that would decrease flooding levels downstream), and improvements to the outlet/release point from the dam to eliminate erosion long term. If the City determines improvements are needed, the City should require acquisition of the lake property at no cost to the City and outline a maintenance plan to be performed by the City for future years.

Estimated Cost: Unknown pending analysis: anticipate \$1,300,000+ (Stormwater Funds)

Recommendation #7 (See *Exhibit H*) – Replacement/relocation of the existing high pressure Gas Steel main installed in the 1950's from behind the Dam and community pool to provide better service to the community and to allow the City better access for maintenance of the new line in the future.

Estimated Cost: \$1,500,000+ (Gas Capital Fund)

Recommendation #8 (See *Exhibit I*) – Replacement of all underground electrical lines and pad mounted transformers for the development.

Estimated Cost: \$1,000,000+/- (Electric Capital Fund)

Recommendation #9 (See *Exhibit J*) – Gwinnett County has agreed to upgrade/relocate water lines in areas where the City is upgrading infrastructure. Water lines were installed in 1974 and generally appear to be substandard (size and material) to current Gwinnett County standards. Sewer lines have been inspected and do not need improvement since Gwinnett County completed a project in 2014 in the community.

Estimated Cost: Unknown pending further coordination with the City: anticipate \$1,000,000+ (Gwinnett County Water Funds)

Recommendation #10 (see *Exhibit K*) – Allow Sandalwood 2 HOA to sale or develop former vacated/undeveloped recreation space based on adjacent similar structures and density. This will provide a one-time infusion of funds to the HOA strengthening their finances.

It should be noted that the City should require signed agreements from the HOAs to the following recommendations before any work previously outlined above is started by the City.

Recommendation #11 – Require repaving plan for all private roads (including roads recommended to be improved above) of the HOAs.

Recommendation #12 - City to analyze current HOA budget and funding situation and require minimum set aside fees for HOAs to positively sustain long term maintenance of the paving.



Exhibit A



Exhibit B

1. **Curb Gutter, Sidewalk, and Stormwater Improvement along New Hope Road (Sandalwood Side Only)**

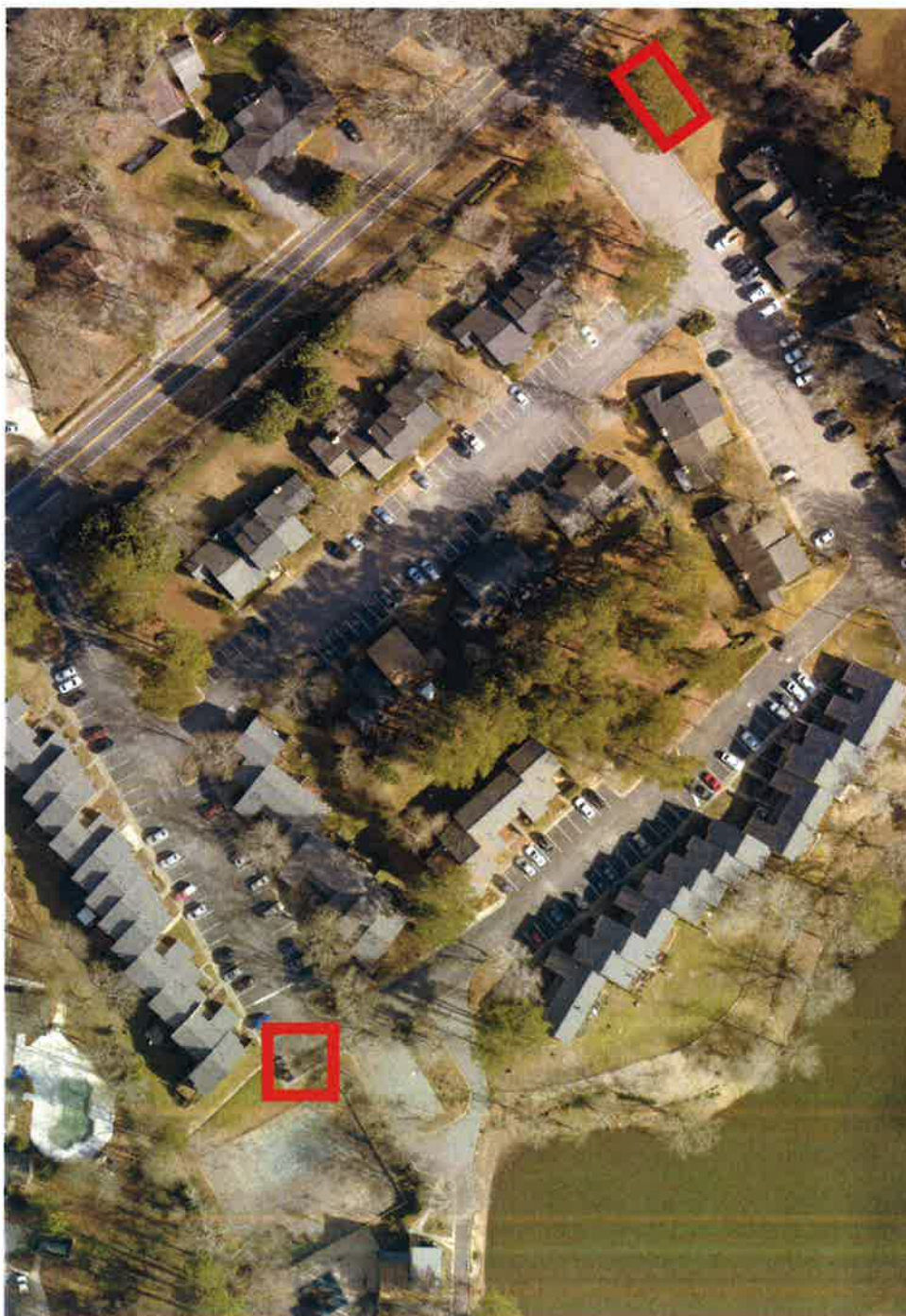


Exhibit C

2. **Dumpster Consolidation**
Consolidate 6 dumpsters scattered throughout complex to 2 locations. Pads and enclosure to be included.

