



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Thursday, March 19, 2026
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Approval of Prior Meeting Minutes

1. February 23, 2026 - Regular Meeting
2. March 04, 2026 - Special Call, Executive Session, Work Session

Proclamations

3. Records and Information Management Month

Announcements

Public Comment

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

Consent Agenda

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

- [4.](#) Contract Award – Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project (SB012-26)
- [5.](#) Purchase of Gas Pipe and Materials-HI Hope at Hwy 316
- [6.](#) Contract Renewal - Provision of Landscape and Maintenance Services - Annual (RP003-24)

Public Hearing New Business

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

[7.](#) SUP2026-0001; Gerald and Fred Enterprises, LLC; 350 West Pike Street

[8.](#) BFR2025-00005; Macario Bustos; 335 West Pike Street

Council Business Old Business

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

[9.](#) Ordinance Amendment to Chapter 38 - Removal of Public Hearing Requirement for Natural Gas Margin Rate Adjustments

[10.](#) Granicus Agenda and Video Management Software

Council Business New Business

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

[11.](#) Professional Design Services for Orange Parking Lot Expansion

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 19, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Contract Award – Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project (SB012-26)
- Department:** Natural Gas
- Date of Meeting:** Thursday, March 19, 2026
- Fiscal Impact:** \$106,126.00
- Presented By:** Todd Hardigree, Natural Gas Director
- Action Requested:** Approval to award a construction contract to W L Griffin Company, LLC for the Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project (SB012-26) in the amount of \$106,126, with the final contract to be prepared by staff, submitted to the City Clerk, and reviewed by the City Attorney prior to execution.

Summary: The City issued Invitation to Bid SB012-26 for the Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project, a Natural Gas Department initiative required to support the continued safety, reliability, and operational performance of the City’s natural gas distribution system.

The project includes the installation and relocation of natural gas infrastructure along Sugarloaf Parkway and Old Snellville Highway, including associated materials, labor, equipment, restoration, and mobilization necessary to complete the work in accordance with City standards.

The Invitation to Bid was advertised and conducted in compliance with the City’s Purchasing Ordinance. Bids were publicly opened and evaluated for responsiveness, contractor qualifications, experience, and pricing.

Following review, W L Griffin Company, LLC was determined to be the lowest responsive and responsible bidder, with a total bid of \$106,126. Staff from the Natural Gas Department and the

Purchasing Division have reviewed the bid tabulation, confirmed compliance with all bid requirements, and determined the pricing to be reasonable and competitive for the scope of work.

Background: The Sugarloaf Parkway and Old Snellville Highway Gas Infrastructure Project is part of the City’s ongoing investment in critical utility infrastructure. The work will improve system reliability, address operational needs, and support long-term service demands within a high-traffic corridor.

Bids were received and evaluated in accordance with City procurement requirements. Detailed unit pricing and quantities are provided in the attached bid tabulation.

Fiscal Impact: The total project cost of \$106,126 will be funded through the Natural Gas Fund. Sufficient funding is available, and approval of this item will not require additional appropriations.

Attachments/Exhibits:

- SB012-26 Tab.xlsx
- SB012-26 Bid Certification.pdf

SB012-26
Sugarloaf Parkway and Old Snellville Highway Project
Gas Department

				Gunter Construction Company		W.L Griffin Company, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project							
1	Warranties and Bonds	1	LS	\$1,954.00	\$1,954.00	\$7,000.00	\$7,000.00
2	Remobilization	1	LS	\$2,500.00	\$2,500.00	\$1.00	\$1.00
3	6" Steel Open Trench	300	LF	\$83.25	\$24,975.00	\$80.00	\$24,000.00
4	6" Steel Bore	50	LF	\$145.59	\$7,279.50	\$80.00	\$4,000.00
5	4" Polyethylene Open Trench	300	LF	\$44.97	\$13,491.00	\$15.00	\$4,500.00
6	4" Polyethylene Bore	50	LF	\$106.05	\$5,302.50	\$35.00	\$1,750.00
7	2" Polyethylene Open Trench	550	LF	\$29.26	\$16,093.00	\$14.00	\$7,700.00
8	2" Polyethylene Bore	75	LF	\$52.45	\$3,933.75	\$20.00	\$1,500.00
9	6" Steel Tap and Stop	2	EA	\$9,774.70	\$19,549.40	\$13,000.00	\$26,000.00
10	4" Polyethylene Tie-Over	2	EA	\$5,690.75	\$11,381.50	\$2,000.00	\$4,000.00
11	2" Polyethylene Tie-Over	2	EA	\$2,442.84	\$4,885.68	\$1,200.00	\$2,400.00
12	Service Tie-Over Shortside <1."	1	EA	\$2,791.82	\$2,791.82	\$1,000.00	\$1,000.00
13	Locate Station Installation	4	EA	\$100.00	\$400.00	\$100.00	\$400.00

BID TABULATION

14	Add for Rock Bore 6"	50	LF	\$150.00	\$7,500.00	\$80.00	\$4,000.00
15	Add for Rock Bore 4"	75	LF	\$65.00	\$4,875.00	\$65.00	\$4,875.00
16	Add for Blast/Hammer Rock	100	LF	\$88.00	\$8,800.00	\$65.00	\$6,500.00
17	Cost Plus/Crew without Welder	1	Daily Rate	\$3,979.92	\$3,979.92	\$3,000.00	\$3,000.00
18	Cost Plus/Crew with Welder	1	Daily Rate	\$4,974.90	\$4,974.90	\$3,500.00	\$3,500.00
TOTAL				\$144,666.97		\$106,126.00	

Recommended Vendor:

W.L. Griffin Company, LLC

134 Hickory Flat Rd.

Gillsville GA 30543

westly@wlgriffincompany.com



LAWRENCEVILLE

GEORGIA

Solicitation Award Checklist

Solicitation Name: SB012-26

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Certificate of Insurance	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Purchasing Signature Chris Duncan

Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature *Tom Hulm*



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, MARCH 19, 2026
AGENDA CATEGORY: CONSENT AGENDA

- Item:** Purchase of Gas Pipe and Materials-HI Hope at Hwy 316
- Department:** Gas
- Date of Meeting:** Thursday, March 19, 2026
- Fiscal Impact:** \$160,027.50
- Presented By:** Todd Hardigree, Gas Director
- Action Requested:** Approval to Award Purchase of Gas Pipe and Materials Contract for Hi Hope at Hwy 316 Contract (SB016-26) to lowest responsible bidder, Consolidated Pipe & Supply, Inc, amount not to exceed \$160,027.50, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The City issued an Invitation to Bid (SB010-26) for a gas pipe and materials purchase contract specific to SB010-26 - S.R 316 at Hi Hope Road (DOT Project #13893). This contract includes supplier, provision, and delivery of all gas pipe and related materials needed by the Gas Department and Gunter Construction Company, Inc.

The solicitation was publicly posted via the City’s procurement portal in accordance with the Purchasing Ordinance. Three submissions were evaluated for responsiveness, responsible contractor qualifications, and pricing.

Based on the bid review, Consolidated Pipe & Supply, Inc. is the lowest responsive and responsible bidder. Their total bid of \$160,027.50 is recommended for award.

Fiscal Impact: The total contract amount is within the project budget. Sufficient funding is available in the Gas LBA 2023 Capital Fund (811), and the award will not require additional appropriations.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

- Attachments/Exhibits:**
- SB016-26Tab.pdf
 - SB016-26AwardChecklist.pdf

SB016-26
Purchase of Gas Pipe and Materials-Hi Hope at Hwy 316
Gas

				CGS Inc		Consolidated Pipe & Supply, Inc.		Siak Enterprise LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	8" Dual Coat Steel, .219 wall (minimum), X-52 Dual Coat FBE 28 mils (minimum) (Domestic)	4,000	Ft.	NB	NB	\$24.70	\$98,800.00	\$30.40	\$121,600.00
2	6" Control Fitting Mueller H-17256Muller Flanged Line Stopper Fitting Welding Type -720 psig	1	Ea.	NB	NB	\$3,950.00	\$3,950.00	\$4,314.60	\$4,314.60
3	3/4" Dual Coat Steel .113 wall (minimum) X-52 Dual Coat FBE 28 mils (minimum) (Domestic)	80	Ft.	NB	NB	\$7.60	\$608.00	\$6.45	\$516.00
4	8" 90 Degree Elbow STD WPHY-52 (Weldbend or Equivalent) (Domestic)	5	Ea.	NB	NB	\$194.00	\$970.00	\$318.60	\$1,593.00
5	8" 45 Degree Elbow STD WPHY-52 (Weldbend or Equivalent) (Domestic)	10	Ea.	NB	NB	\$163.00	\$1,630.00	\$280.80	\$2,808.00
6	8" Weld Cap STD WPHY-52 (Weldbend or equivalent)(Domestic)	4	Ea.	NB	NB	\$240.00	\$960.00	\$221.40	\$885.60
7	6" Weld Cap STD WPHY-52 (Weldbend or Equivalent) (Domestic)	2	Ea.	NB	NB	\$174.00	\$348.00	\$116.64	\$233.28
8	8" x 8" x 8" Weld Tee STD WPHY-52 (Weldbend or Equivalent) (Domestic)	1	Ea.	NB	NB	\$275.00	\$275.00	\$415.80	\$415.80
9	F1 Epoxy Kits 2# (Powercrete R65-F1 or Equivalent)	50	Ea.	NB	NB	\$31.00	\$1,550.00	\$35.64	\$1,782.00
10	4" H-35 Tapecoat Gray Tape or Equivalent	50	Ea.	NB	NB	\$56.00	\$2,800.00	\$63.72	\$3,186.00
11	4" x 9' Trenton Wax-Tape #1 Wrap or Equivalent	75	Ea.	15.36	\$1,152.00	\$19.50	\$1,462.50	\$21.06	\$1,579.50
12	Trenton Poly-Ply Outerwrap or Equivalent	30	Ea.	20.26	\$607.80	\$42.00	\$1,260.00	\$47.52	\$1,425.60
13	Trenton Wax-Tape Primer Brown or Equivalent	4	Gal	54.38	\$217.52	\$85.00	\$340.00	\$97.20	\$388.80
14	6" PE 6" IPS PE2708 SDR-11- 500' Coils (Performance Pipe or Equivalent)	4,800	Ft.	7.94	\$38,112.00	\$8.10	\$38,880.00	\$10.43	\$50,064.00

BID TABULATION

15	6" Electrofuse Coupling PE2406/2708 SDR11 4MM Pins (Ipex, Frialen, or Equivalent)	20	Ea.	101.04	\$2,020.80	\$67.00	\$1,340.00	\$86.40	\$1,728.00
16	6" Buttfuse Tee PE2406/2708 SDR11 (Performance Pipe or Equivalent)	3	Ea.	\$60.80	\$182.40	\$42.00	\$126.00	\$56.16	\$168.48
17	6" Poly Ball Valve Full Port PE2406/2708 SDR11 5.25" Minium Port, Square Head, Position Indication, Over Torque Protection. 6"BWx6"BW (PolyValve Kerotest or Equivalent)	3	Ea.	\$558.00	\$1,674.00	\$530.00	\$1,590.00	\$680.40	\$2,041.20
18	6" x 4" Buttfuse Reducer PE2406/2708 SDR11 (Performance Pipe or Equivalent)	2	Ea.	35.66	\$71.32	\$25.00	\$50.00	\$34.56	\$69.12
19	6" 90 Degree Elbow PE2406/2708 SDR11 (Performance Pipe or Equivalent)	2	Ea.	45.52	\$91.04	\$33.00	\$66.00	\$48.60	\$97.20
20	6" 45 Degree Elbow PE2406/2708 SDR11 (Performance Pipe or Equivalent)	6	Ea.	47.87	\$287.22	\$34.00	\$204.00	\$46.44	\$278.64
21	4" 90 Degree Elbow PE2406/2708 SDR11 (Performance Pipe or Equivalent)	2	Ea.	20.06	\$40.12	\$16.00	\$32.00	\$19.44	\$38.88
22	6" PE Buttfuse Cap PE2406/2708 SDR11 (Performance Pipe or Equivalent)	3	Ea.	32.67	\$98.01	\$21.00	\$63.00	\$23.76	\$71.28
23	1/2" CTS PE 2708 6500 Gas Tubing .090 wall, 500' Roll (Performance or Equivalent)	500	Ft.	NB	NB	\$0.28	\$140.00	\$0.35	\$175.00
24	#10/#12 Wire Connectors Proline yellow wire connector with sealant or Equivalent	50	Ea.	NB	NB	\$3.50	\$175.00	\$3.40	\$170.00
25	66" RhinoTriView Test Station: Yellow UV Stable with Two Inside Terminals and a Black Cap with Lawrenceville Gas Decal.	15	Ea.	59.9	\$898.50	\$43.00	\$645.00	\$47.52	\$712.80
26	25"- 36" Valve Box, Plastic Valve Box with Cast Iron Collar and Gas Lid	4	Ea.	NB	NB	\$97.00	\$388.00	\$113.40	\$453.60
27	#12 Tracer wire PE 30, Solid Copper (500' roll) Polycoat (Solid)	5500	Ft.	0.31	\$1,705.00	\$0.25	\$1,375.00	\$0.30	\$1,650.00
TOTAL					\$47,157.73		\$160,027.50		\$198,446.38

Recommended Vendors:

Consolidated Bid and Supply Co., Inc
 194 Hurricane Shoals Rd.
 Lawrenceville, GA 30046

Paul.roote@cspipe.com



LAWRENCEVILLE GEORGIA

Solicitation Award Checklist

Solicitation Name: SB016-26 Gas Pipe and Materials -Hi Hope at SR316


Purchasing Procedural Requirements

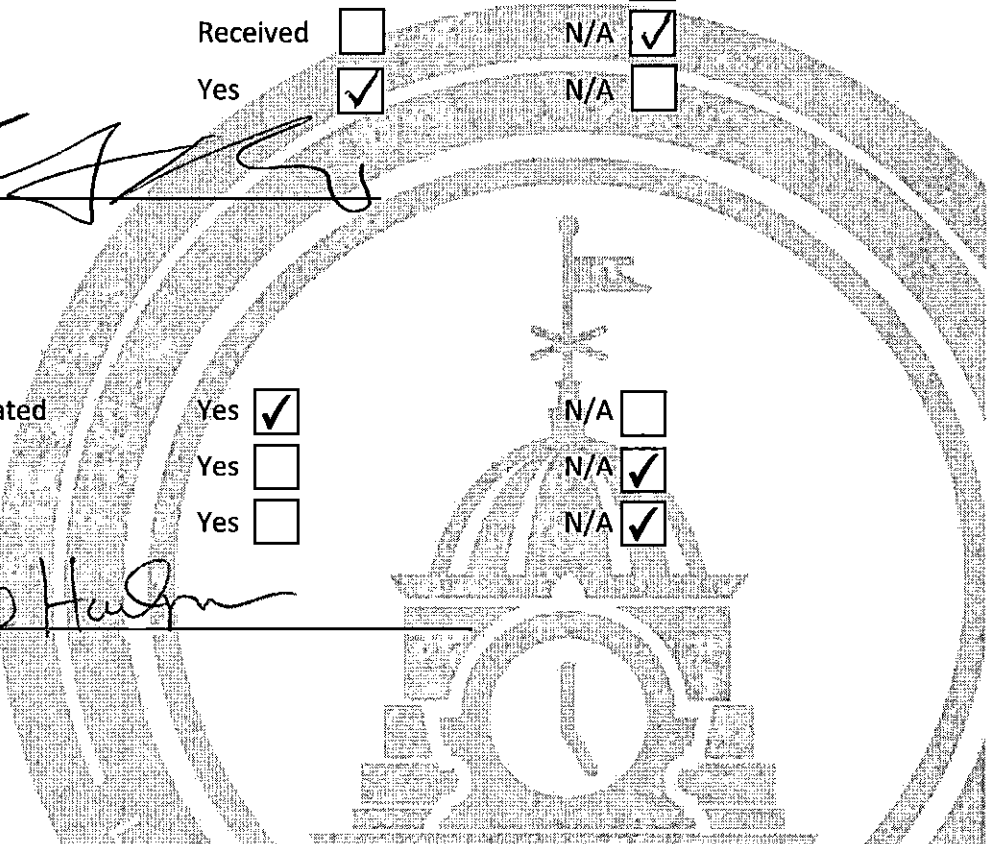
Addenda Acknowledgement	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Bond	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Bid Schedule	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Certificate of Insurance	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Non-Collusion Affidavit	Received	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Purchasing Signature 

Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

Department Signature 





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 19, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Contract Renewal - Provision of Landscape and Maintenance Services - Annual (RP003-24)
- Department:** Public Works
- Date of Meeting:** Thursday, March 19, 2026
- Fiscal Impact:** \$668,000.00
- Presented By:** Reginald Anderson, Public Works Director
- Action Requested:** Approval to Renew Contract for Provision of Landscape and Maintenance Services - Annual (RP003-24) to Mariani Enterprises LLC (d/b/a Ed Castro Landscape), amount not to exceed \$668,000.00, with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: Approval to Renew Contract of Provision of Landscape and Maintenance Services - Annual (RP003-24) with Mariani Enterprises LLC (d/b/a Ed Castro Landscape), amount not to exceed \$668,000.00. This contract provides comprehensive landscaping maintenance services on City site locations as specified by scope on an annual basis. This agreement also provides for landscaping enhancements on a time and materials basis, irrigation services, and optional treatment services as requested by the City of Lawrenceville.

This contract is on Year 3 (Second renewal) from its initial award as approved on November 15, 2023 and may be renewed for an additional two years if agreed upon by City and Vendor.

Fiscal Impact: This total contract amount was escalated 2% from prior award and will be funded by General Fund – Public Works Operating / Lawn Care Fund (1001565.522140).

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- RP003-24 TabR26.pdf
- RP003-24 R26 Signed.pdf

RP003-24

Provision of Landscape and Maintenance Services on an Annual Contract

Public Works

				Mariani Enterprises, LLC d/b/a Ed Castro Landscape	
ITEM #	DESCRIPTION	APPROX. QTY		MONTHLY PRICE	TOTAL PRICE
LOCATION 1: CITY HALL					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$595.05	\$7,140.58
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$463.75	\$5,565.01
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$146.04	\$1,752.52
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$148.76	\$1,785.11
LOCATION 1: CITY HALL TOTAL				\$1,383.07	\$16,596.89
LOCATION 2: LAWRENCEVILLE PUBLIC WORKS FACILITY					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$1,216.65	\$14,599.81
B.	Fertilization and Weed Control	12	Each	\$103.14	\$1,237.69
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$339.47	\$4,073.60
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$304.16	\$3,649.92
LOCATION 2: LAWRENCEVILLE PUBLIC WORKS FACILITY TOTAL				\$1,963.42	\$23,561.02
LOCATION 3: BOULDER CREEK COFFEE, LAC & PARKING DECK					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$308.79	\$3,705.43
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	NA
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$160.45	\$1,925.41
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$135.63	\$1,627.51
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$77.19	\$926.29
LOCATION 3: BOULDER CREEK COFFEE, LAC & PARKING DECK TOTAL				\$711.52	\$8,538.29
LOCATION 4: HISTORIC COURTHOUSE/DOWNTOWN SQUARE					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$349.34	\$4,192.13
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$2,833.79	\$34,005.49
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$37.96	\$455.51
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$87.33	\$1,048.00
LOCATION 4: HISTORIC COURTHOUSE/DOWNTOWN SQUARE TOTAL				\$3,308.43	\$39,701.13
LOCATION 5: HERITAGE TRAIL					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$501.49	\$6,017.85
B.	Fertilization and Weed Control	12	Each	\$54.22	\$650.67
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$294.78	\$3,537.38

E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$237.03	\$2,844.32
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$125.37	\$1,504.40
LOCATION 5: HERITAGE TRAIL TOTAL				\$1,212.88	\$14,554.61
LOCATION 6: POLICE DEPARTMENT					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$956.43	\$11,477.20
B.	Fertilization and Weed Control	12	Each	\$97.84	\$1,174.03
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$171.79	\$2,061.50
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$163.26	\$1,959.14
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$239.11	\$2,869.27
LOCATION 6: POLICE DEPARTMENT TOTAL				\$1,628.43	\$19,541.14
LOCATION 7: LAWRENCEVILLE LAWN					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$1,914.44	\$22,973.24
B.	Fertilization and Weed Control	12	Each	\$313.56	\$3,762.72
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$614.01	\$7,368.08
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$1,185.13	\$14,221.58
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$478.61	\$5,743.37
LOCATION 7: LAWRENCEVILLE LAWN TOTAL				\$4,505.75	\$54,068.98
LOCATION 8: COOPER PARK					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$308.35	\$3,700.21
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$116.96	\$1,403.57
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$77.08	\$925.02
LOCATION 8: COOPER PARK TOTAL				\$531.87	\$6,382.46
LOCATION 9: RAILROAD DEPOT					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$609.88	\$7,318.55
B.	Fertilization and Weed Control	12	Each	\$48.92	\$587.02
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$34.42	\$412.99
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$152.47	\$1,829.67
LOCATION 9: RAILROAD DEPOT TOTAL				\$845.69	\$10,148.23
LOCATION 10: JENKINS PARK					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$308.73	\$3,704.79
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$44.15	\$529.86
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$77.18	\$926.17
LOCATION 10: JENKINS PARK TOTAL				\$459.54	\$5,514.47

LOCATION 11: INTERCHANGE (WEST CROGAN AND WEST PIKE)					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$890.78	\$10,689.42
B.	Fertilization and Weed Control	12	Each	\$177.38	\$2,128.59
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$294.78	\$3,537.38
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$135.25	\$1,623.05
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$222.69	\$2,672.32
LOCATION 11: INTERCHANGE (WEST CROGAN AND WEST PIKE) TOTAL				\$1,720.90	\$20,650.76
LOCATION 12: GATEWAY #1					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$585.04	\$7,020.53
B.	Fertilization and Weed Control	12	Each	\$79.69	\$956.34
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$689.22	\$8,270.69
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$235.48	\$2,825.73
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$146.26	\$1,755.07
LOCATION 12: GATEWAY #1 TOTAL				\$1,735.70	\$20,828.35
LOCATION 13: BURSON POINT					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$331.17	\$3,974.05
B.	Fertilization and Weed Control	12	Each	\$30.85	\$370.21
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$593.79	\$7,125.43
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$56.02	\$672.19
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$82.79	\$993.51
LOCATION 13: BURSON POINT TOTAL				\$1,094.62	\$13,135.38
LOCATION 14: SCENIC HIGHWAY					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$1,161.43	\$13,937.17
B.	Fertilization and Weed Control	12	Each	\$174.82	\$2,097.78
C.	Over Seeding and Aeration	12	Each	\$133.62	\$1,603.44
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$650.12	\$7,801.43
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$290.36	\$3,484.29
LOCATION 14: SCENIC HIGHWAY TOTAL				\$2,410.34	\$28,924.12
LOCATION 15: MAHLON BURSON WATER TREATMENT FACILITY					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$453.60	\$5,443.18
B.	Fertilization and Weed Control	12	Each	\$30.85	\$370.21
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$70.98	\$851.82
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$113.40	\$1,360.80
LOCATION 15: MAHLON BURSON WATER TREATMENT FACILITY TOTAL				\$668.83	\$8,026.01
LOCATION 16: CALABOOSE ALLEY					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$339.91	\$4,078.95
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A

E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$10.64	\$127.69
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$84.98	\$1,019.74
LOCATION 16: CALABOOSE ALLEY TOTAL				\$435.53	\$13,252.38
LOCATION 17: 316/120 INTERCHANGE					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$2,365.83	\$28,389.94
B.	Fertilization and Weed Control	12	Each	\$442.17	\$5,306.07
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$1,746.17	\$20,954.01
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$591.46	\$7,097.55
LOCATION 17: 316/120 INTERCHANGE TOTAL				\$5,145.63	\$61,747.56
LOCATION 18: BRISCOE FIELD ENTRANCE					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$338.23	\$4,058.71
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$111.68	\$1,340.17
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$84.55	\$1,014.64
LOCATION 18: BRISCOE FIELD ENTRANCE TOTAL				\$563.93	\$6,767.18
LOCATION 19: PARK BENCH AREAS ON PAPER MILL					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$298.20	\$3,578.37
B.	Fertilization and Weed Control	12	Each	\$0.00	\$0.00
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$36.64	\$439.72
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$74.55	\$894.59
LOCATION 19: PARK BENCH AREAS ON PAPER MILL TOTAL				\$409.39	\$11,679.87
LOCATION 20 – PARKING LOT ACROSS FROM CITY HALL					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$298.27	\$3,579.26
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$49.11	\$589.31
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$74.57	\$894.85
LOCATION 20 – PARKING LOT ACROSS FROM CITY HALL TOTAL				\$451.42	\$5,417.08
LOCATION 21: GATEWAY PARK S. PERRY/CLAYTON					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$396.45	\$4,757.37
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$242.83	\$2,913.95
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$570.59	\$6,847.13
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$99.11	\$1,189.31
LOCATION 21: GATEWAY PARK S. PERRY/CLAYTON TOTAL				\$1,338.45	\$16,061.43

LOCATION 22: PLAZA – SE CORNER NASH/CLAYTON					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$324.60	\$3,895.24
B.	Fertilization and Weed Control	12	Each	\$36.00	\$431.96
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$72.65	\$871.81
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$81.15	\$973.78
LOCATION 22: PLAZA – SE CORNER NASH/CLAYTON TOTAL				\$514.40	\$6,172.78
LOCATION 23: AREAS OFF DOWNTOWN SQUARE					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$632.58	\$7,590.99
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$1,229.87	\$14,758.43
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$72.46	\$869.51
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$158.15	\$1,897.78
LOCATION 23: AREAS OFF DOWNTOWN SQUARE TOTAL				\$2,122.53	\$25,470.38
LOCATION 24: PARK PLACE DR. MEDIANS					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$381.16	\$4,573.92
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$84.41	\$1,012.86
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$95.29	\$1,143.48
LOCATION 24: PARK PLACE DR. MEDIANS TOTAL				\$560.86	\$32,200.65
LOCATION 25: BICENTENNIAL PLAZA					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$456.09	\$5,473.10
B.	Fertilization and Weed Control	12	Each	\$41.13	\$493.57
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$270.38	\$3,244.57
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$397.06	\$4,764.76
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$114.03	\$1,368.31
LOCATION 25: BICENTENNIAL PLAZA TOTAL				\$1,278.69	\$15,344.31
LOCATION 26 – COLLEGE CORRIDOR					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$1,725.78	\$20,709.32
B.	Fertilization and Weed Control	12	Each	\$195.38	\$2,344.50
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$849.98	\$10,199.79
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$431.45	\$5,177.36
LOCATION 26 – COLLEGE CORRIDOR TOTAL				\$3,202.58	\$38,430.98

LOCATION 27: MEDIAN IN JACKSON ST					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$327.10	\$3,925.16
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$250.17	\$3,002.05
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$81.77	\$981.29
LOCATION 27: MEDIAN IN JACKSON ST TOTAL				\$659.04	\$46,339.48
LOCATION 28 – CULVER/PIKE PARKING LOT					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$334.09	\$4,009.06
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$32.58	\$390.96
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$83.52	\$1,002.30
LOCATION 28 – CULVER/PIKE PARKING LOT TOTAL				\$479.66	\$5,755.98
LOCATION 29: HOTEL / PARKING DECK					
A.	Lawn Mowing/Trimming/Edging	12	Each	\$260.12	\$3,121.46
B.	Fertilization and Weed Control	12	Each	\$29.47	\$353.66
C.	Over Seeding and Aeration	12	Each	#VALUE!	N/A
D.	Maintenance of Flower Beds and Seasonal Color	12	Each	\$177.11	\$2,125.28
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	\$54.25	\$651.05
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	\$65.03	\$780.40
LOCATION 29: HOTEL / PARKING DECK TOTAL				\$585.99	\$7,031.86
OPTIONAL SERVICES					
LOCATION 31: CEMETERY ALONG ATHA ST.					
A.	Lawn Mowing/Trimming/Edging	12	Each	#VALUE!	N/A
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	#VALUE!	N/A
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	#VALUE!	N/A
LOCATION 31: CEMETERY ALONG ATHA ST. TOTAL				\$5,128.39	\$24,895.10
LOCATION 32: HISTORIC CEMETERY					
A.	Lawn Mowing/Trimming/Edging	12	Each	#VALUE!	N/A
B.	Fertilization and Weed Control	12	Each	#VALUE!	N/A
E.	Management of Ornamental Shrubs, Trees and Landscaped Beds	12	Each	#VALUE!	N/A
F.	Removal of Trash and Debris from Parking Lots and Walkways	12	Each	#VALUE!	N/A
LOCATION 32: HISTORIC CEMETERY TOTAL				\$1,748.36	\$8,487.20

IRRIGATION MAINTENANCE				
ITEM #	DESCRIPTION		ACTIVATE	WINTERIZE
1	Historic Courthouse		\$318.27	\$318.27
2	Heritage Trail		\$318.27	\$318.27
3	Police Headquarters		\$318.27	\$318.27
4	The Interchange		\$318.27	\$318.27
5	The Gateway		\$318.27	\$318.27
6	Burson Point		\$318.27	\$318.27
IRRIGATION MAINTENANCE TOTAL			\$5,673.24	
TOTAL			\$587,517.01	
TOTAL WITH OPTIONS			\$620,899.31	
OPTIONAL ITEMS:				
	Aeration	1 Sq Ft	\$0.02	
	Lime Application	1 Sq Ft	\$0.08	
	Pesticide Application	1 Sq Ft	\$0.10	
	Fungicide Application	1 Sq Ft	\$0.04	
	Will vendor hold pricing firm? Renewal Option 3		2% increase	
	Will vendor hold pricing firm? Renewal Option 4		2% increase	



LAWRENCEVILLE

GEORGIA

February 18, 2026

Mariani Enterprises, LLC d/b/a Ed Castro Landscape
300 Rockland Rd.
Lake Bluff, IL 60044
P: 770-998-8444
e.castro@edcastro.com

RE: Renewal of RP003-24; Provision of Landscape and Maintenance Services on an Annual Contract

As stated in the original bid, the City of Lawrenceville has the option to renew the above-referenced contract, for an additional twelve-month period. Renewal of this contract is based on the following: 1) terms, conditions and pricing remain the same (or as indicated in the original pricing schedule); 2) service is satisfactory; 3) both parties are willing to renew; and 4) Lawrenceville City Council approval if required.

Renewal Contract Period: January 4, 2026, through January 3, 2027

Please sign this agreement below, which will serve as your official request to renew this contract for the period specified above. Please e-mail your response to chris.duncan@lawrencevillega.org **no later than ASAP.**

You will receive official notification once your renewal request is accepted and approved. We appreciate your cooperation and service during this period and look forward to working with you again.

Sincerely,

Chris Duncan, CPPB
Buyer

Please indicate if there will be an Increase / Decrease. Please State Percentage 2 %
(Leave above percentage blank if pricing will remain firm)

Company Name Mariani Enterprises, LLC dba Ed Castro Landscape

Authorized Representative's Signature 

E-mail Address jdavis@edcastro.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 19, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: SUP2026-0001; Gerald and Fred Enterprises, LLC; 350 West Pike Street

Department: Planning and Development

Date of Meeting: Thursday, March 19, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Special Use Permit Application to Allow an Automobile Repair and Maintenance Facility in a BG (General Business) Zoning District

Planning & Development Recommendation: Denial

Planning Commission Recommendation:

Summary: The applicant requests a Special Use Permit to allow an Automobile Repair and Maintenance facility at the subject property. The subject property is an approximately 0.37-acre parcel zoned BG (General Business District) located at the southeastern right-of-way of West Pike Street at its intersection with Langley Drive.

Attachments/Exhibits:

- SUP2026-0001_ATTCH_02162026.pdf



LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S): SUP2026-00001

APPLICANT(S): GERALD AND FRED ENTERPRISES, LLC.

PROPERTY OWNER(S): GERALD AND FRED ENTERPRISES, LLC.