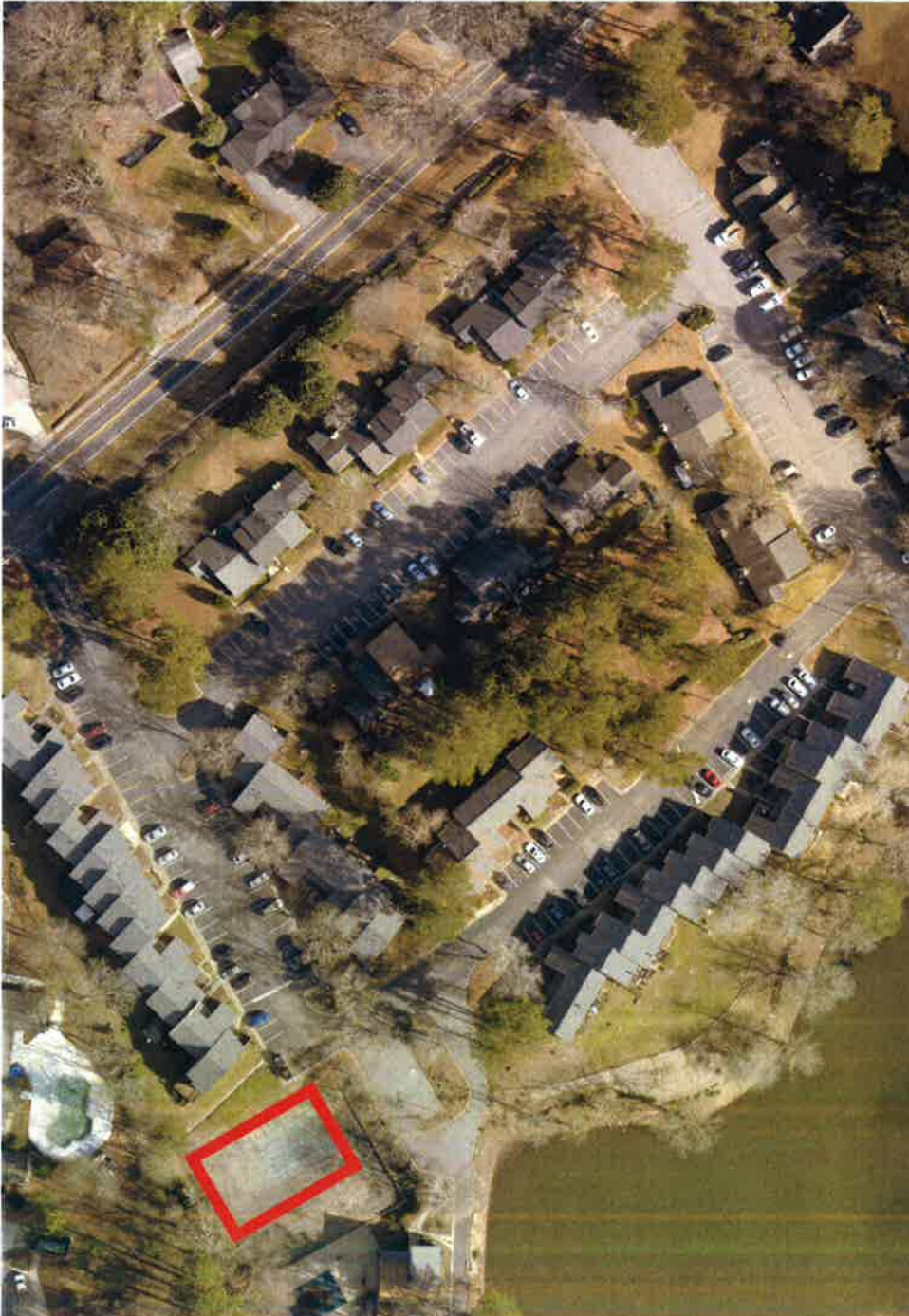


Exhibit D

3. **Tennis Court Removal**
Remove tennis court and fencing and sod disturbed area. Level out hill from parking area. Replace storm pipe and correct sink hole.

4. Pavement Replacement
Mill, repair subbase, and
repave asphalt drives



Exhibit E

The Sandalwood condominiums are a private development that was built in the 1970s. There is a 4.2 Acre lake that is in the middle of the parcel. The lake bisects Tributary 4.1 of Shoal Creek. 237 Acres drains to the lake.

Map of lake and drainage assets

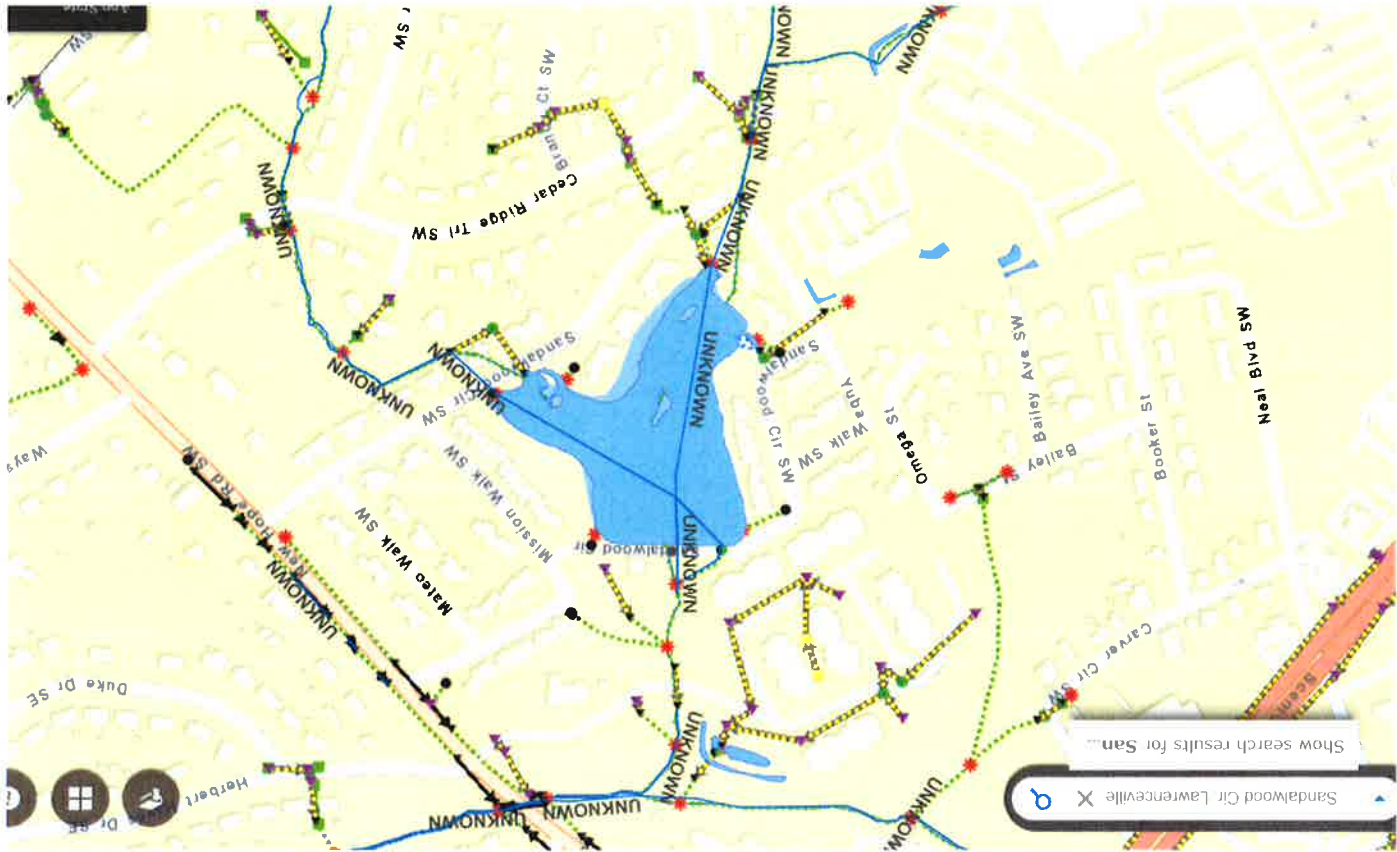
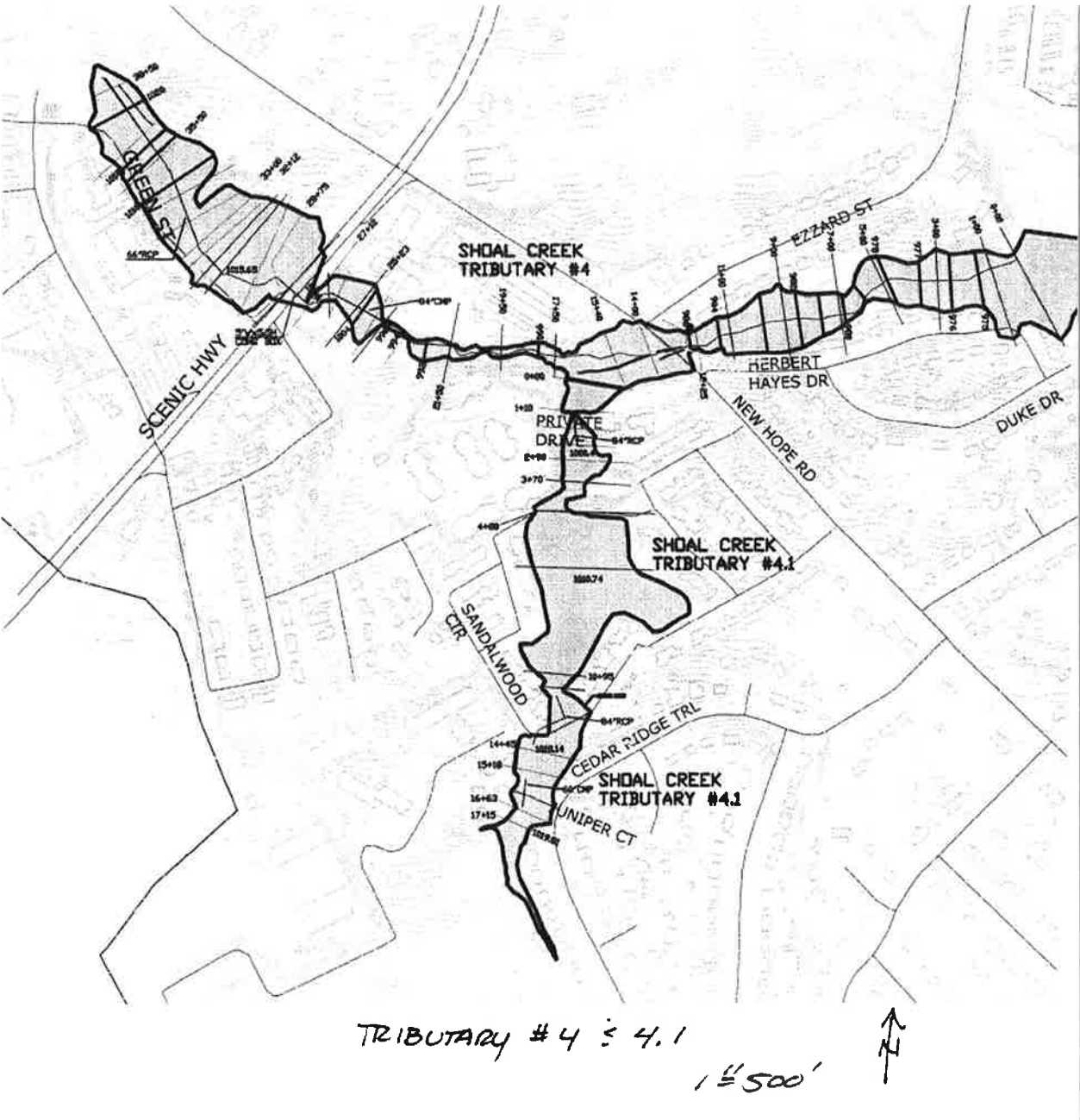