LOCATION(S): 350 W PIKE STREET

PARCEL IDENTIFICATION NUMBER(S): R5143 262

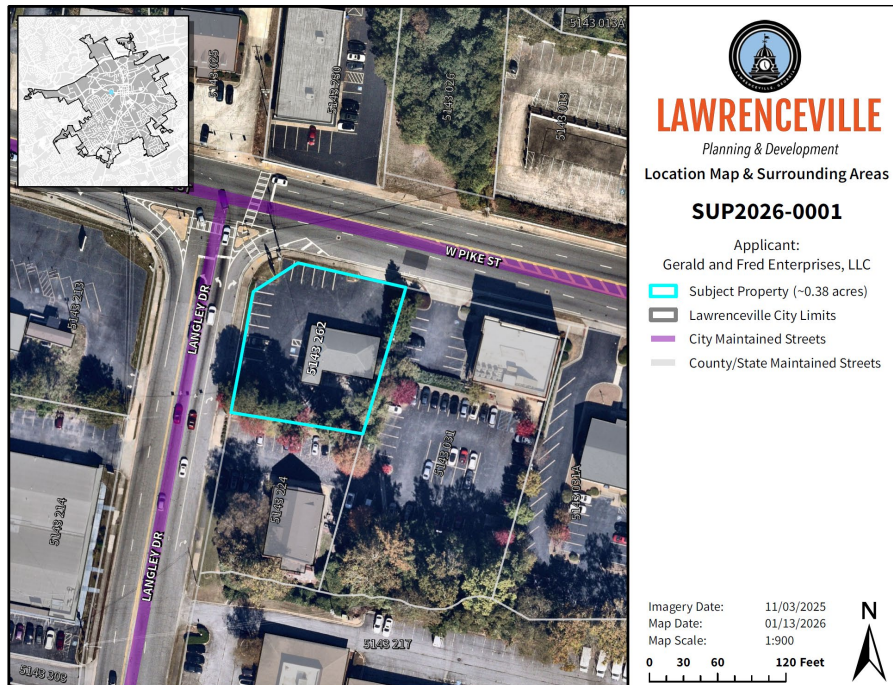
APPROXIMATE ACREAGE: 0.37 ACRES

CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR AND MAINTENANCE

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP



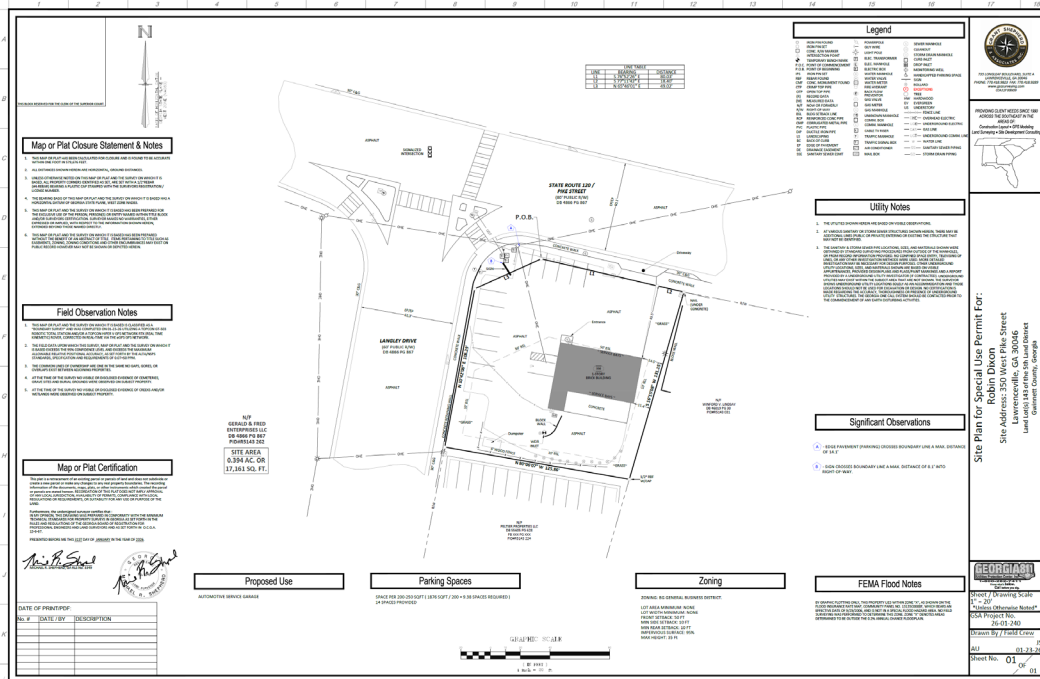
ZONING HISTORY

The earliest zoning records on file for the subject property circa 1960 show the property zoned as BG (General Business District). There are no Variances, Appeals, Special Use Permits, or Zoning Conditions on record for the subject property.

PROJECT SUMMARY

The applicant requests a Special Use Permit to allow an Automobile Repair and Maintenance facility at the subject property. The subject property is an approximately 0.37-acre parcel zoned BG (General Business District) located at the southeastern right-of-way of West Pike Street at its intersection with Langley Drive.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of an 1,876 square-foot auto service garage constructed in the year 1982 with an accessory parking lot. The property is accessed via a single curb cut on West Pike Street.

Following the adoption of the 2005 Lawrenceville Zoning Ordinance, Automobile Repair and Maintenance facilities are only permitted with a Special Use Permit (SUP) in BG zoning districts. Since the facility was used for this purpose prior to the adoption of the ordinance, it was allowed to remain as such as an existing nonconforming use.

The last recorded tenant of the property, Lawrence Tune Inc. d/b/a Precision Tune Auto Care, operated at this location from approximately 4/21/1998 until 1/4/2023, after which date there was no active business license at the subject property.

Article 3, Section 302 Continuance of Nonconforming Uses reads as follows:

The lawful use of any building or structure or land existing at the time of the enactment or amendment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance, except that the nonconforming use shall not be:

- A. Extended to occupy a greater area of land either by expansion to a new lot or by the expansion of the use to a greater area of the existing lot.*
- B. Extended to occupy a greater area of a building or structure, unless such additional area of the building or structure existed at the time of the enactment or amendment of this Ordinance and was clearly designed to house the same use as the nonconforming use occupying the other portion of the building or structure.*
- C. Extended to an addition to an existing building or structure or a new building or structure.*
- D. Reestablished after discontinuance for six months.*
- E. Changed to another nonconforming use.*

When a Tenant Name Change application was received for a new Automobile Repair and Maintenance facility at the subject property on 12/30/2025, zoning review determined that the existing nonconforming use had been discontinued for nearly three years, well over the six-month period permitted per Article 3. As such, it was determined that a Special Use Permit for an Automobile Repair and Maintenance Facility was required.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile Repair and Maintenance	Special Use Permit	Special Use Permit	<i>Denial</i>

Article 2, Section 200.3., Subsection 200.3.7. – Automobile Body, Repair, Painting, Rebuilding, or Repair and Maintenance Facilities reads as follows:

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:

A. Permitted Use

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.

B. Special Use Permit

Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.

C. Outdoor Storage

Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.53 Outdoor Storage – Retail, and 200.3.55 Outdoor Storage – Industrial, as applicable.

- D. Automobile service bays shall not be adjacent to or visible from a public right-of-way.*
- E. A 15-foot landscaped buffer shall be required adjacent to a public right-of-way.*
- F. Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.*
- G. No work shall be conducted on the outside grounds of the establishment; and*
- H. No metal building facades.*

The proposal does not meet current Supplementary Regulations for Automobile Repair and Maintenance facilities. Its service bays directly face the public right-of-way along West Pike Street, there is only a minimal landscape buffer, and there is no screened overnight parking area. Approval of the proposed Special Use Permit must be contingent on either the reconfiguration of the site plan to meet current standards or approval of the following variances:

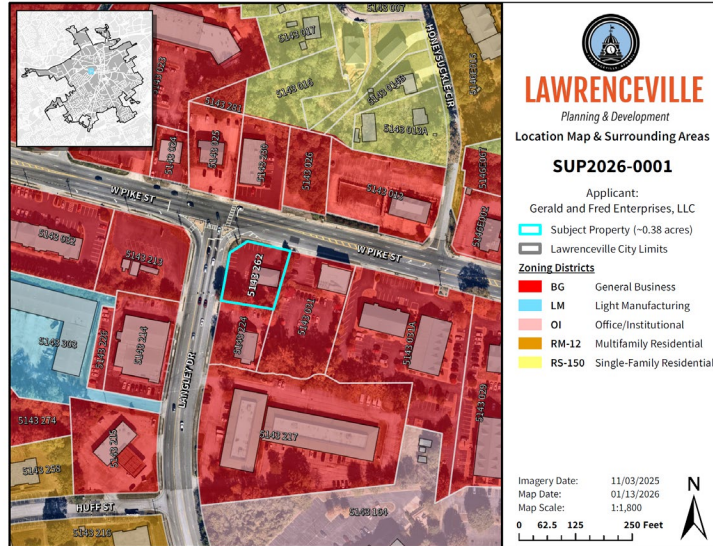
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the three (3)

automobile service bays to be visible from the public right-of-way (West Pike Street).

- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part E. A 15-foot landscaped buffer shall be required adjacent to or visible from a public right-of-way. Allows for a five (5) foot landscape buffer along West Pike Street and Langley Drive.

Further, zoning conditions may prohibit overnight parking at the facility entirely; outdoor storage is prohibited within the bounds of the Lawrenceville Downtown Development Authority (DDA), which includes the subject property. Approval of the proposal must also condition the removal of the existing nonconforming pole sign, which is located partially in the right-of-way.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

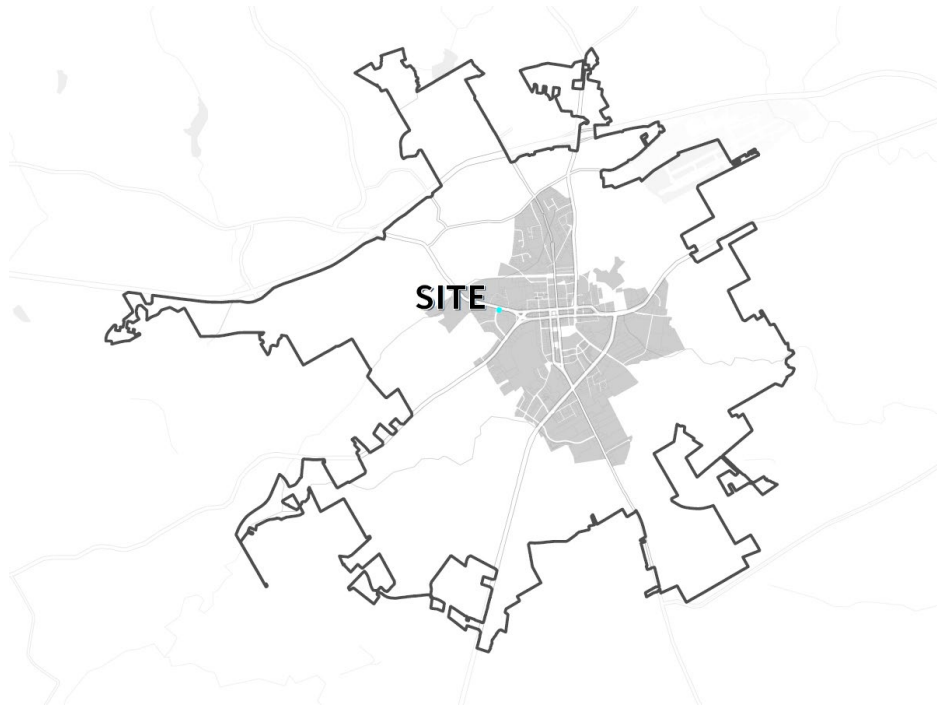


SURROUNDING ZONING AND USE

The immediate surrounding area is primarily composed of commercial and retail properties within commercial and industrial zoning districts along the West Pike Street corridor. To the north, across West Pike Street right-of-way, are properties zoned BG (General Business District) that host various commercial businesses, including hair salons, a bakery, and a driving school. A legacy tire shop with installation is also located across West Pike Street. To the west, across Langley Drive, there is a former used auto lot, also zoned BG (refer to SUP2025-00101). The properties directly to the east and south of the subject property are zoned BG and used for architectural and engineering services offices. Further afield along Honeysuckle Circle, there are single-family dwellings zoned RS-150 (Single-Family Residential District). Otherwise, the general vicinity also includes an industrial plaza on a property zoned LM (Light Manufacturing District), the Square at Lawrenceville residential apartments on a property zoned RM-12 (Multifamily Residential District), and a place of worship (First United Methodist Church of Lawrenceville) on a property zoned OI (Office-Institutional District).

When considering the wide variety of uses and zoning districts in the general vicinity, the proposed Special Use Permit may be appropriate.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

The proposed request for an Automobile Repair and Maintenance facility may not be compatible with the intent of the 2045 Comprehensive Plan for the Downtown character area.

STAFF RECOMMENDATION

Although the subject property was historically developed and operated as an automobile repair facility, the nonconforming use rights associated with that operation have lapsed due to discontinuance well in excess of the six (6) month threshold established in Article 3 of the Zoning Ordinance. As a result, the proposed Automobile Repair and Maintenance use must be evaluated as a new Special Use Permit request under current zoning standards. Staff find that the existing site configuration does not comply with the City’s Supplementary Regulations for such facilities, including requirements related to service bay orientation, landscaped buffering along public rights-of-way, and screening of overnight parking. Approval of the request would therefore require multiple variances and significant departures from adopted development standards, further weakening the case for approval.

More broadly, Staff find that the proposal is inconsistent with the long-term vision for the Downtown character area as articulated in the 2045 Comprehensive Plan. While the surrounding area includes a mix of commercial and institutional uses, City policy has increasingly emphasized reducing auto-centric land uses within and adjacent to Downtown in favor of development that supports walkability, pedestrian-oriented design, and mixed-use vitality. This policy direction has been reinforced by recent City Council actions, including the denial of SUP2025-00101 (used car dealership at 366 West Pike Street) and SUP2025-00108 (oil change facility at 650 Gwinnett Drive), both of which involved automobile-oriented uses in the greater Downtown area. In light of the discontinued nonconforming status, the proposal’s noncompliance with current standards, and its inconsistency with adopted planning policy and recent legislative precedent, Staff recommends **DENIAL** of the requested Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

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;

While the area contains a mix of commercial and institutional uses, an automobile repair and maintenance facility is not well suited to the evolving Downtown context, which is transitioning away from auto-oriented uses toward more pedestrian-friendly development.

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

The proposed use could adversely affect nearby properties through increased noise, visual impacts from service bays and vehicle storage, and conflicts with adjacent office and pedestrian-oriented uses along West Pike Street.

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

The property retains reasonable economic use under the BG zoning district through a wide range of permitted commercial and office uses that are more consistent with current zoning standards and Downtown planning objectives.

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;

The proposal may increase vehicular trips, turning movements, and curb-cut activity along West Pike Street, contributing to traffic and circulation impacts that are inconsistent with the City’s goals for Downtown mobility and streetscape design.

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

The request is not consistent with the 2045 Comprehensive Plan’s Downtown character area, which emphasizes walkability, mixed-use development, and a reduced presence of automobile-focused land uses.

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 nonconforming automobile repair use was discontinued for more than six months and cannot be reestablished without approval of a Special Use Permit; additionally, recent City Council actions denying similar auto-oriented uses in the Downtown area support disapproval of the request.

RTDA ENTERPRISES, LLC
1308 Amherst Ct., Marietta, GA 30068
404-626-5175 rtdaenterprisesllc@gmail.com



January 2, 2026

To: City of Lawrenceville – Planning and Development

The property at 350 West Pike Street has always been an automotive service garage since it was built in the mid 1980s. The building on the property is a 3 bay automotive shop with an office/waiting area, 2 restrooms and a parts room/mechanical room for a combined total of 1876 square feet.

This property is owned by Gerald and Fred Enterprises, LLC who originally built the building and opened the original automotive service garage in this location. When one of the owners decided to retire, the property owners, Gerald (Jerry) F. Dixon and Fred & Anne Cummings decided to retain ownership and lease the building to tenants who would continue to operate an automotive service garage in the location starting in 1998. First tenant was Precision Tune Auto Care, owner/operator William Pittman, who operated his Precision Tune franchise from 1998-December 2022. Then second tenant, 10711 Tune Inc, main contact Randy Saucier, assumed the remaining 5 months on Pittman's lease that expired on April 30, 2023 and signed a 5 year lease to run concurrent from May 1, 2023 through April 30, 2028. The lease specifically indicated for the tenant must obtain all pertinent licenses to operate a business in the location. 10711 Tune Inc violated their lease agreement by partially moving out without notice to property owners on or about July 26, 2025. However, they continued to pay rent through October 2025. When they failed to meet the terms of their lease agreement, Gerald and Fred Enterprises, LLC issued a termination letter to 10711 Tune Inc in November 2025 requiring they move out all items left inside the building by November 21, 2025. Gerald and Fred Enterprises, LLC found a new tenant, Daniel Aguilar Vaca, Auto Check and More LLC who signed a 37 month lease effective December 1, 2025.