Exhibit F



Tributary 4 and 4.1 of Shoal Creek



A portion of Sandalwood Circle is in the projected 100yr flood plain, but this is due to undersized culverts on the inlet side of the lake. This does not affect the lake though.





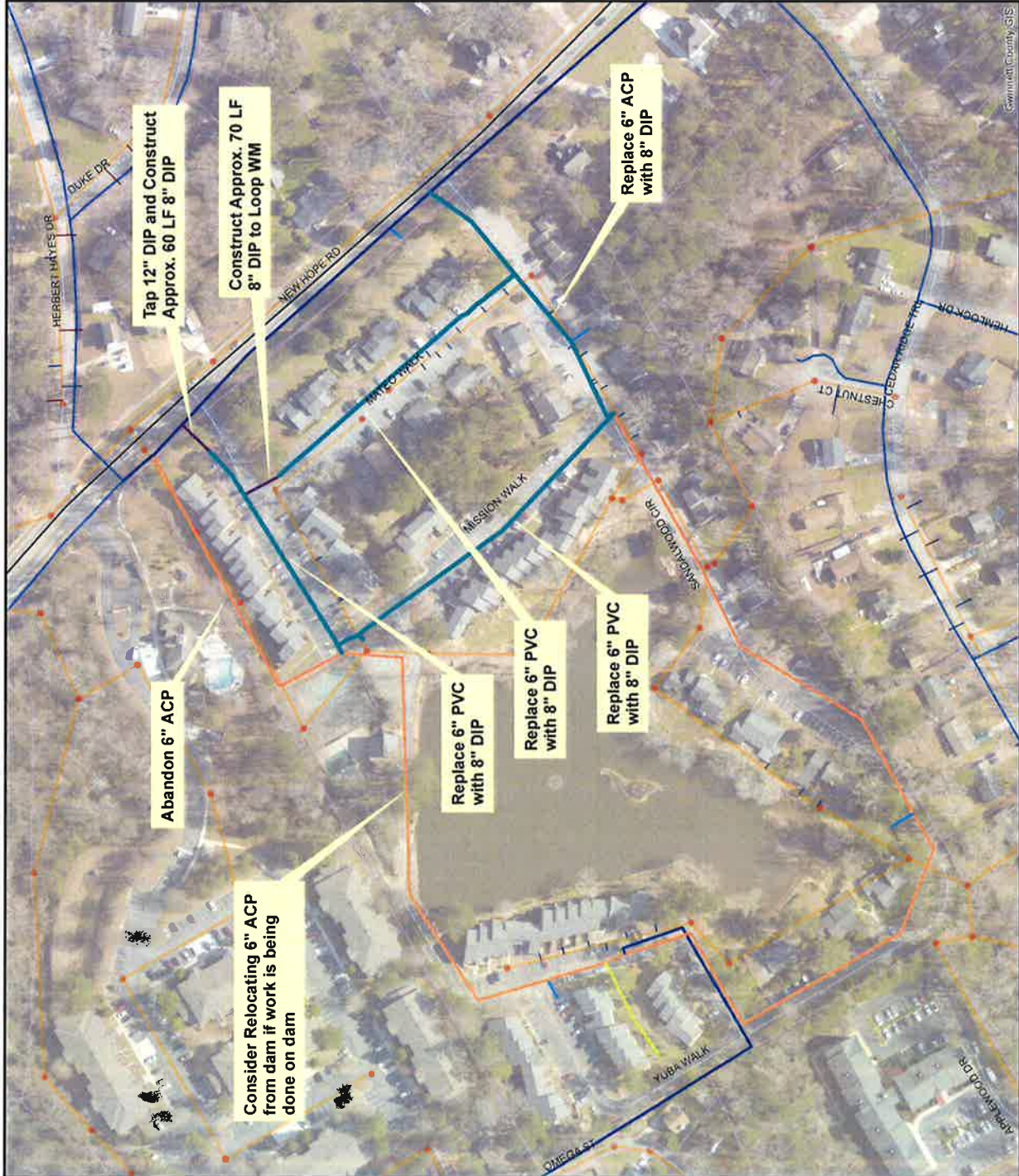
Sandalwood Development Water Mains

09/27/2022



Note:
This map represents potential work on the water mains in the Sandalwood Development. The work shown is limited to the area that the City of Lawrenceville indicated will be under construction.

- Legend**
- Water Main to be Replaced
 - Additional Water Main
 - Sandalwood WM Material
 - ACP
 - Cast Iron
 - Ductile Iron
 - Poly Vinyl Chloride
 - STEEL
 - Parcels
 - Pressurized Main



Esri J

5. Allow Development of
Former Closed
Recreation/Undeveloped
Area



Exhibit K



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Right-of-Way Tree Trimming on an Annual Contract
Department:	Electric
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	\$265,200.00
Presented By:	Huston Gillis, Electric Director
Action Requested:	Approval to renew Right-of-Way Tree Trimming on an Annual Contract to W.E. Hicks d/b/a Trees Unlimited in the amount of \$265,200.00.

Summary: This contract provides tree-trimming services to prevent damage to the City's electrical power lines. This service is continually done on a weekly basis. This is the second of four renewal options. Pricing reflects a 1% increase as stipulated in the agreement.

Background: Original award was \$260,000.00.
First renewal: \$262,600.00.

Fiscal Impact: Amount of \$265,200.00. This contract is funded by the Capital Outlay Fund (5114600.541000). Project 06-022.

Attachments/Exhibits:
Bid Tabulation

BID TABULATION**SB002-21****Right-of-Way Tree Trimming on an Annual Contract****Electric Department**

			W.E. Hicks d/b/a Trees Unlimited	
ITEM #	DESCRIPTION	APPROX. HOURS	UNIT PRICE	TOTAL PRICE
1	Right-of-Way Tree Trimming	2000	\$132.60	\$265,200.00
Will vendor hold pricing firm? Renewal Option 1			1% increase	
Will vendor hold pricing firm? Renewal Option 2			1% increase	
Will vendor hold pricing firm? Renewal Option 3			1% increase	
Will vendor hold pricing firm? Renewal Option 4			1% increase	

Recommended vendor:

W.E. Hicks d/b/a Trees Unlimited

3 Georgia Ave.

Cave Springs, GA 30124

706-777-9777

shicks@treesunlimitedco.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Emergency Purchase of Transformers
Department:	Electric
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	\$535,360.00
Presented By:	Huston Gillis, Electric Director
Action Requested:	Ratification of Emergency Purchase of Transformers to the low bidder, JCL Energy, LLC in the amount of \$535,360.00. Authorization for City Manager to approve price adjustments due to market volatility.