While the building was vacant from approximately July 27, 2025, tenant 2, 10711 Tune Inc did not fully move out their possessions from the property until November. In addition, the owners quickly found a new tenant and performed property clean up and building maintenance that the prior tenant failed in his responsibility. Because this property has always been zoned as an automotive service garage, and the building is designed as an automotive shop since it's inception, so that Daniel Vaca can be a successful and productive business owner for the City of Lawrenceville, a special use permit is needed.

Gerald and Fred Enterprises, LLC respectfully request the issuance of a special use permit for automotive service repair for our property 350 West Pike St., Lawrenceville, GA 30046. Parcel Id R5143 262, so that our new tenant, Mr. Vaca with Auto Check and More can begin operations.

Regards,

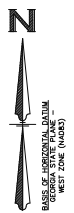
Robin L Dixon, Partner,
RTDA Enterprises, LLC, manager for
Gerald and Fred Enterprises, LLC

SUP2026-0001
RECEIVED JANUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 143 of the 5th District of Gwinnett County, Georgia, being within the City Limits of Lawrenceville, and being more particularly described as follows:

To arrive at the TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the southeasterly right-of-way line of Langley Drive (being a 60 foot right-of-way) with the existing southwesterly right-of-way line of State Route 120 (a/k/a Pike Street) (currently being an 80 foot right-of-way); thence running south 76 degrees 35 minutes 00 seconds east along said southwesterly right-of-way line of State Route 120, a distance of 139.80 feet to an iron pin; thence running south 15 degrees 24 minutes 00 seconds west, a distance of 10.35 feet to an iron pin on the new southwesterly right-of-way line of State Route 120, being the TRUE POINT OF BEGINNING; thence running south 15 degrees 24 minutes 00 seconds west, a distance of 131.15 feet to an iron pin found; thence running north 80 degrees 57 minutes 15 seconds west, a distance of 125.86 feet to an iron pin found on the southeasterly right-of-way line of Langley Drive; thence running north 09 degrees 51 minutes 00 seconds east along said southeasterly right-of-way line, a distance of 108.29 feet to an iron pin at the intersection of said right-of-way line with the new southwesterly right-of-way line of State Route 120; thence running north 64 degrees 54 minutes 53 seconds east along said new southwesterly right-of-way line, a distance of 49.02 feet to an iron pin; thence continuing along said new southwesterly right-of-way line south 77 degrees 43 minutes 34 seconds east, a distance of 80.03 feet to an iron pin; thence continuing along said new southwesterly right-of-way line south 78 degrees 02 minutes 47 seconds east, a distance of 18.40 feet to an iron pin, being the TRUE POINT OF BEGINNING; said tract containing 0.394 acres as delineated on that certain As-Built Survey dated June 16, 1986, last revised February 23, 1987, prepared for Cummings and Dixon by Robert E. Horlbeck, Georgia Registered Lend Surveyor No. 1942, of Horlbeck & Associates, Inc.



LINE	BEARING	DISTANCE
L1	S 79°59'25" E	30.00'
L2	S 77°11'43" E	18.40'
L3	N 65°46'01" E	49.02'

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 579,676 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET ARE SET WITH A 1/2" REBAR (MARE BAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASE OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYOR CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TILES SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DETECTED HEREIN.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "ROBUST SURVEY" AND WAS COMPLETED USING ONE OR MORE OF THE FOLLOWING: (1) TOTAL STATION AND/OR A TORCON HIPER V GPS NETWORK OR (REAL TIME KINEMATIC) MODE, CONNECTED IN REAL TIME VIA THE HDPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 99% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ACTING STANDARDS, SPECIFICATION AND REQUIREMENTS OF 6201-50 PPPA.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GOFS, OR OVERLAPS EXIST BETWEEN ADJACENT PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels of land and property boundaries. The relative information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that:
 IN MY OPINION, THIS DRAWING WAS PREPARED IN CONJUNCTION 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. 13-4-57.

PRESENTED BEFORE ME THIS 21ST DAY OF JANUARY IN THE YEAR OF 2025.

Michael R. Shephard
 MICHAEL R. SHEPHARD, S.L.S. NO. 3348

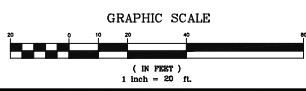
DATE OF PRINT/PDF:			
No. #	DATE / BY	DESCRIPTION	

Proposed Use
 AUTOMOTIVE SERVICE GARAGE

Parking Spaces
 SPACES PER 200-250 SQFT (1876 SQFT / 200 = 9.38 SPACES REQUIRED)
 14 SPACES PROVIDED

Zoning
 ZONING: BG GENERAL BUSINESS DISTRICT.
 LOT AREA MINIMUM: NONE
 LOT WIDTH MINIMUM: NONE
 FRONT SETBACK: 50 FT
 MIN SIDE SETBACK: 10 FT
 MIN REAR SETBACK: 10 FT
 IMPERVIOUS SURFACE: 95%
 MAX HEIGHT: 35 FT

FEMA Flood Notes
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1313020801, WHICH BEARS AN EFFECTIVE DATE OF 05/20/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.



Legend

○ IRON PIN FOUND	⊗ POWERPOLE	⊗ SEWER MANHOLE
○ IRON PIN SET	⊗ GUY WIRE	○ CLEANOUT
○ CONIC BVM MARKER	⊗ LIGHT POLE	○ STORM DRAIN MANHOLE
⊗ INTERSECTION POINT	⊗ ELEC. TRANSFORMER	○ CURB INLET
⊗ TEMPORARY BENCH MARK	⊗ ELEC. MANHOLE	○ DROP INLET
P.O.C. POINT OF COMMENCEMENT	⊗ ELECTRIC BOX	○ HANDICAPPED PARKING SPACE
P.O.B. POINT OF BEGINNING	⊗ WATER MANHOLE	○ SIGN
⊗ IRON PIN SET	⊗ WATER VALVE	○ BOLLARD
⊗ REBAR FOUND	⊗ WATER METER	○ EXCERPTIONS
⊗ CONIC MONUMENT FOUND	⊗ FRY HYDRANT	○ TREE
⊗ CRIMP TOP PIPE	⊗ BACKFLOW PREVENTOR	○ HARDWOOD
⊗ OPEN TOP PIPE	⊗ GAS METER	○ EVERGREEN
⊗ RECORD DATA	⊗ GAS MANHOLE	○ UNDERSTORY
⊗ MEASURED DATA	⊗ UNKNOWN MANHOLE	○ FENCE LINE
⊗ N/T NOW OR FORMERLY	⊗ COMM. BOX	○ OVERHEAD ELECTRIC
⊗ R/W RIGHT-OF-WAY	⊗ CORR. MANHOLE	○ UNDERGROUND ELECTRIC
⊗ BLDG SETBACK LINE	⊗ CABLE TV RISER	○ GAS LINE
⊗ REINFORCED CONC. PIPE	⊗ TRAFFIC SIGNAL HEAD	○ UNDERGROUND COMM. LINE
⊗ CORRUGATED METAL PIPE	⊗ TRAFFIC SIGNAL BOX	○ WATER LINE
⊗ PVC PLASTIC PIPE	⊗ AIR CONDITIONER	○ SANITARY SEWER PIPING
⊗ DUCTILE IRON PIPE	⊗ MAIL BOX	○ STORM DRAIN PIPING
⊗ LANDSCAPING		
⊗ BACK OF CURB		
⊗ EDGE OF PAVEMENT		
⊗ DRAINAGE ESCAPEMENT		
⊗ SANITARY SEWER ESMT		

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISUAL OBSERVATIONS.
2. AT UNBUILT SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISION OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR OTHER PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPEARANCES, PROVIDED DESIGN PLANS AND PHASE PAINT MARKINGS AND A REPORT PROVIDED BY AN UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

Significant Observations

- ④ - EDGE PAVEMENT (PARKING) CROSSES BOUNDARY LINE A MAX. DISTANCE OF 14.1'
- ④ - SIGN CROSSES BOUNDARY LINE A MAX. DISTANCE OF 8.1' INTO RIGHT-OF-WAY.



715 LONGLEAF BOULEVARD, SUITE A
 LAWRENCEVILLE, GA 30046
 PHONE: 770-962-8822 FAX: 770-962-8829
 www.gasurveying.com
 cshc@gsa.net

PROVIDING CLIENT NEEDS SINCE 1950
 ACROSS THE SOUTHEAST IN THE
 AREAS OF:
 Construction Layout • GPS Mapping
 Land Surveying • Site Development Consulting



Site Plan for Special Use Permit For:
Robin Dixon
Site Address: 350 West Pike Street
Lawrenceville, GA 30046
 Land Lot(s) 143 of the 5th Land District
 Gwinnett County, Georgia



Sheet / Drawing Scale
 1" = 20'
 Unless Otherwise Noted
 GSA Project No.
 26-01-240
 Drawn By / Field Crew
 AU 01-23-26
 Sheet No. 01 OF 01



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03022026

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

SUP2026-00001

Approval of the Special Use Permit to allow an Automobile Repair and Maintenance facility in a BG (General Business) zoning district, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. The Special Use Permit shall be limited to an Automobile Repair and Maintenance facility conducted entirely within the existing approximately 1,876 square-foot building, with no expansion of the building footprint or service bay area.
- B. All automobile repair and maintenance activities shall occur wholly indoors; no servicing, dismantling, painting, washing, or repair work shall be conducted outside of the enclosed building.
- C. Outdoor storage, including but not limited to vehicles, parts, tires, fluids, equipment, or inoperable automobiles, shall be prohibited.
- D. Overnight parking of vehicles associated with the business shall be prohibited on the subject property.
- E. Hours of operation for the automobile repair and maintenance facility shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
- F. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- G. Peddlers and/or any parking lot sales shall be prohibited.
- H. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- I. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.
- J. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.

2. To satisfy the following site development considerations:

- A. The existing nonconforming pole sign located partially within the public right-of-way shall be removed prior to issuance of a Certificate of Occupancy, and all signage shall comply with current sign regulations.
- B. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part D. Automobile service bays shall not be adjacent to or visible from a public right-of-way. The approval of a variance would allow for the three (3) automobile service bays to be visible from the public right-of-way (West Pike Street).
- B. A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.7 – Automobile Body, Repair, Rebuilding, or Repair and Maintenance Facilities, Part E. A 15-foot landscaped buffer shall be required adjacent to or visible from a public right-of-way. Allow for a five (5) foot landscape buffer along West Pike Street and Langley Drive.

Please let me know about a fee

RECEIVED JANUARY 9, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

Gerald and Fred Enterprises, LLC

Gerald and Fred Enterprises LLC

SPECIAL USE PERMIT APPLICATION

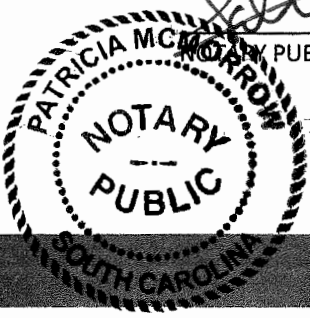
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Fred Cummings</u>	NAME: <u>Fred Cummings</u>
ADDRESS: <u>308 Amberst Ct, Mar 30068</u> <u>119 Spring Beauty Dr</u>	ADDRESS: <u>1308 Amberst St, Mar 30068</u> <u>119 Spring Beauty Dr</u>
CITY: <u>Bluffton</u>	CITY: <u>Bluffton</u>
STATE: <u>SC</u> ZIP: <u>29909</u>	STATE: <u>SC</u> ZIP: <u>29909</u>
PHONE: <u>404-626-5175</u> <u>404-583-2031</u>	PHONE: <u>404-583-2031</u>
CONTACT PERSON: <u>Fred Cummings</u> PHONE: <u>404-583-2031</u>	
CONTACT'S E-MAIL: <u>carcare442@atd.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>9500</u> ACREAGE: <u>.37</u>	
PARCEL NUMBER(S): <u>5143-262</u>	
ADDRESS OF PROPERTY: <u>350 W Pike St, Lawrenceville</u>	
PROPOSED SPECIAL USE: <u>automotive repair</u>	

Fred Cummings 1/9/26
SIGNATURE OF APPLICANT DATE

Fred Cummings 1/9/26
SIGNATURE OF OWNER DATE

Fred Cummings
TYPED OR PRINTED NAME

Fred Cummings
TYPED OR PRINTED NAME



Patricia MCMorrow
NOTARY PUBLIC DATE 1-9-2026

Patricia MCMorrow
NOTARY PUBLIC DATE 1-9-2026



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

Comm exp. 9-24-28

Comm exp. 9-24-28

SUP2026-0001
RECEIVED JANUARY 13, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

Gerald and Fred Enterprises, LLC

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Daniel Aguilar Vaca, Auto Check and More</u>	NAME: <u>Gerald and Fred Enterprises, LLC</u>
ADDRESS: <u>350 West Pike St</u>	ADDRESS: <u>1308 Amherst Ct</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Marietta</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30068</u>
PHONE: _____	PHONE: <u>404-626-5175</u>
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): _____ ACREAGE: <u>0.37</u>	
PARCEL NUMBER(S): <u>5143 262</u>	
ADDRESS OF PROPERTY: <u>350 West Pike St., Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Automotive Service Garage</u>	

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Robin L Dixon 1/2/2026
SIGNATURE OF OWNER DATE

Robin L Dixon, Partner-RTDA Enterprises, LLC on behalf of Gerald and Fred Enterprises, LLC

TYPED OR PRINTED NAME

Kristen Walden _____
NOTARY PUBLIC DATE



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

SUP2026-0001
RECEIVED JANUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Y/N

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

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

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

Y/N

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

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

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



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas


SUP2026-0001

Applicant:

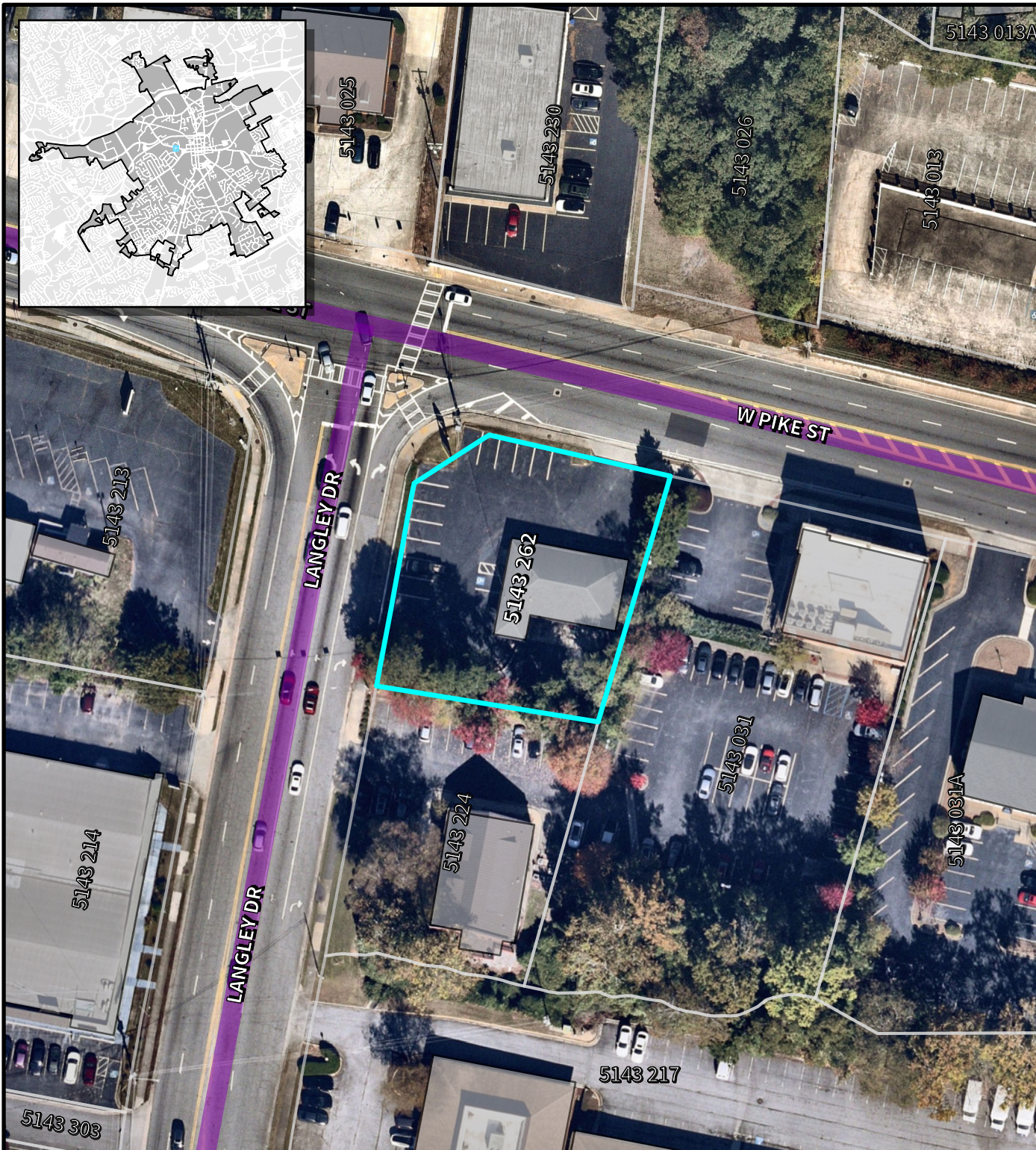
Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

 City Maintained Streets

 County/State Maintained Streets



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001

Applicant:


Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 LM Light Manufacturing

 RS-150 Single-Family Residential

Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001

Applicant:

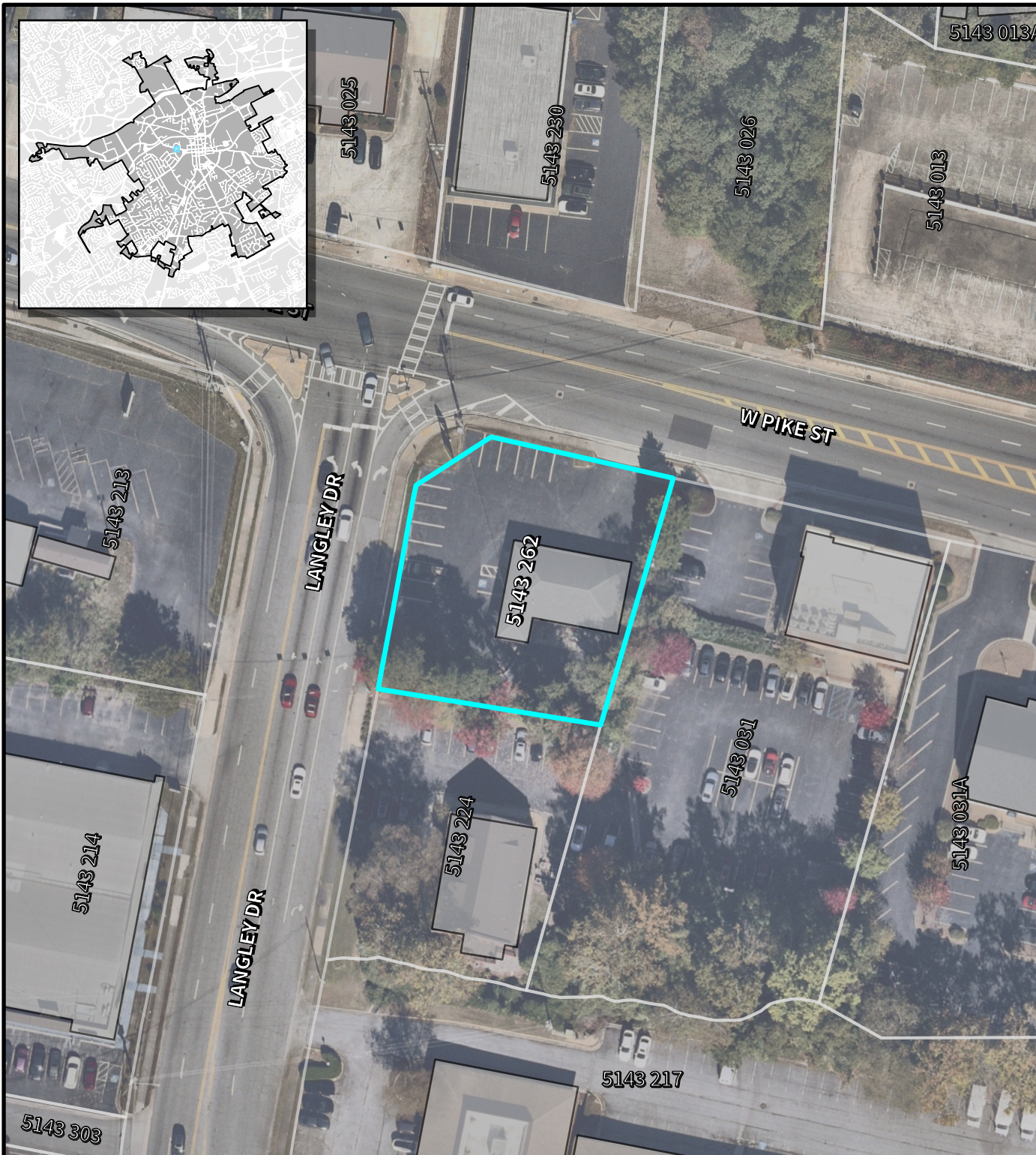
Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:900

0 30 60 120 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001

Applicant:

Gerald and Fred Enterprises, LLC

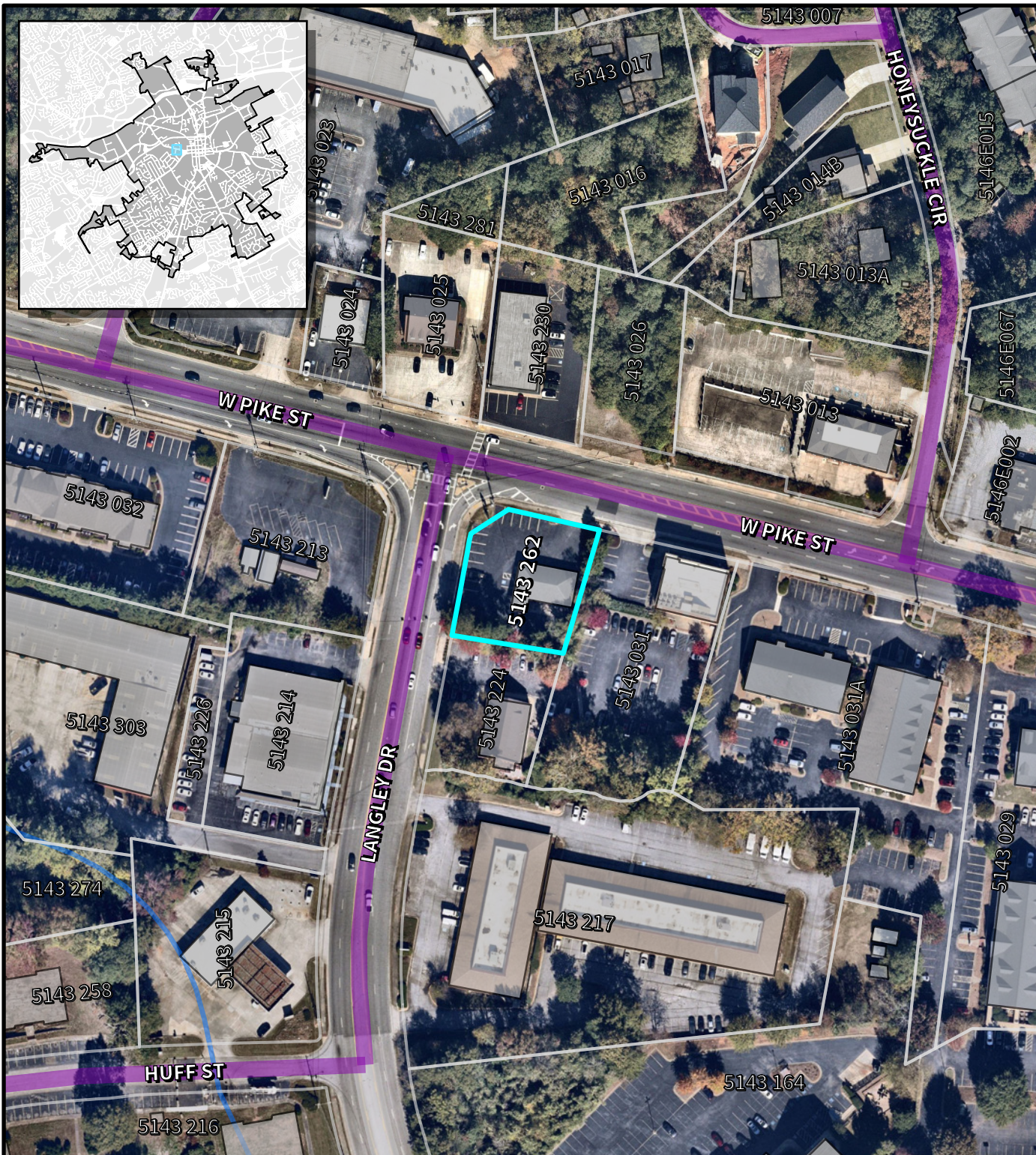
 Subject Property (~0.38 acres)

 Lawrenceville City Limits

 City Maintained Streets

 County/State Maintained Streets

 Streams



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001






Applicant:

Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

Zoning Districts

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

Imagery Date: 11/03/2025

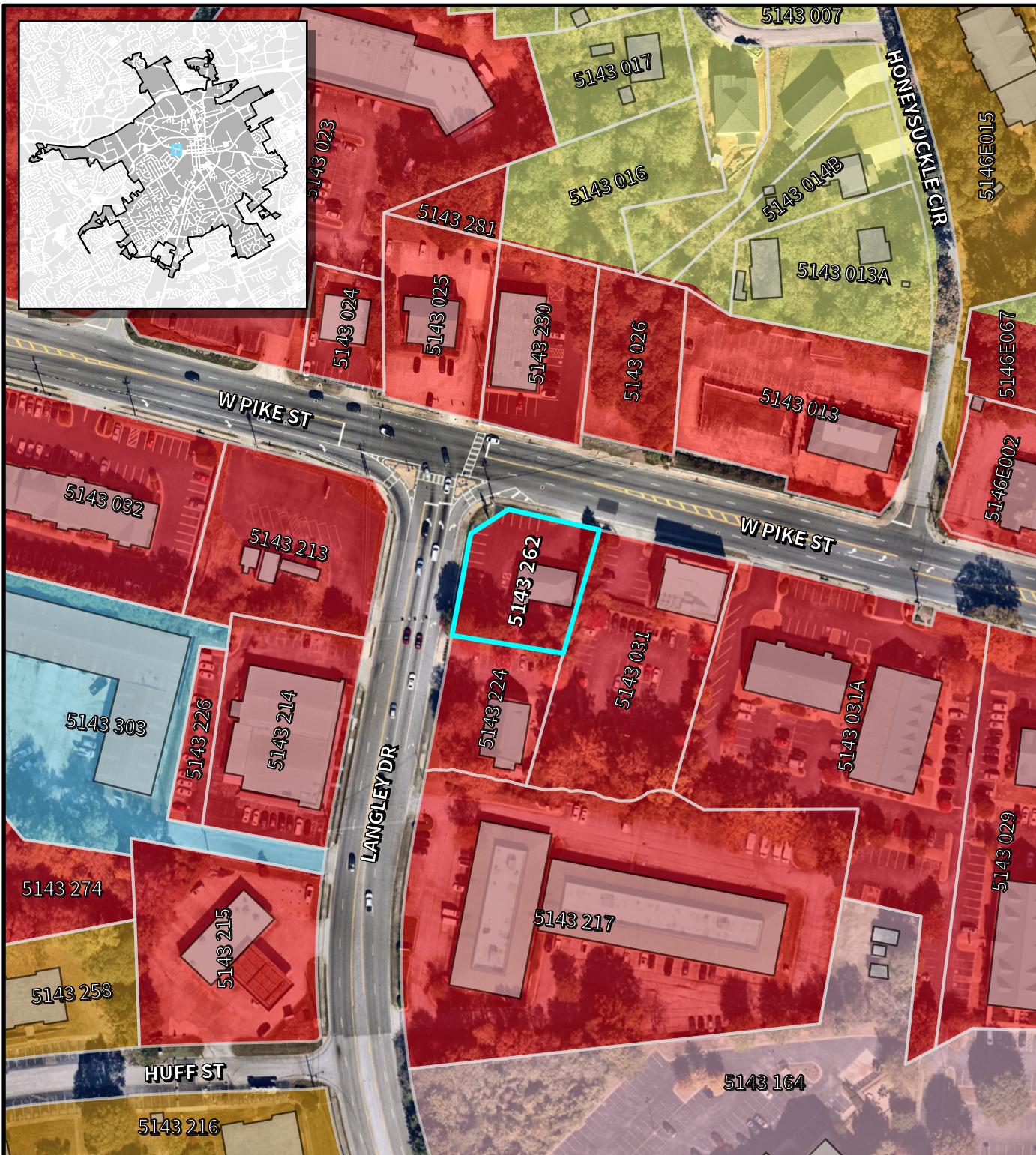
Map Date: 01/13/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-0001

Applicant:

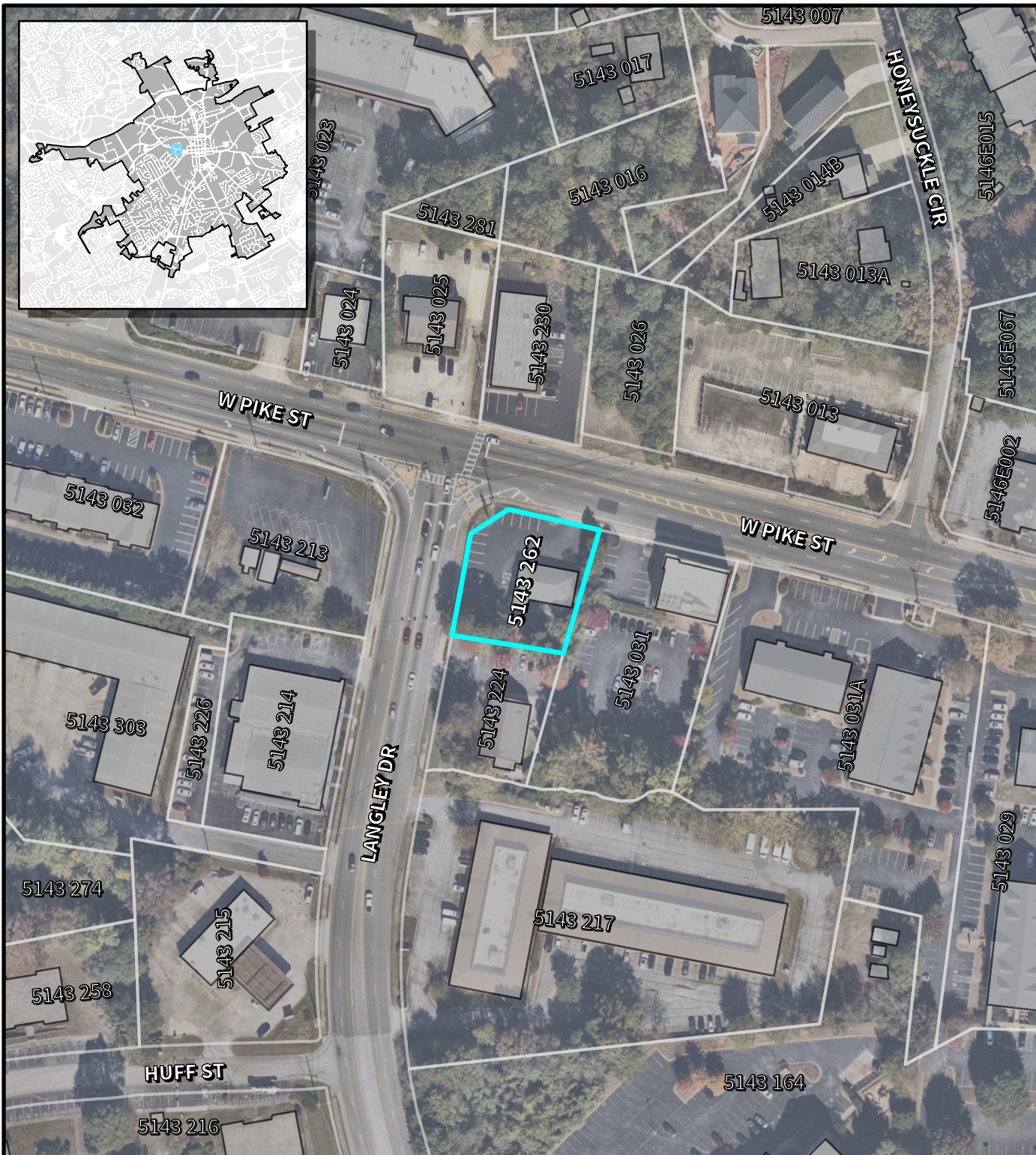
Gerald and Fred Enterprises, LLC

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown



Imagery Date: 11/03/2025

Map Date: 01/13/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 19, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: BFR2025-00005; Macario Bustos; 335 West Pike Street

Department: Planning and Development

Date of Meeting: Thursday, March 19, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: A Buffer Reduction Between the Subject Property Zoned BG (General Business District) and a Neighboring Property Zoned RM-12 (Multifamily Residential District) From 50 Feet to 0 Feet to Accommodate the Existing Parking Lot

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant requests a Buffer Reduction to accommodate planned renovations to the parking lot at the subject property. The subject property is an approximately 1.46-acre parcel zoned BG (General Business District) located at the northern right-of-way of West Pike Street (State Route 120), east of its intersection with Honeysuckle Circle.