Summary: This emergency purchase is to provide multiple KVA transformers for the Northside Hospital Gwinnett expansion project. Due to supply chain constraints, lengthy lead times, and raw material volatility, the purchase was made as the transformers became available.

Fiscal Impact: Amount of \$535,360.00. This purchase is funded by the Capital Outlay Fund (5114600.541000). Project 06-040.

Attachments/Exhibits:

Bid Tabulation

Purchase of Transformers
Electric Department

				JCL Energy, LLC		Gresco Utility Supply		Tri-State Utility Products, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	1500, 3 Phase KVA Transformer. Dual Voltage	7	EA	\$76,480.00	\$535,360.00	\$79,188.00	\$554,316.00	\$104,139.80	\$728,978.60
	TOTAL			\$535,360.00		\$554,316.00		\$728,978.60	

*Three firms could not provide pricing



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of Switch Gear Cabinets and Ground Sleeves
Department:	Electric
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	\$271,705.00
Presented By:	Huston Gillis, Electric Director
Action Requested:	Ratification of Purchase of Switch Gear Cabinets and Ground Sleeves to low bidder, Stuart C. Irby Co., Inc. in the amount of \$271,705.00. Authorization for City Manager to approve price adjustments due to market volatility.

Summary: This purchase is to provide multiple switch gear cabinets and sleeves for the Northside Hospital Gwinnett expansion project. Due to supply chain constraints, lengthy lead times, and raw material volatility, the purchase was made as the products become available.

Fiscal Impact: Amount of \$271,705.00. This purchase is funded by the Capital Outlay Fund (5114600.541000). Project 06-038.

Attachments/Exhibits:
Bid Tabulation

Purchase of Switch Gear Cabinets and Ground Sleeves
Electric Department

	Gresco Utility Supply	Stuart C. Irby Co., Inc.	Wesco / Anixter Utility Power Solutions
DESCRIPTION	Total Price	Total Price	Total Price
3 each / PSE-11-54312 - 25KV Switch Gear Cabinet 8 each / PSE-9-54222 - 25KV Switch Gear Cabinet 11 each / Fiberglass Grounding Sleeve	\$273,037.06	\$271,705.00	N/B

Recommended vendor:

Stuart C. Irby Co., Inc.
815 Irby Drive
Jackson, MS 39201



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Natural Gas Old Peachtree Road DIMP Replacement Project
Department:	Gas
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	\$234,152.25
Presented By:	Todd Hardigree, Das Director
Action Requested:	Award Natural Gas Old Peachtree Road DIMP Replacement Project to sole bidder, Harrison and Harrison, Inc., amount not to exceed \$234,152.25. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of installation of approximately 4,000 feet of 6-inch PE main on the west side of Buford Dr. and the south side of Old Peachtree Rd. in Lawrenceville GA. from Azalea Dr. to Friars Gate Dr. approximately 300 feet of 2-inch PE main from the south side of Old Peachtree Rd. crossing under to the north side of Old Peachtree Rd. Two firms indicated that they did not have adequate labor to bid this project.

Fiscal Impact: Amount not to exceed \$234,152.25. This project is funded by the Capital Outlay Fund (5164700.541000). Project 11-023.

Attachments/Exhibits:

Bid Tabulation

SB005-23

Natural Gas Old Peachtree Road DIMP Replacement Project

Gas Department

				Harrison and Harrison, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE
Base Project					
1	Warranties & Bonds	1	LS	\$5,912.25	\$5,912.25
2	Remobilization	1	LS	\$1,000.00	\$1,000.00
3	2” Polyethylene Open Trench	1	LF	\$45.00	\$45.00
4	2” Polyethylene Bore	1	LF	\$45.00	\$45.00
5	4” Polyethylene Open Trench	100	LF	\$35.00	\$3,500.00
6	4” Polyethylene Bore	100	LF	\$35.00	\$3,500.00
7	6” Polyethylene Open Trench	500	LF	\$45.00	\$22,500.00
8	6” Polyethylene Bore	3500	LF	\$45.00	\$157,500.00
9	6” Polyethylene Tie-in	3	EA	\$2,000.00	\$6,000.00
10	4” Polyethylene Tie-in	2	EA	\$2,000.00	\$4,000.00
11	2” Polyethylene Tie-in	5	EA	\$1,000.00	\$5,000.00
12	Service Tie-over Shortside	2	EA	\$1,500.00	\$3,000.00
13	Service Tie-over Longside	2	EA	\$2,000.00	\$4,000.00
14	Service Replacement Insert/Re-dig Shortside	1	EA	\$3,500.00	\$3,500.00
15	Service Replacement Insert/Re-dig Longside	1	EA	\$5,000.00	\$5,000.00
16	Locate Station Installation	10	EA	\$25.00	\$250.00
17	2” Steel Tap and/or Stop	1	EA	\$3,000.00	\$3,000.00
18	Add for Rock Bore 6”	1	LF	\$400.00	\$400.00
19	Add for Blast/Hammer Rock	100	LF	\$60.00	\$6,000.00
20	Cost Plus/Crew without Welder	1	Daily Rate	\$4,000.00	
21	Installation of 12” Steel Casing 80’	1	EA	\$6,000.00	\$6,000.00
Total				\$234,152.25	

Recommended Vendor:

Harrison and Harrison, Inc.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Natural Gas Pressure Improvement Project
Department:	Gas
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	\$307,438.50
Presented By:	Todd Hardigree, Das Director
Action Requested:	Award Natural Gas Pressure Improvement Project to low bidder, Harrison and Harrison, Inc., amount not to exceed \$307,438.50. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of installation of approximately 1760 feet of 4-inch PE main on Ozora Rd. from Camp Mitchell Rd. to Berry Rd., installation of approximately 3850 feet of 4-inch PE main from Burton Rd. to Ozora Farms Way, and installation of approximately 3000 feet of 4-inch PE main from Callie Still Rd. to Hwy 81.

Fiscal Impact: Amount not to exceed \$307,438.50. This project is funded by the Capital Outlay Fund (5164700.541000). Project 11-023.

Attachments/Exhibits:
Bid Tabulation

SB005-23
Natural Gas Pressure Improvement Project
Gas Department

				D. Lance Souther, Inc.		Harrison and Harrison, Inc.		Southern Pipeline	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project									
1	Warranties & Bonds	1	LS	\$7,000.00	\$7,000.00	\$7,498.50	\$7,498.50	\$12,000.00	\$12,000.00
2	Remobilization	1	LS	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00
3	2” Polyethylene Open Trench	1	LF	\$25.00	\$25.00	\$45.00	\$45.00	\$60.00	\$60.00
4	2” Polyethylene Bore	1	LF	\$25.00	\$25.00	\$45.00	\$45.00	\$100.00	\$100.00
5	4” Polyethylene Open Trench	8,500	LF	\$25.00	\$212,500.00	\$20.00	\$170,000.00	\$30.00	\$255,000.00
6	4” Polyethylene Bore	1000	LF	\$30.00	\$30,000.00	\$35.00	\$35,000.00	\$50.00	\$50,000.00
7	6” Polyethylene Open Trench	1	LF	\$40.00	\$40.00	\$100.00	\$100.00	\$100.00	\$100.00
8	6” Polyethylene Bore	1	LF	\$40.00	\$40.00	\$100.00	\$100.00	\$100.00	\$100.00
9	6” Polyethylene Tie-in	1	EA	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00
10	4” Polyethylene Tie-in	6	EA	\$2,500.00	\$15,000.00	\$2,000.00	\$12,000.00	\$5,000.00	\$30,000.00
11	2” Polyethylene Tie-in	2	EA	\$2,000.00	\$4,000.00	\$1,500.00	\$3,000.00	\$6,000.00	\$12,000.00
12	Service Tie-over Shortside	9	EA	\$2,000.00	\$18,000.00	\$1,500.00	\$13,500.00	\$2,000.00	\$18,000.00
13	Service Tie-over Longside	9	EA	\$3,500.00	\$31,500.00	\$2,000.00	\$18,000.00	\$3,000.00	\$27,000.00
14	Service Replacement Insert/Re-dig Shortside	1	EA	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00
15	Service Replacement Insert/Re-dig Longside	1	EA	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00

BID TABULATION

PAGE 2

9.