Attachments/Exhibits:

- BFR2025-00005_ATTCH_02162026.pdf



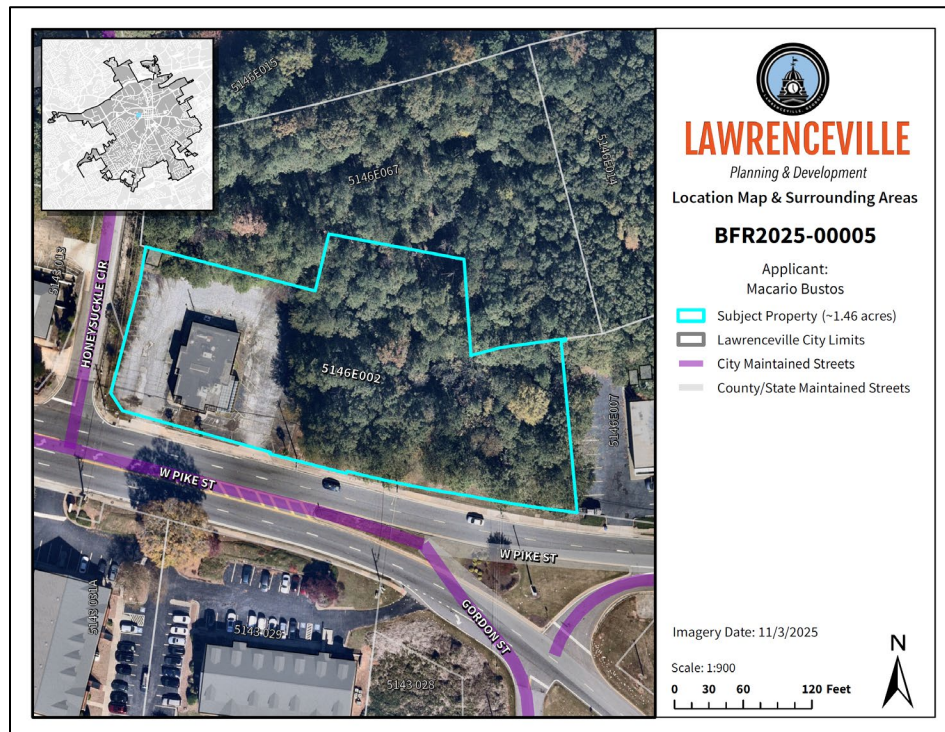
LAWRENCEVILLE

Planning & Development

BUFFER REDUCTION

CASE NUMBER(S):	BFR2025-00005
APPLICANT(S):	MACARIO BUSTOS
PROPERTY OWNER(S):	DANHC PROPERTIES LLC
LOCATION(S):	335 WEST PIKE STREET
PARCEL IDENTIFICATION NUMBER(S):	5146E002
APPROXIMATE ACREAGE:	1.46 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	REDUCTION OF 50' UNDISTURBED BUFFER
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



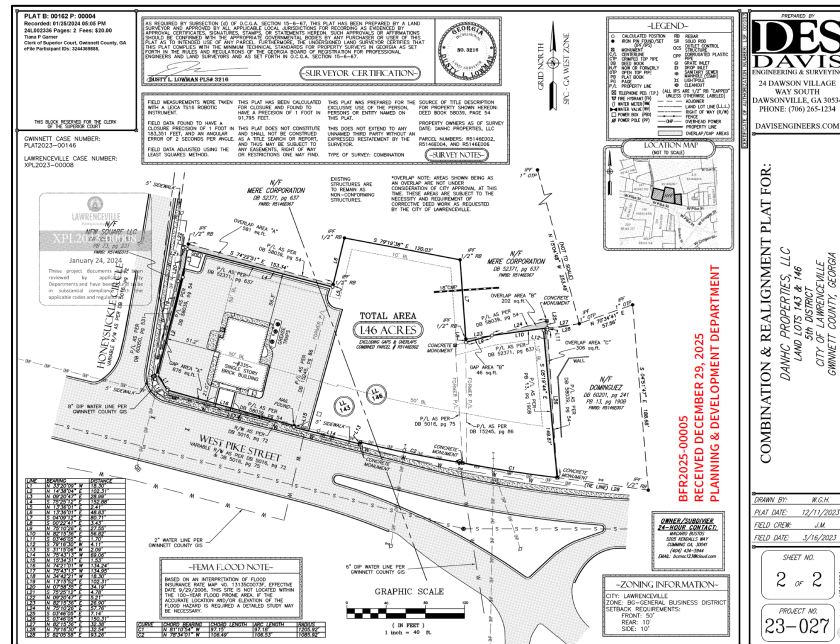
ZONING HISTORY

The earliest zoning record on file for the subject property indicates the property zoned as its current zoning district, BG (General Business District) in 1960. There are no zoning cases, Special Use Permits, or variances on record for the subject property.

PROJECT SUMMARY

The applicant requests a Buffer Reduction to accommodate planned renovations to the parking lot at the subject property. The subject property is an approximately 1.46-acre parcel zoned BG (General Business District) located at the northern right-of-way of West Pike Street (State Route 120), east of its intersection with Honeysuckle Circle.

SURVEY



ZONING AND DEVELOPMENT STANDARDS

The subject property consists of a 2,856 square-foot fast food restaurant constructed in the year 1982. The property also contains accessory driveways and parking. The applicant intends to redevelop the property into a proposed 6,000 square feet restaurant with a resurfaced and expanded parking lot, a redesigned vehicular circulation plan and curb cuts, and a landscape strip that meets current development regulations.

To accommodate this redevelopment plan, the applicant proposes to eliminate the fifty (50) foot undisturbed buffer required between BG (General Business District) and RM-12 (Multifamily Residential District) zoning districts as of the 2020 Lawrenceville Zoning Ordinance. In addition, they are requesting a variance to reduce the required front yard setback from fifty (50) feet to twelve (12) feet.

Approval of these requests requires the following deviations from the minimum standards of the BG (General Business) district, as outlined below:

Article 1 Districts, Section 102.13 BG General Business District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	<i>None</i>	<i>63,598 sq. ft</i>	<i>N/A</i>
Lot Width	<i>None</i>	<i>409 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>12 ft</i>	Variance
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>95%</i>	<i>Not listed</i>	<i>N/A</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>N/A</i>

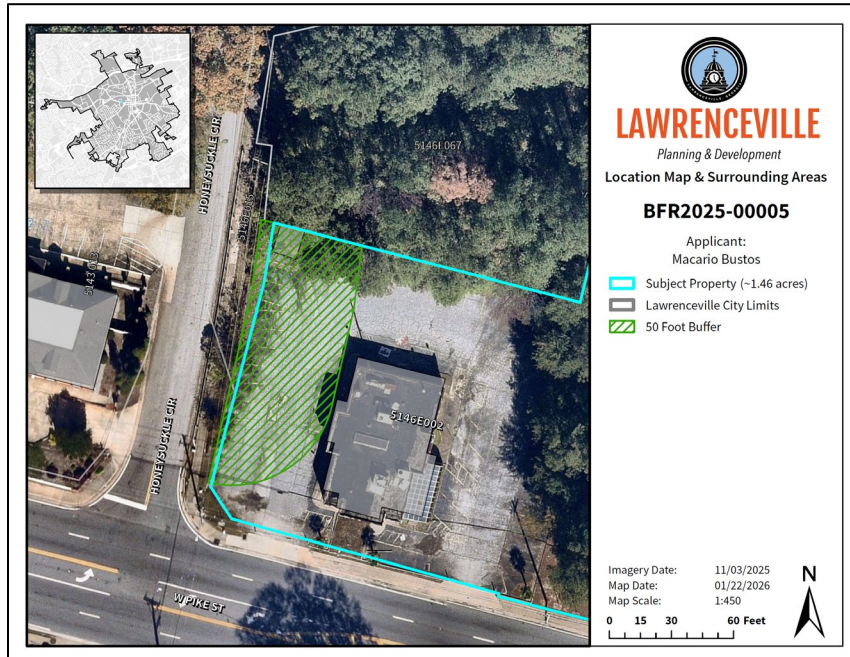
Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Restaurant	<i>1 per 2.5 seats 189 seats 76 spaces</i>	<i>80 spaces</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
BG/RM-12	50	0	Approval w/ Conditions

BUFFER

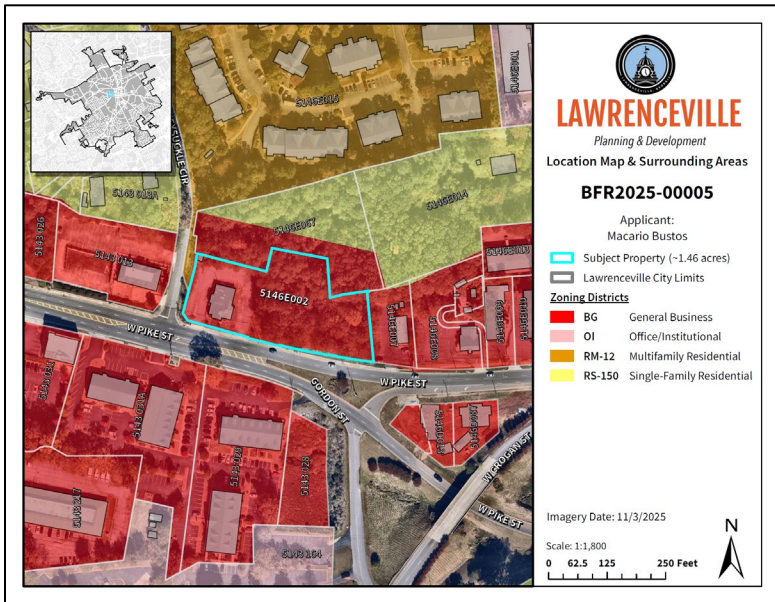


The subject property was originally developed prior to the adoption of current buffer requirements; as such, a large portion of the paved area along the western property line falls into a fifty (50) foot undisturbed buffer where the subject property borders a RM-12 property. However, the subject property does not directly border any residential uses; the required buffer is instead a result of the peculiar shape of an adjacent parcel zoned RM-12. The neighboring property – which hosts The Square at Lawrenceville Apartments – has a narrow panhandle that travels south along the eastern right-of-way of Honeysuckle Circle, where it abuts the subject property on its western property line. The residential component of The Square at Lawrenceville Apartments is in fact located over 200 feet from the subject property, with another (undeveloped) property serving as a de facto buffer between the two uses. Considering these unique circumstances, the request to eliminate the required buffer on the western property line may be appropriate.

Regarding the requested variance – a significant (76%) reduction of the required front yard setback – the applicant provides an aesthetic justification; a closer proximity of the restaurant to the street may yield a better match to the character of nearby Downtown businesses. Current setback requirements may also present a topographical hardship, as

the lot is only approximately 150 feet wide at the intersection. Finally, the existing structure at the subject property was developed in a manner similar to the proposal; that is, it is located only 21 feet from the property line. While the subject property could be rezoned to the BGC (Central General Business) district to eliminate the front yard setback requirement and bring it in line with the zoning of the nearby Downtown properties cited by the applicant, the requested variance may be sufficient on its own.

OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property is characterized by a mixture of retail and office uses along West Pike Street, single-family residential along Honeysuckle Circle and Honeysuckle Avenue, and the previously cited multifamily residential at the Square at Lawrenceville apartments to the north. Nearby commercial uses include an auto service garage, medical offices, and general offices zoned BG (General Business District) and OI (Office Institutional District). The properties to north of the subject property are zoned RS-150 (Single-Family Residential District) and RM-12 (Multifamily Residential District), used for both single-family and multifamily residences. Given the reasoning provided in the prior section, the requested buffer reduction may be appropriate, if properly conditioned.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

If the proposed restaurant adheres to site planning standards for access, interconnectivity, landscaping, and signage, it may align with the intended development pattern as described in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The applicant requests a Buffer Reduction to eliminate the required 50-foot undisturbed buffer between BG (General Business) and RM-12 (Multifamily Residential) zoning districts to facilitate redevelopment of an existing fast-food restaurant into a larger restaurant with reconfigured parking, access, and landscaping. While the buffer requirement is triggered by a narrow panhandle of an adjacent RM-12–zoned property, the nearest residential uses are located more than 200 feet away, with intervening undeveloped land effectively functioning as a buffer; therefore, the requested reduction may be appropriate if properly conditioned to mitigate potential impacts.

Staff recommends **APPROVAL WITH CONDITIONS** of the requested Buffer Reduction, as the proposal supports reinvestment in an existing commercial site within the Downtown character area, addresses unique site constraints, and is not anticipated to adversely impact nearby residential uses. Approval should be conditioned to ensure adequate separation, landscaping, and compliance with applicable development, buffering, and permitting requirements.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

The proposed buffer reduction supports continued commercial redevelopment in an area characterized by existing retail and office uses and is suitable given the absence of directly adjacent residential development.

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

With appropriate conditions for setbacks, construction standards, and landscape replacement, the buffer reduction is not expected to adversely affect the existing use or usability of adjacent residential properties.

- 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; however, the requested buffer reduction facilitates reinvestment and modernization of the site, improving its long-term viability.

- 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;**

The proposal will not create an excessive or burdensome demand on streets, utilities, or public services, as it represents redevelopment of an existing commercial site with adequate infrastructure.

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

The request is consistent with the 2045 Comprehensive Plan’s Downtown character area, which encourages reinvestment and adaptive redevelopment of existing commercial properties.

- 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;**

Unique site conditions, including the preexisting development pattern and the atypical configuration of the adjacent RM-12 parcel, support approval of the buffer reduction when accompanied by appropriate conditions to mitigate potential impacts.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03022026

BFR2025-00005

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A. Allows a one-hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RM-12), from fifty (50) feet to zero (0) feet along the subject property's western property line.
- B. The buffer reduction shall apply only to the parking lot redevelopment, associated with vehicular circulation improvements, landscaping, and related site work shown on the submitted site plan, received by the Planning and Development Department on December 29, 2025.
- C. The buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted site plan.
- D. All land disturbance within the reduced buffer area shall be limited to the minimum necessary to complete the approved parking lot improvements, grading, utilities, and landscaping.
- E. Approval of this Buffer Reduction shall not be construed as a waiver of buffer requirements for any future development or redevelopment beyond the scope of this application.

2. To satisfy the following site development considerations:

- A. All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- B. Prior to issuance of a Land Disturbance Permit (LDP), final site plans shall be reviewed and approved by the Planning Director, City Engineer, and all applicable departments.
- C. Any off-site access, grading, or construction activity, if required, shall be subject to executed agreements or easements made by adjacent property owners and approval by the City.

- D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- E. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.13 – BG General Business District, Subsection B. Lot Development Standards. Allows for a reduction in the required front yard setback from fifty (50) feet to twelve (12) feet.

BFR2025-00005
RECEIVED DECEMBER 29 2025
PLANNING & DEVELOPMENT DEPARTMENT



DAVIS ENGINEERING & SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

December 22, 2025

City of Lawrenceville
Board of Appeals
79 S Clayton Street, Suite M76A
Lawrenceville, GA 3046

Letter of Intent - Variance Request for Front Setback to 11.5' & Undisturbed Buffer to 0'
335 West Pike Street (DES Project #: 25-274)

To Whom it May Concern:

On behalf of our client, Davis Engineering and Surveying, LLC respectfully submits this Letter of Intent in support of a variance request for the property located at 335 W Pike Street, within the City of Lawrenceville.