16	Locate Station Installation	10	EA	\$250.00	\$2,500.00	\$25.00	\$250.00	\$200.00	\$2,000.00
17	Retire/Remove Regulator Station	2	EA	\$2,500.00	\$5,000.00	\$3,000.00	\$6,000.00	\$2,500.00	\$5,000.00
18	Add for Rock Bore 4"	200	LF	\$150.00	\$30,000.00	\$100.00	\$20,000.00	\$150.00	\$30,000.00
19	Add for Rock Bore 6"	1	LF	\$200.00	\$200.00	\$400.00	\$400.00	\$200.00	\$200.00
20	Add for Blast/Hammer Rock	100	LF	\$100.00	\$10,000.00	\$100.00	\$10,000.00	\$300.00	\$30,000.00
21	Cost Plus/Crew with Welder	1	Daily Rate	\$4,500.00		\$5,000.00		\$4,000.00	
22	Cost Plus/Crew without Welder	1	Daily Rate	\$3,500.00		\$4,000.00		\$3,000.00	
Total				\$382,330.00		\$307,438.50		\$492,560.00	

Recommended Vendor:

Harrison & Harrison, Inc.

P.O. Box 5635

Athens, GA 30604

P: 706-549-2555

jameyhh@bellsouth.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Demolition of Central Park Apartments Project
Department:	Engineering
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	\$231,000.00
Presented By:	Jim Wright, City Engineer
Action Requested:	Award Demolition of Central Park Apartments Project to low bidder, Complete Demolition Services, LLC, amount not to exceed \$231,000.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project is to demolish all the building structures including floor slabs, concrete staircases, footings, basement/crawlspace walls, and retaining walls. All debris, junk, and trash will be removed and disposed of properly. Contractor shall backfill disturbed areas with good dirt and compact. The end result of the demolished areas will have a smooth flat slope, drains well, and seed & straw or hydro seeded after demolition.

Fiscal Impact: Amount of \$231,000.00. This contract is funded by the Capital Outlay Fund (3551320.541000).

Attachments/Exhibits:
Bid Tabulation

BID TABULATION

SB003-23

**Demolition of Central Park Apartments Project
Engineering**

	Bayne Development Group	Chaplin and Sons Clearing and Demolition, Inc.	Southern Demolition and Environmental	Complete Demolition Services, LLC	Dore & Associates, Inc.
DESCRIPTION	Total Price	Total Price	Total Price	Total Price	Total Price
All costs associated with the complete demolition of structures, abatement disposal of and complete final grading for Demolition of Central Park Apartments Project	\$433,373.00	\$435,000.00	\$457,800.00	\$231,000.00	\$746,600.00

	Southern Environmental Services, Inc.	Trinity Industrial Services, LLC	Tristar America, LLC	Wrecking Corp. of America, LLC
DESCRIPTION	Total Price	Total Price	Total Price	Total Price
All costs associated with the complete demolition of structures, abatement disposal of and complete final grading for Demolition of Central Park Apartments Project	\$291,500.00	\$498,895.00	\$317,000.00	\$442,000.00

Recommended vendor:

Complete Demolition Services, LLC
419 B Castleman Road
Carrollton, GA 30116
770-830-9996
james.cds@att.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Intergovernmental Agreement for the Improvement, Operation, Maintenance, and Repair of Seminary Street
Department:	City Manager
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	N/A
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approval of IGA with Gwinnett County for the Improvement, Operation, Maintenance, and Repair of Seminary Street

Summary: The City has a plan to add off street parking on Seminary Street, repave the road, add landscaping, and construct a “table top” intersection improvement at the Seminary and Clayton Street intersection. Seminary Street is County owned and maintained and this agreement allows the City to construct the improvements and maintain the area for 50 years.

Fiscal Impact: N/A

Attachments/Exhibits: IGA for the Improvement, Operation, Maintenance, and Repair of Seminary Street

INTERGOVERNMENTAL AGREEMENT
FOR THE IMPROVEMENT, OPERATION, MAINTENANCE, AND REPAIR
OF SEMINARY STREET

THIS INTERGOVERNMENTAL AGREEMENT FOR THE IMPROVEMENT, OPERATION, MAINTENANCE, AND REPAIR OF SEMINARY STREET (hereinafter referred to as the "Agreement") is made and entered into this the ____ day of _____, 2022, by and between the **CITY OF LAWRENCEVILLE**, a municipal corporation chartered by the State of Georgia (hereinafter referred to as the "City") and **GWINNETT COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter referred to as the "County").

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes any county, municipality or other political subdivision of the State to contract for a period not exceeding fifty (50) years, with any county, municipality, or political subdivision, or with any other public agency, public corporation or public authority, for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, Seminary Street is located on property owned by the County between South Perry Street and South Clayton Street within the city limits of the City of Lawrenceville and is more particularly described as being located in Land Lots 146 and 147 of the 5th Land District and being shown as Right-of-Way Dedication, consisting of 0.434 acres (18,911 sq. ft.), on the Right-of-Way Dedication Plat prepared by Precision Planning, Inc. for the City of Lawrenceville, consisting of two (2) drawings dated July 26, 2022, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, the City has proposed a project to make roadway and streetscape improvements to Seminary Street as shown on the Site and Dimension Plan, prepared by

Precision Planning, Inc. for the Seminary Street Parking and Improvements, consisting of one (1) drawing dated August 12, 2022, a copy of which is attached hereto as Exhibit “B” and incorporated herein by this reference; and

WHEREAS, the City desires to assume responsibility for the improvement, operation, maintenance, and repair of Seminary Street; and

WHEREAS, the County currently utilizes Seminary Street to provide bus parking and access to off-street parking for the Isaac Adair House and Lawrenceville Female Seminary which are located to the south of Seminary Street and are owned and operated by the County; and

WHEREAS, the City’s proposed improvements are designed to maintain said bus parking and access to off-street parking; and

WHEREAS, the City and the County, upon careful review and consideration, have concluded that it is in the best interests of the health, safety, and welfare of the citizens of Gwinnett County to cooperate so as to provide for the improvement, operation, maintenance, and repair of Seminary Street; and

WHEREAS, the City and the County desire to enter into this Agreement to memorialize their understandings as to all issues related to the improvement, operation, maintenance, and repair of Seminary Street.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the County do hereby agree as follows:

1. County Responsibilities.

The County shall maintain ownership of Seminary Street and shall allow the City to improve, operate, maintain, and repair Seminary Street subject to the terms and conditions of this Agreement.

2. The City's Responsibilities.

- a. The City, at its sole cost and expense, shall make the improvements to Seminary Street as shown on Exhibit "B". During construction of the improvements, the City shall at all times maintain access to the County's off-street parking for the Isaac Adair House and Lawrenceville Female Seminary located south of Seminary Street, and the City shall ensure its contractors coordinate with the County as to its needs for bus parking.
- b. The City shall be solely responsible for the operation, maintenance, and repair of Seminary Street in accordance with the following:
 - 1) The City shall operate Seminary Street as a public access easement and shall maintain Seminary Street, including its streetscape, in good repair and for use by the public.
 - 2) The City shall be solely responsible for all costs and expenses associated with the operation, maintenance, and repair of Seminary Street including, but not limited to, roadway maintenance and repair and streetscape maintenance including mowing, landscaping, signage, street lighting, trash removal, graffiti removal, and debris removal.
 - 3) The City shall ensure that the parking spaces along Seminary Street are limited to bus parking between the hours of 7 a.m. and 3 p.m., Monday through Friday, and shall erect and maintain adequate signage regarding same.
 - 4) The City shall ensure that access to the County's off-street parking for the Isaac Adair House and Lawrenceville Female Seminary located south of Seminary Street is maintained at all times.

3. Term.

- a. The term of this Agreement shall be fifty (50) years from the date first set forth above unless terminated earlier as provided herein.

b. This Agreement shall automatically terminate in the event the City ceases to operate, maintain, and repair Seminary Street as evidenced by the following:

- 1) The City providing notice to the County of its intention to cease operating, maintaining, and repairing Seminary Street; or
- 2) The County providing notice to the City of the appearance that the City has ceased operating, maintaining, and repairing Seminary Street, and the City failing to take affirmative steps to operate, maintain, and repair Seminary Street within thirty (30) days of the date of such notice.

4. Insurance.

- a. The City shall maintain commercial general liability insurance coverage in the amount of no less than \$1,000,000.00 dollars for bodily injury and property damage.
- b. Each contractor hired by the City to perform any work on Seminary Street shall be required to maintain general liability insurance, including coverage for bodily injury and property damage, at the level required by the County for comparable transportation projects. The County shall be named as an additional insured on any such policy of insurance. Prior to any work being performed, the County shall be provided with a certificate evidencing said insurance coverage and providing for at least thirty (30) days prior written notice to the County in the event of alteration or cancellation.

5. Default.

It is covenanted and agreed that, if the City or the County shall neglect or fail to perform or observe any of the covenants, terms, provisions or conditions contained in this Agreement on its part to be performed or observed after written notice specifying the covenant, term, provision, or condition with required action to correct or cure same, and sixty (60) days having elapsed from the date of receipt of such written notice or such additional time as is reasonably required to cure or correct any such default, then the parties agree that, prior to initiating any litigation, they will

participate in non-binding mediation in an attempt to resolve the dispute. Should such non-binding mediation prove unsuccessful, the parties shall be free to pursue all remedies available by law, including but not limited to, specific performance.

6. Assignment.

This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other party.

7. Modification.

This Agreement cannot be changed or modified except by agreement in writing executed by all parties hereto.

8. Notices.

All notices, consents, waivers, directions, requests, or other instruments or communications provided for under this Agreement shall be deemed properly given if, and only if, delivered personally or sent by registered or certified United States mail, postage prepaid, as follows:

a. If to the County:

County Administrator
Gwinnett Justice and Administrative Center
75 Langley Drive
Lawrenceville, Georgia 30046

With a copy to:

County Attorney
Gwinnett Justice and Administrative Center
75 Langley Drive
Lawrenceville, Georgia 30046

b. If to the City:

City Manager
City of Lawrenceville, Georgia
70 South Clayton Street, P.O. Box 2200
Lawrenceville, Georgia 30046

With a copy to:

Lawrenceville City Attorney
Thompson, Sweeny, Kisinger & Pereira, P.C.
P.O. Box 1250
690 Longleaf Drive
Lawrenceville, Georgia 30046

Either party may at any time change the address where notices are to be sent or the party or person to whom such notices should be directed by the delivery or mailing to the above person or parties of a notice stating the change. The date of receipt shall be the date of delivery if delivered in person to the recipient or, in the event of registered or certified United States mail, the date of receipt shall be the date as specified on the date of the signed receipt or if unclaimed, refused, or undeliverable, the date of receipt shall be the date of the official United States postmark.

9. Consent of Parties.

Whenever, under any provision of this Agreement, the approval or consent of either party is required, the decision thereon shall be given promptly and such approval, authorization, or consent shall not be withheld unreasonably or arbitrarily. It is further understood and agreed that whenever under any provisions of this Agreement approval or consent is required, the approval or consent shall be given by the person executing this Agreement, that person's duly appointed successor, by one of the persons authorized by law, or by any one of the persons, as the case may be, designated in notification signed by or on behalf of the respective party. Where approval on the part of the County requires a vote by the Board of Commissioners, both parties will use their best efforts to expedite such action, allowing the time necessary for consideration of such action before the Board of Commissioners at a regular meeting. Where approval on the part of the City requires a vote by the City Council, both parties will use their best efforts to expedite such action, allowing the time necessary for consideration of such action before the City Council at a

regular meeting.

10. Governing Law.

This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of Georgia. In case of an inconsistency between the terms of this Agreement and any applicable general or special law, said general or special law shall govern.

11. Successors and Assigns.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

12. Severability.

If any part of this Agreement for any reason is declared invalid, such decision shall not affect the validity of any remaining portion, which remaining portion shall remain in force and effect as if this Agreement had been executed with the invalid portion thereof eliminated unless the elimination of such provision materially affects the continuing operation of this Agreement.

13. No Waiver.

No consent or waiver, express or implied, by either party, to any breach of any covenant, condition, or duty of the other, shall be construed as a consent to, or waiver of, any other breach of the same, or any other covenant, condition, or duty.

14. No Third Party Benefit.

This Agreement is for the benefit of the parties hereto only and is not intended to benefit any third party or to give rise to any duty or causes of action for any third party, and no provisions contained within this Agreement are intended to nor shall they in any way be construed to relieve any contractor performing services in connection with Seminary Street of any liability or responsibility to complete any work in a good, substantial, and workmanlike manner.

15. Time of Essence.

Time is of the essence under this Agreement.

16. Entire Agreement.

This Agreement constitutes all of the understandings and agreements of whatsoever nature or kind existing between the parties with regard to the improvement, operation, maintenance, and repair of Seminary Street.

17. Venue.

Venue to enforce this Agreement shall lie only in either the Superior Court or the State Court of Gwinnett County, and all defenses to such venue are hereby waived.

18. Delegation.

The County hereby delegates to the County Administrator, and the City hereby delegates to the City Manager, authority to enter into, on behalf of the County and the City, further agreements more specifically addressing maintenance, operational, or repair issues related to Seminary Street.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers and representatives as of the day and year first above written, as a sealed instrument.

[Signatures on Following Page]

CITY OF LAWRENCEVILLE

Attest:

City Clerk

(City Seal)

By: _____
DAVID R. STILL, Mayor

Approved as to Form:

City Attorney

WINNETT COUNTY, GEORGIA

Attest:

County Clerk

(County Seal)

By: _____
NICOLE L. HENDRICKSON, Chairwoman

Approved as to Form:

Deputy County Attorney

REVISIONS

DATE	BY	DESCRIPTION

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

EQUIPMENT USED:

A TRIMBLE S5 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 90,073 FEET.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 95,441 & AN ANGULAR ERROR OF 2.4 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES. THE FIELD SURVEY WAS COMPLETED ON 9/26/2021 & PROPERTY CORNERS WERE SET ON 8/22/2022.

PAGE SUMMARY:

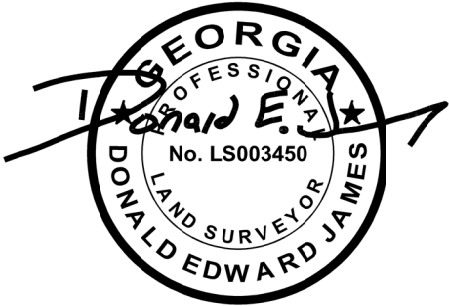
- 1.) COVER SHEET/NOTES/AREA SUMMARY
2.) DEDICATION PLAT & LINE TABLE

AREA SUMMARY CHART

GWINNETT COUNTY
PARCEL # 5146 D080

RIGHT-OF-WAY DEDICATION

= 0.434 ACRES (18,911 S.F.)



NOTES:

- 1.) ALL AREAS INCLUDES EASEMENTS WITHIN.
2.) THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO OUTLINE THE PROPERTY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
3.) UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT, DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
--THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.
--INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

SURVEYOR CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Donald E. James

DONALD E. JAMES, GEORGIA PLS 003450

8/3/2022

DATE:

		EXISTING	PROPOSED
SSE	SANITARY SEWER EASEMENT	---	-
DE	DRAINAGE EASEMENT	---	-
LLL	LAND LOT LINE	---	-
PL	PROPERTY LINE	---PL---	-
CL	CENTERLINE	---	-
R/W	RIGHT-OF-WAY	=====	=====
BOC	BACK OF CURB	=====	-
EP	EDGE OF PAVEMENT	=====	-
RBF	REBAR FOUND	oo	-
IPF	IRON PIN FOUND	o	-
PP	POWER/UTILITY POLE	o	-
	TREE	o	-
FH	FIRE HYDRANT	o	-
	WATER LINE	W	-
SSMH	SANITARY SEWER MANHOLE	S	-
SS	SANITARY SEWER	---SS---	-
	STORM SEWER	=====	-
	FENCE LINE	=====	-
N/F	NOW OR FORMERLY		
P.O.C.	POINT OF COMMENCEMENT		
P.O.B.	POINT OF BEGINNING		
PB DB PG	PLAT BOOK DEED BOOK PAGE		
PUE	PERMANENT UTILITY EASEMENT		
TCE	TEMPORARY CONSTRUCTION EASEMENT		

Parcel: 5146 D080	Owner:
Date: 7/26/2022	GWINNETT COUNTY
Land Lot: 146 & 147	City: LAWRENCEVILLE
District: 5th	County: GWINNETT, GA
Job #: S21178	Scale: 1" = 40'
Field By: BRP	Drawn By: CCP
Checked By: DEJ	

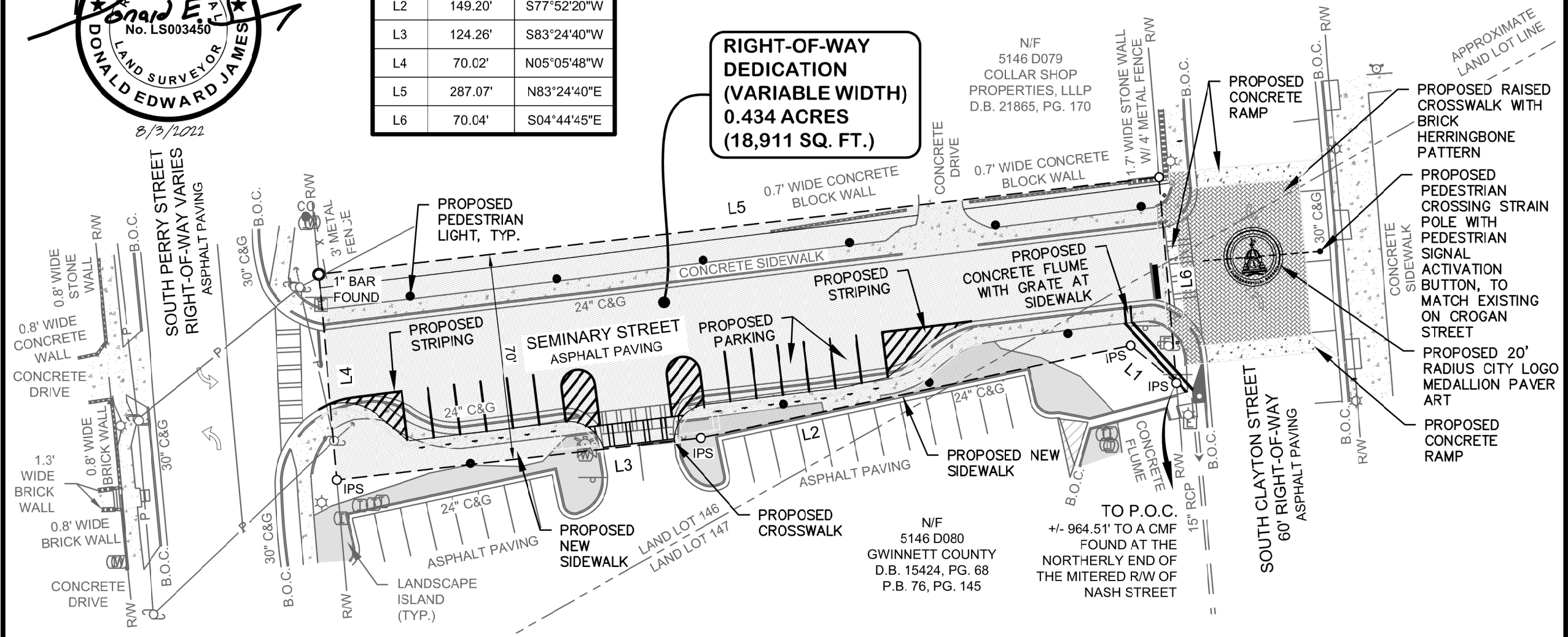
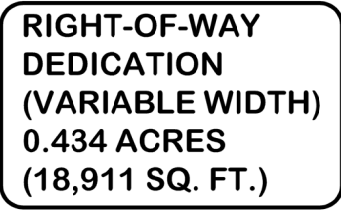
PRECISION
Planning Inc.
planners • engineers • architects • surveyors
Georgia Land Surveying Firm COA # LSF000313
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us • info@ppi.us

RIGHT-OF-WAY DEDICATION PLAT FOR:

CITY OF LAWRENCEVILLE

DRAWING
NUMBER
1 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	N50°31'52"W
L2	149.20'	S77°52'20"W
L3	124.26'	S83°24'40"W
L4	70.02'	N05°05'48"W
L5	287.07'	N83°24'40"E
L6	70.04'	S04°44'45"E



Parcel: 5146 D080	Owner: GWINNETT COUNTY	
Date: 7/26/2022		
Land Lot: 146 & 147	City: LAWRENCEVILLE	
District: 5th	County: GWINNETT, GA	
Job #: S21178	Scale: 1" = 40'	
Field By: BRP	Drawn By: CCP	Checked By: DEJ



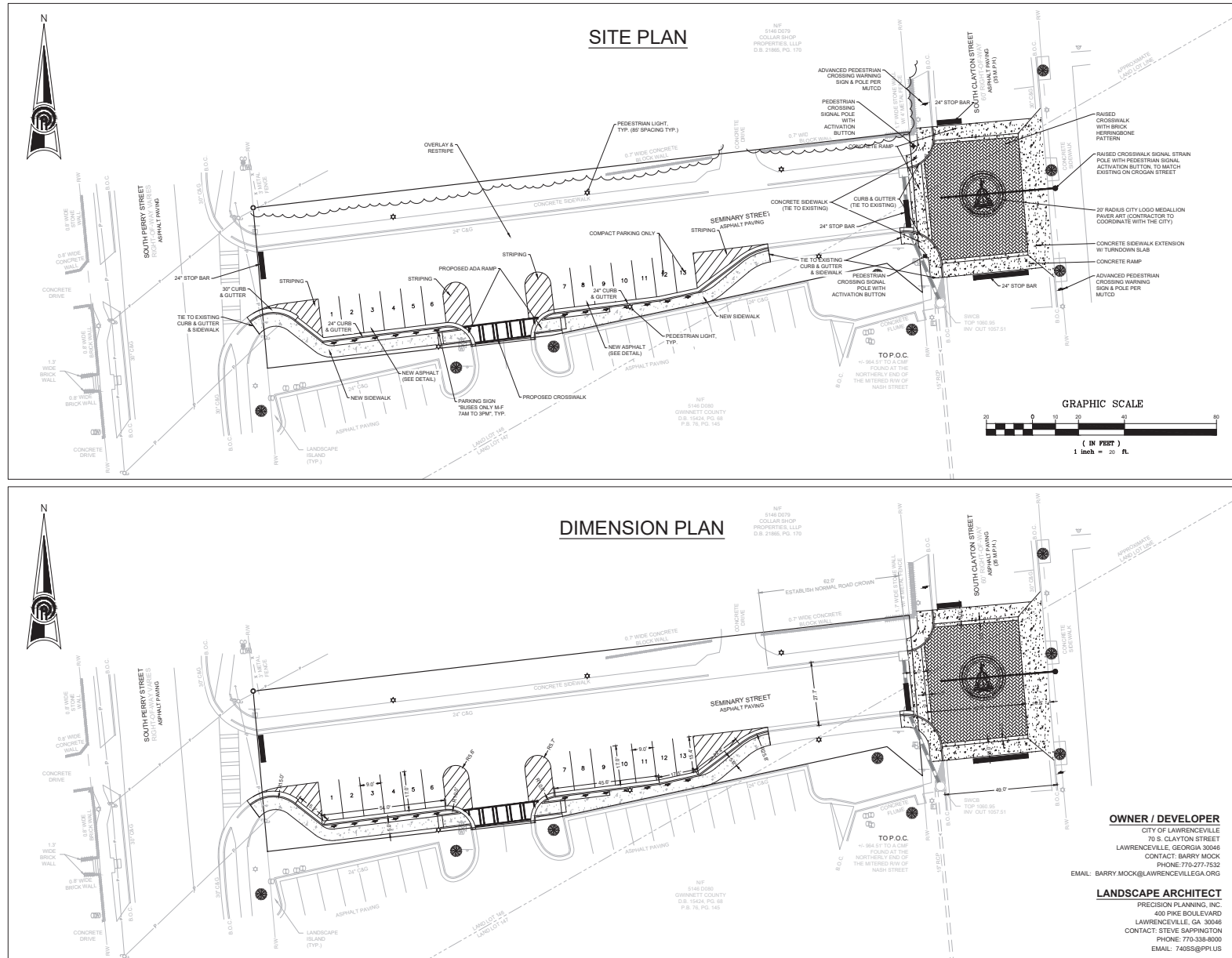
PRECISION
Planning Inc.

planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

RIGHT-OF-WAY DEDICATION PLAT FOR:	DRAWING NUMBER
CITY OF LAWRENCEVILLE	2 OF 2
	Page 127

EXHIBIT "B"



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STAMP

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SEMINARY STREET
PARKING &
IMPROVEMENTS
L.L. 146 & 147, 5th Dist. Parcel ID 51460080
Lawrenceville, GA 30046

SITE & DIMENSION
PLAN

SHEET TITLE
DESIGN: SWS
DRAWN: DKA
CHECKED: SWS
DATE: 08/12/2022

RELEASE

DATE: 08/12/2022
C21-178
PROJECT NO.

C3.0



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: COUNCIL WORK SESSION

AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

Item:	Approval of a Resolution Authorizing the Police Chief to Amend the Police Department Operations Manual to add a retention of service weapon and retired badge section as attached and subject to approval of the City Attorney. Any change to this section will require Council approval.
Department:	City Manager
Date of Meeting:	Wednesday, October 12, 2022
Fiscal Impact:	TBD year to year
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of a Resolution Authorizing the Police Chief to Amend the Police Department Operations Manual to add a retention of service weapon and retired badge section as attached and subject to approval of the City Attorney. Any change to this section will require Council approval.

Summary: It is requested that Council approve a Resolution Authorizing the Police Chief to Amend the Police Department Operations Manual to add a retention of service weapon and retired badge section. Any change to this section will require Council approval. This is a Policy change that is being requested to keep our policies consistent with a number of Police Departments in the metro Atlanta area. This will be a symbol of appreciation for the service given to the City and the citizens as it requires a minimum of 10 years of service as a Police Officer at the City of Lawrenceville.

Fiscal Impact: The cost of this Policy will vary from year to year depending on the number of qualified employees who retire, but it is expected that the Police Department will be able to provide the necessary funds from their existing budget.

Attachments/Exhibits: Draft Policy, Resolution

Retention of Service Weapon and Retired Badge by Officers at Retirement

I. PURPOSE

The purpose of this directive is to establish guidelines for the awarding of a retired officer's duty sidearm and a "Retired" badge to him / her upon retirement.

II. POLICY

The City of Lawrenceville recognizes that some members of the Lawrenceville Police Department will dedicate the better part of their adult lives to the service of the citizens of Lawrenceville. The City and the Lawrenceville Police Department would like for the officer upon retirement, to receive their duty sidearm and badge as part of the appreciation and compensation for their unwavering dedication and loyalty that they have made to the citizens and City of Lawrenceville in a career in public service.

III. DEFINITIONS

Retirement – Retirement shall refer to being eligible to retire from the City and qualifying for City provided health insurance based on a minimum of 10 years of service and age as required based on the date(s) of employment as established in the City Human Resources Policies and Procedures.

Eligible employee – For the purpose of this policy, eligible employee shall be a sworn police officer that meets the conditions and requirements of OCGA 35-1-20 as currently defined or as may be amended.

Years of Service – For the purpose of this policy, years of service will mean total years served while in a sworn law enforcement capacity for the City of Lawrenceville Police Department.

Duty Sidearm – For the purpose of this policy, the duty sidearm will refer to the most current assigned duty weapon as shown on the master weapons list. This does not pertain to the back-up weapon, patrol rifle, shotgun, sub gun, or any other City issued weapons. Any deviation from the award of the current duty sidearm will have to be approved by the Chief of Police and the City Manager.

IV. RULES AND REGULATIONS

A. Upon retirement of an eligible employee with 10 or more years of service with the Lawrenceville Police Department, the City Manager is authorized to complete documentation officially recognizing the sworn police officer's loyalty to the city and citizens of Lawrenceville by naming them an Honorary Police Officer and they will be presented with a "Retired" badge, denoting their official title and rank.

B. In addition, upon retirement of an eligible employee with 10 years or more of service as a sworn law enforcement officer with the City of Lawrenceville, the City Manager is authorized to complete documentation transferring ownership of the officer's duty sidearm from the City of Lawrenceville to the retired officer. The transfer will be done by way of a BATF (Bureau of Alcohol Tobacco and Firearms) Federal Firearms License transfer. Any fees occurring from the Federal Firearm Licensed transfer will be the responsibility of the retired officer.

C. A memorandum will be drawn up from the Chief of Police to the City Manager stating what duty sidearm (along with serial number) is to be transferred from the City of Lawrenceville to the retired officer. This memorandum will carry the signatures of the Chief of Police and the retired officer. The City Manager will sign off giving his/her approval. A copy of this fully executed memorandum will be sent to the City Human Resources Director for inclusion in the retired officer's personnel file and a copy kept in the retired officer's department training file.

D. Said duty sidearm will be awarded to the officer as they were issued it, with box and magazines. There will be no ammunition provided by the City. This may be as part of a retirement ceremony or not at the discretion of the retiring employee.

V. RESPONSIBILITIES FOR TRANSFER OF PRIMARY DUTY PISTOL

In recognition of the retiree's service the City will allow the retiree to transfer ownership of their primary duty pistol from the City of Lawrenceville to the retiree in compliance with IV, B above.

A. The Firearms Coordinator will be responsible for the following:

1. Obtaining the name and contact information for the authorized Federal Firearms Licensed dealer that the retiree chooses to use.
2. Transferring the weapon to the Federal Firearms Licensed dealer and obtaining a receipt, containing the weapon make, model, and serial number, for the transfer.
3. Completing the "Retiree Weapon Transfer Form" showing the transfer of the weapon from Gwinnett County to the retiree.

4. Maintaining the completed "Retiree Weapon Transfer Form" in the Firearms Training files.

5. Ensuring that the weapon has been removed from the Department's inventory and a notation is made in the inventory management system denoting that the weapon has been transferred to the retiree.

B. The retiree will be responsible for the following:

1. Selecting an authorized Federal Firearms Licensed dealer to complete the Firearms Records Transaction Part 1 (AFT Form 4473 Part 1) transferring ownership.
2. Notifying the Firearms Coordinator of the name and contact information for the Federal Firearms Licensed dealer.
3. Paying any associated fees for the transfer.
4. Providing a copy of the completed paperwork to the Firearms Coordinator.

The City reserves the right to rescind this benefit at any time for any reason. This benefit is not designed or intended to be retroactive.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, OCTOBER 12, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item: Marketing of Businesses in the City of Lawrenceville

Department: City Council

Date of Meeting: Wednesday, October 12, 2022

Fiscal Impact: TBD

Presented By: Austin Thompson, Council Member

Action Requested: Discussion