We are requesting the following variance:

1. **Front Setback Reduction:** A variance to request shall be to allow an encroachment of 38' into the required 50' front building setback, to accommodate planned renovations to the existing building. The only additional encroachment into the reduced setback area from the existing building, will be for an architectural overhang, which is integral to the building's updated design and functionality.
2. **Undisturbed Buffer Reduction:** A variance to request shall be to allow an encroachment of 50' into the required 50' undisturbed buffer, to accommodate planned renovations to the existing parking lot.

The hardship necessitating these variances stems from the **existing building's current encroachment into the required front setback and the existing parking lot's encroachment into the required undisturbed buffer**. Currently, the existing building has been sitting in disrepair for several years. Our client purchased the property with the intent to relocate the current Hacienda restaurant a few hundred feet away, to this new location, looking to upgrade the current building while also providing much needed additional parking. Apart from the architectural overhang, the footprint of the renovation and addition to the existing building will not encroach any further than current conditions. This proximity to the street appeals to the desired aesthetic of the City of Lawrenceville. To comply with the current zoning requirements without a variance, the building would need to be **completely relocated**, which is not feasible due to structural, topographical, and stormwater and financial constraints and takes away from the appearance the City is ultimately looking for. The proposed renovations are intended to improve the building's usability and appearance while maintaining its current footprint as much as possible.

The requested variances are minimal and will not negatively impact adjacent properties or the public interest. Rather, they will allow for the continued use and enhancement of an existing structure in a manner consistent with the character and development goals of the City of Lawrenceville.

We appreciate your consideration of this request and look forward to working with the City to bring this project to fruition. Please do not hesitate to contact us should you need any additional information or documentation.

Please feel free to contact me if you have any questions or comments.

Sincerely,
Jason K. Davis, PE.

Davis Engineering & Surveying, LLC | 24 Dawson Village Way S | Dawsonville, GA 30534
Ph: 706.265.1234 | Web: www.DavisEngineers.com

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Exhibit "A"

DESCRIPTION OF PROPERTY - TRACT I - .507 ACRES - J35 WEST PIKE STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOCATED IN THE CITY OF LAWRENCEVILLE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF WEST PIKE STREET AT THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE; THENCE NORTH 31 DEGREES 43 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 18.30 FEET ALONG THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE TO A POINT,

THENCE NORTH 16 DEGREES 14 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 102.31 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE NORTH 10 DEGREES 57 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 34.20 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 72 DEGREES 46 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 153.34 FEET TO A POINT, THENCE SOUTH 17 DEGREES 06 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 148.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY WEST PIKE STREET; THENCE NORTH 72 DEGREES 44 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 134.34 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.507 ACRES MORE OR LESS

DESCRIPTION OF PROPERTY - TRACT II - .702 ACRES - J25 WEST PIKE STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143 AND 146 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOCATED IN THE CITY OF LAWRENCEVILLE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF WEST PIKE STREET 134.34' EASTERLY OF THE EASTERLY RIGHT OF WAY OF HONEYSUCKLE CIRCLE; THENCE NORTH 17 DEGREES 06 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 148.38 FEET TO A POINT, THENCE NORTH 16 DEGREES 46 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 51.23 FEET TO A POINT; THENCE SOUTH 76 DEGREES 23 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 119.95 FEET TO A POINT; THENCE SOUTH 01 DEGREES 38 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 80.65 FEET TO A POINT; THENCE SOUTH 01 DEGREES 15 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 125.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WEST PIKE STREET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1089.92 FEET AND AN ARC LENGTH OF 110.49 FEET, BEING SUBTENDED BY A CHORD OF NORTH 76 DEGREES 58 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 110.45 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 17 DEGREES 13 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 2.00 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE NORTH 72 DEGREES 44 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 69.67 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.702 ACRES MORE OR LESS.

DESCRIPTION OF PROPERTY - TRACT III - .31 ACRES - J25 WEST PIKE STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 5TH DISTRICT IN GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE PROPERTY LINE BETWEEN THE LANDS OF THE GRANTOR AND THE LANDS NOW OR FORMERLY OWNED BY H.O. HAMBY, ET AL. WITH THE NORTHERN EXISTING RIGHT OF WAY OF LINE OF STATE ROUTE 120, SAID POINT BEING 60 FEET LEFT OF AND OPPOSITE STATION 87+84.82 ON THE CONSTRUCTION CENTER LINE OF GEORGIA HIGHWAY PROJECT TSAP-8 (113); RUNNING THENCE N03+29'56"W A DISTANCE OF 129.46 FEET TO A POINT 176.73 FEET LEFT OF AND OPPOSITE STATION 87+54.67 ON SAID CENTER LINE, THENCE N75+43'53"E A DISTANCE OF 95.90 FEET TO A POINT 212.52 FEET LEFT OF AND OPPOSITE STATION 88+61.89 ON SAID CENTER LINE, THENCE S03+29'36"E A DISTANCE OF 157.53 FEET TO A POINT 56.45 FEET LEFT OF AND OPPOSITE STATION 88+86.68; THENCE NORTHWESTERLY ALONG A LINE CURVED TO THE RIGHT WITH A RADIUS OF 1205.92 FEET FOR AN ARC DISTANCE OF 97.10 FEET BACK TO THE POINT OF BEGINNING.

PLAT B: 00162 P: 00003
 Recorded: 01/25/2024 05:05 PM
 24L002336 Pages: 2 Fees: \$20.00
 Tiana P Garner
 Clerk of Superior Court, Gwinnett County, GA
 eFile Participant IDs: 3244369885,

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT

COMBINATION SURVEY FOR: DANHC PROPERTIES, LLC.

PARCELS R5146E002, R5146E004, & R5146E006
 GWINNETT CASE NUMBER: PLAT2023-00146
 LAWRENCEVILLE CASE NUMBER: XPL2023-00008
 COMBINED PARCEL # R5146E002

THIS BLOCK RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT

GWINNETT CASE NUMBER:
 PLAT2023-00146

LAWRENCEVILLE CASE NUMBER:
 XPL2023-00008

XPL2023-00008
 January 24, 2024

These project documents have been reviewed by applicable City Departments and have been found to be in substantial compliance with the applicable codes and regulations.

**OWNER/SUBDIVIER
 24-HOUR CONTACT:**
 DANHC PROPERTIES, LLC
 CELERINO GARCIA
 5205 KENDALLS WAY
 CUMMING GA, 30041
 (404) 434-5944
 EMAIL: bcmoc123@cloud.com

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.

~SURVEYOR CERTIFICATION~

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Dusty L. Lowman
DUSTY L. LOWMAN PLS# 3216

Final Plat Approval

The Director of the Department of Planning and Development certifies that this plat complies with the City of Lawrenceville Development Regulations and that it has been approved by all other operational City departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and City of Lawrenceville. Acceptance of constructed greenways, if shown on the final plat, is hereby expressly excluded from approval and maintenance and shall not be accepted by the City until said greenway is completed in its entirety and verified that it has been built to standards as set forth in the Development Regulations.

DATED THIS 24 DAY OF JAN., 2024.

Maria Serban (Designee)
 DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT

Owners Acknowledgment and Declaration

STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LAWRENCEVILLE

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and opportunities thereon shown.

Celerino Garcia Garcia
 SIGNATURE OF DEVELOPER/SUBDIVIDER
 DATE SIGNED 12 11 2023

Celerino Garcia Garcia
 SIGNATURE OF OWNER
 DATE SIGNED 12 11 2023

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in 183,351 feet and an angular error of 2 seconds per angle point, and was adjusted using the LEAST SQUARES METHOD. This plat has been calculated for closure and is found to be accurate within 1 foot in 91,795 feet, and contains a total of 1.46 acres. The equipment used to obtain the linear and angular measurements herein was a LEICA TS16 ROBOTIC INSTRUMENT.

By: *Dusty Lowman*
 REGISTERED GEORGIA LAND SURVEYOR
 REG NO. 3216 DATE OF EXPIRATION 12/31/24

NOTES

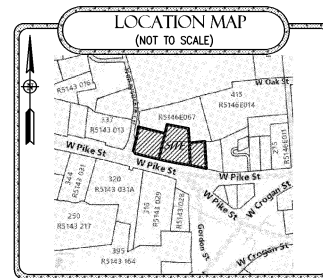
Stream Buffer Easements are to remain in a natural and undisturbed condition.

Structures are not allowed in drainage easements.

Water service provided by Gwinnett County.

Lot serviced by existing sewer.

Existing structures are to remain as non-conforming structures.



~ZONING INFORMATION~

CITY: LAWRENCEVILLE
 ZONE: BG-GENERAL BUSINESS DISTRICT
 SETBACK REQUIREMENTS:
 FRONT: 50'
 REAR: 10'
 SIDE: 10'

~FEMA FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13135C0073F, EFFECTIVE DATE 9/29/2006, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 183,351 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 91,795 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITH-OUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
 DEED BOOK 58039, PAGE 54

PROPERTY OWNERS AS OF SURVEY DATE:
 DANHC PROPERTIES, LLC

PARCEL NUMBER: R5146E002, R5146E004 AND R5146E006

PREPARED BY

24 DAWSON VILLAGE WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234

DAVISENGINEERS.COM

COMBINATION & REALIGNMENT PLAT FOR:
 DANHC PROPERTIES, LLC
 LAND LOTS 143 & 146
 5th DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA

DRAWN BY: W.G.H.
 PLAT DATE: 12/11/2023
 FIELD CREW: J.M.
 FIELD DATE: 3/16/2023

SHEET NO.
 1 OF 2

Page 61

CERTIFICATE OF AUTHORIZATION NUMBER: LSF-0010324

Author: 1/24/2024

PLAT B: 00162 P: 00004
 Recorded: 01/25/2024 05:05 PM
 24L002336 Pages: 2 Fees: \$20.00
 Tiana P Garner
 Clerk of Superior Court, Gwinnett County, GA
 eFile Participant IDs: 3244369885,

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DUSTY L. LOWMAN PLS# 3216

-SURVEYOR CERTIFICATION-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 91,795 FEET. THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND IT MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND. FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DEED BOOK 58039, PAGE 54

PROPERTY OWNERS AS OF SURVEY DATE: DANHC PROPERTIES, LLC

PARCEL NUMBERS: R5146E002, R5146E004, AND R5146E006

TYPE OF SURVEY: COMBINATION

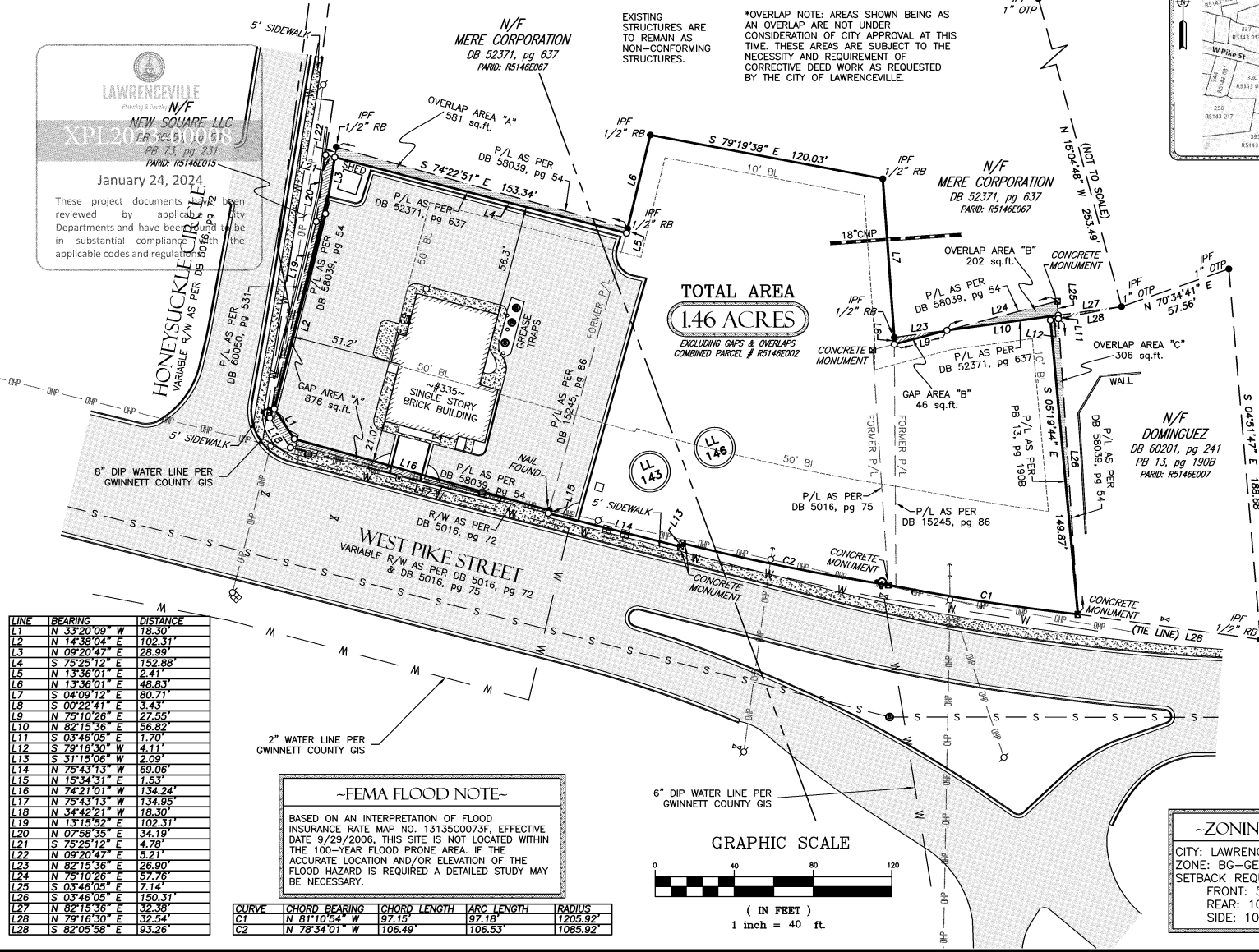
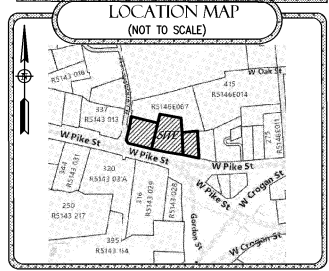
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GWINNETT CASE NUMBER:
 PLAT2023-00146

LAWRENCEVILLE CASE NUMBER:
 XPL2023-00008

-LEGEND-

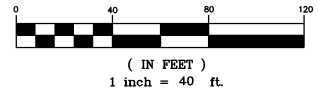
○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (IPF/PS)	SR SOLID ROD
⊗ MONUMENT	OCS OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CP CORRUGATED PLASTIC PIPE
DB DEED BOOK	GI GRATE INLET
N/F NOW OR FORMERLY	DI DROP INLET
OTF OPEN TOP PIPE	SS SANITARY SEWER MANHOLE (SSM)
PB PLAT BOOK	⊙ LIGHTPOLE
PG PAGE	⊙ CLEANOUT
P/L PROPERTY LINE	— TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
⊗ FIRE HYDRANT (FH)	— ADJOINER
⊙ WATER METER (WM)	— LAND LOT LINE (L.L.L.)
⊙ WATER VALVE (WV)	— RIGHT OF WAY (R/W)
⊙ POWER BOX (PB)	— FENCE
⊙ POWER POLE (PP)	— OHIP OVERHEAD POWER
— PROPERTY LINE	— OVERLAP/GAP AREAS



LINE	BEARING	DISTANCE
L1	N 33°20'09" W	119.30'
L2	N 14°38'04" E	102.31'
L3	N 09°20'47" E	28.99'
L4	S 75°25'12" E	152.88'
L5	N 13°36'07" E	2.41'
L6	N 13°36'07" E	46.83'
L7	S 04°09'12" E	80.71'
L8	S 00°22'41" E	3.43'
L9	N 75°10'26" E	27.55'
L10	N 82°15'36" E	56.82'
L11	S 03°46'05" E	1.70'
L12	S 79°16'30" W	4.11'
L13	S 31°15'06" W	2.09'
L14	N 75°43'13" W	69.06'
L15	N 15°34'31" E	1.53'
L16	N 74°21'07" W	134.24'
L17	N 75°43'11" W	134.95'
L18	N 34°42'21" W	18.30'
L19	N 13°15'52" E	102.31'
L20	N 07°58'35" E	34.19'
L21	S 75°25'12" E	4.78'
L22	N 09°20'47" E	32.11'
L23	N 82°15'36" E	26.90'
L24	N 75°10'26" E	57.76'
L25	S 03°46'05" E	7.14'
L26	S 03°46'05" E	150.31'
L27	N 82°15'36" E	32.36'
L28	N 79°16'30" W	32.54'
L28	S 82°05'58" E	93.26'

-FEMA FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE FILE NO. 131350073F, EFFECTIVE DATE 9/25/2006, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.



CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 81°10'54" W	97.18'	97.18'	1205.92'
C2	N 78°34'01" W	106.49'	106.53'	1085.52'

OWNER/SUBDIVIER 24-HOUR CONTACT:
 MACARIO BUSTOS
 5205 KENDALLS WAY
 CUMMING GA 30041
 (404) 434-5944
 EMAIL: bcmaci23@icloud.com

-ZONING INFORMATION-

CITY: LAWRENCEVILLE
 ZONE: BG-GENERAL BUSINESS DISTRICT
 SETBACK REQUIREMENTS:
 FRONT: 50'
 REAR: 10'
 SIDE: 10'

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT

PREPARED BY
DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

COMBINATION & REALIGNMENT PLAT FOR:
 DANHC PROPERTIES, LLC
 LAND LOTS 143 & 146
 5th DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA

DRAWN BY: W.G.H.
 PLAT DATE: 12/11/2023
 FIELD CREW: J.M.
 FIELD DATE: 3/16/2023

SHEET NO.
2 OF 2

Page 62

CERTIFICATE OF AUTHORIZATION NUMBER: LSF-0010034

Authorized 1/24/2024

PROJECT INFORMATION:
 CURRENTLY, THIS 1.46 ACRE PROPERTY CONTAINS AN EXISTING BUILDING AND PARKING TOWARD THE WEST AND IS MAINLY WOODED COVERAGE ON THE EAST.

THE PROPOSED DEVELOPMENT WILL CONSIST OF THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF A NEW RESTAURANT WITH PARKING, LANDSCAPING, UTILITY CONNECTIONS, AND ANY OTHER NECESSARY IMPROVEMENTS.

PROPERTY/PARCEL INFORMATION:
 ADDRESS: 143 WEST PIKE STREET, LAWRENCEVILLE, GA 30046
 PARCEL NUMBER: R5146002
 JURISDICTION: CITY OF LAWRENCEVILLE

TOTAL AREA: 1.46 ACRES
 DISTURBED AREA: 1.312 ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR DANHC PROPERTIES, LLC COMPLETED BY DAVIS ENGINEERING & SURVEYING, LLC DATED 10/21/2023

CONTOUR DATA FROM FIELD RUN TOPO COMPLETED BY DAVIS ENGINEERING AND SURVEYING, LLC

CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FORM PANEL 13085C0089F DATED 8/29/2006.

ZONING INFORMATION:
 CITY OF LAWRENCEVILLE
 ZONING: GENERAL BUSINESS (BG)
 FRONT: 50'
 SIDE: 10'
 REAR: 10'

GENERAL NOTES:

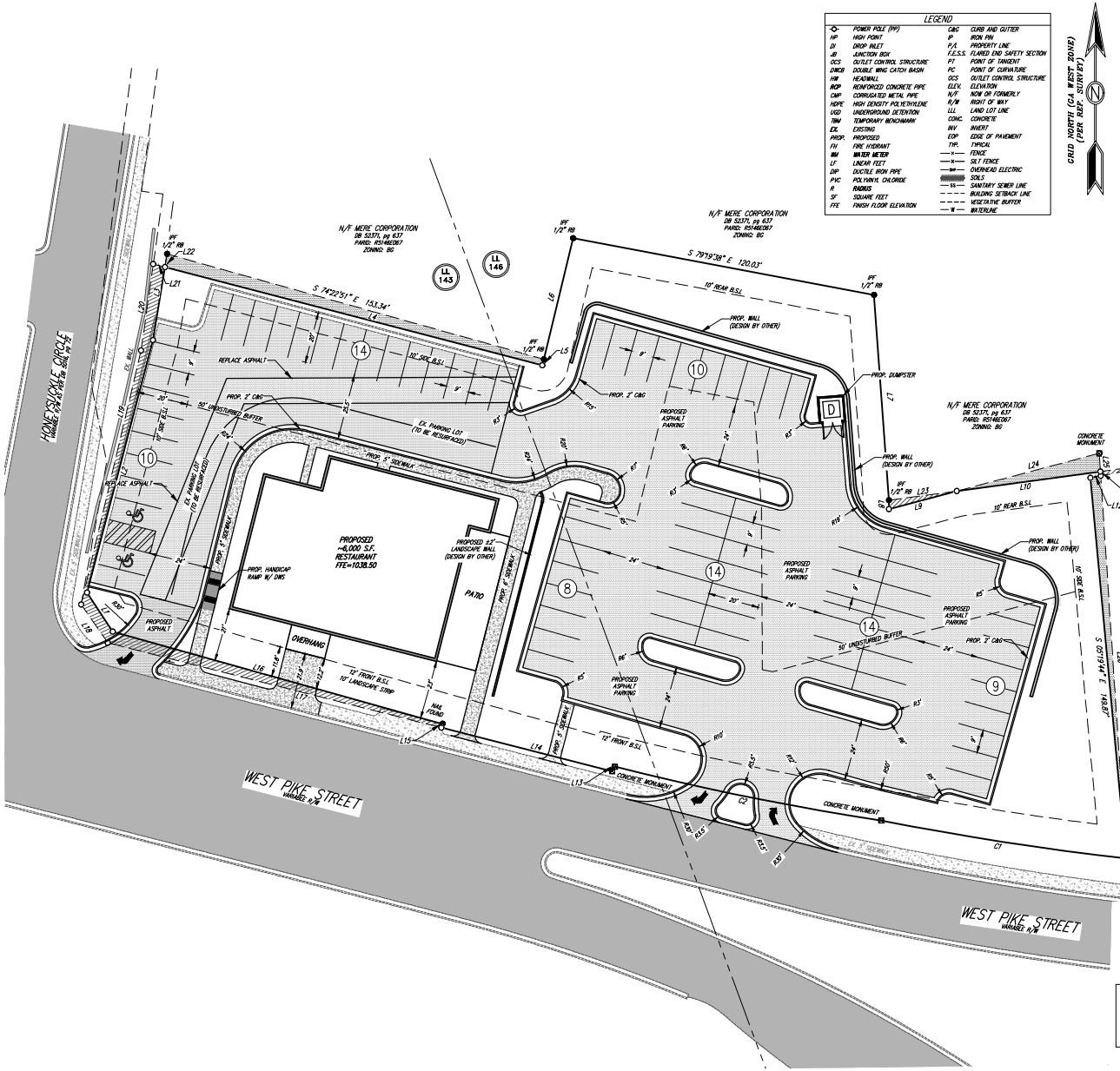
1. ALL CONSTRUCTION WORK, MATERIALS AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF LAWRENCEVILLE GEORGIA REQUIREMENTS.
2. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3. CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
4. CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5. MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6. THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8. EXISTING FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9. NO MATERIAL CAN BE BURIED ON-SITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCESSIBLE TO THE OWNER.
11. CONTRACTOR IS TO REMOVE ALL ROOK, TOPSOIL, AND UNSUITABLE MATERIALS.
12. MAXIMUM CUTS OR FILL SLOPES SHALL BE 2:1 HORIZONTAL: 1 VERTICAL.
13. THIS SITE DOES NOT CONTAIN METALNDS.
14. THIS SITE DOES NOT HAVE STALE WATERS REQUIRING UNDISTURBED BUFFERS.
15. EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16. CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17. ALL HOPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18. CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19. ALL SIGNAGE AND STIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO IDENTIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21. ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22. ALL TEMPORARY STRIPING AND SIGNS NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23. MUTED STORAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

PARKING CALCULATIONS:
 PROPOSED USE: RESTAURANT
 PARKING REQUIRED: 1 SPACE PER 2.5 SEATS
 189 SEATS / 2.5 = 76 SPACES REQUIRED

PROVIDED STANDARD SPACES: 77
 PROVIDED HC SPACES: 2

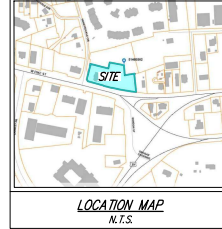
TOTAL SPACES PROVIDED: 79 SPACES

WEST PIKE STREET
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200



LEGEND

CP	POWER POLE (PP)	CS	CURB AND GUTTER
HP	HIGH POINT	IR	IRON PIN
LI	LIQUID ALIET	PL	PROPERTY LINE
JB	JUNCTION BOX	FL	FLARED END SAFETY SECTION
CS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DRB	DOORSE RING CATCH BASIN	PC	POINT OF CURVATURE
HR	HEADWALL	OS	OUTLET CONTROL STRUCTURE
BCP	REINFORCED CONCRETE PIPE	EL	ELEVATION
CMP	CONCRETE METAL PIPE	N/P	NOT FOUND OR FORMERLY
MP	METAL PIPE	N/P	NOT FOUND OR FORMERLY
LD	LAND LOT LINE	CONC	CONCRETE
TM	TEMPORARY MARKER	CONC	CONCRETE
EE	EXISTING	PROP	PROPOSED
PROP	PROPOSED	EDP	EDGE OF PAVEMENT
FW	FIRE WDRANT	TP	TYP
MM	METER METER	FENCE	FENCE
LF	LINEAR FEET	SILT FENCE	SILT FENCE
ESP	EXISTING HIGH PIPE	OE	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	SOLE	SOLE
R	RADIUS	SS	SANITARY SEWER LINE
SF	SQUARE FEET	---	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION	---	VEGETATIVE BUFFER
		---	INTERLACE



OWNER
 DANHC PROPERTIES LLC
 5205 KENDALLS WAY
 CUMMING, GA 30041

DEVELOPER
 DANHC PROPERTIES LLC
 5205 KENDALLS WAY
 CUMMING, GA 30041
 ATTN: MACARIO BUSTOS
 (404) 434-5944
 bmae123@icloud.com

24-HOUR CONTACT
 MACARIO BUSTOS
 (404) 434-5944
 bmae123@icloud.com

DES DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 W. SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1214
 DAVISENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER
 GEORGIA
 JACOB K. DAVIS
 LICENSE NO. 10175
 01/15/2026

DATE	DESCRIPTION
10/27/2023	INITIAL SUBMITTAL
12/22/2023	VARIANCE SUBMITTAL
07/17/2024	VARIANCE SUBMITTAL

VARIANCE EXHIBIT
HACIENDA BAR & GRILL
 LAND LOT 143 & 146
 516 DISTRICT
 CITY OF LAWRENCEVILLE
 GWINNETT COUNTY, GEORGIA

DRAWN BY: MAP
 CHECKED BY: JMD
 LAND LOT: 143 & 146
 DISTRICT: 516
 SECTION: -
 CITY: LAWRENCEVILLE
 COUNTY: GWINNETT
 DATE: 10/21/2025

SHEET NO.
 2 OF 2
 PROJECT NO.
 25-274

GEORGIA811
 www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 80 ft.

BFR2025-00005
RECEIVED JANUARY 28, 2026
PLANNING & DEVELOPMENT DEPARTMENT

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Macario Bustos</u>	NAME: <u>DANHC PROPERTIES LLC - Chris Garcia</u>
ADDRESS: <u>5205 Kendalls Way</u>	ADDRESS: <u>325 West Pike Street</u>
CITY: <u>Cumming</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30041</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>404-434-5944</u>	PHONE: <u>770-480-8714</u>

CONTACT PERSON: Macario Bustos PHONE: 404-434-5944

CONTACT'S E-MAIL: bcmac123@icloud.com

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

ZONING DISTRICT(S): BG ACREAGE: 1.46

PARCEL NUMBER(S): 5146E002

ADDRESS OF PROPERTY: 325 West Pike Street, Lawrenceville, GA 30046

PROPOSED BUFFER: Reduce 50' undisturbed buffer to 0' to accommodate existing parking lot.

SIGNATURE OF APPLICANT

12-29-2025
DATE

SIGNATURE OF OWNER

12 29 2025
DATE

Macario Bustos
PRINTED NAME

Hacienda Mexican Restaurant - Chris Garcia
TYPED OR PRINTED NAME



Rachel G. Burton
NOTARY PUBLIC
12/29/25
DATE

Rachel G. Burton
NOTARY PUBLIC
12/29/2025
DATE

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

BFR2025-00005
RECEIVED DECEMBER 29, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



LAWRENCEVILLE





Planning & Development

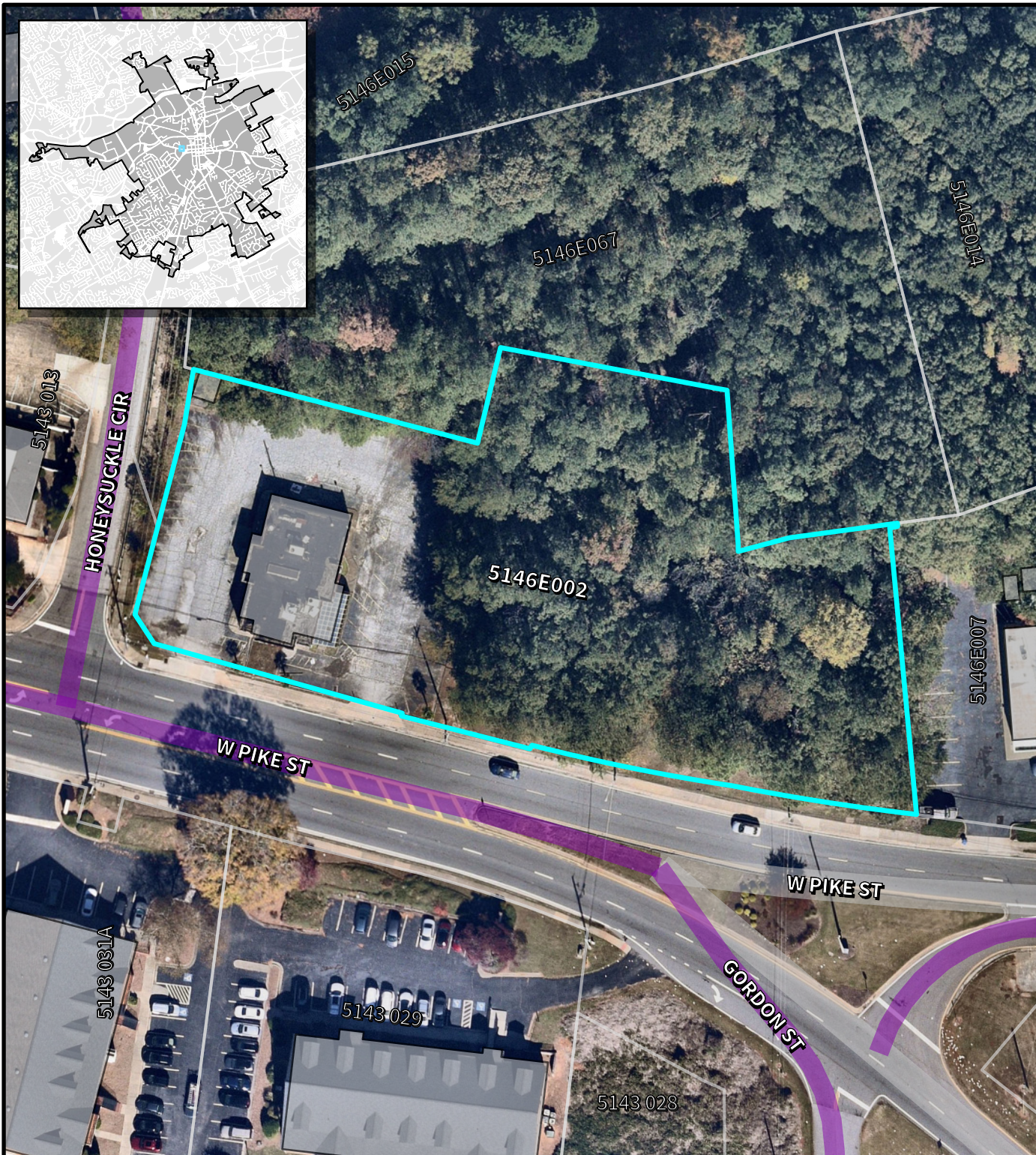
Location Map & Surrounding Areas

BFR2025-00005

Applicant:

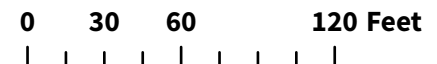
Macario Bustos

-  Subject Property (~1.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Imagery Date: 11/3/2025

Scale: 1:900



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:


Macario Bustos

 Subject Property (~1.46 acres)

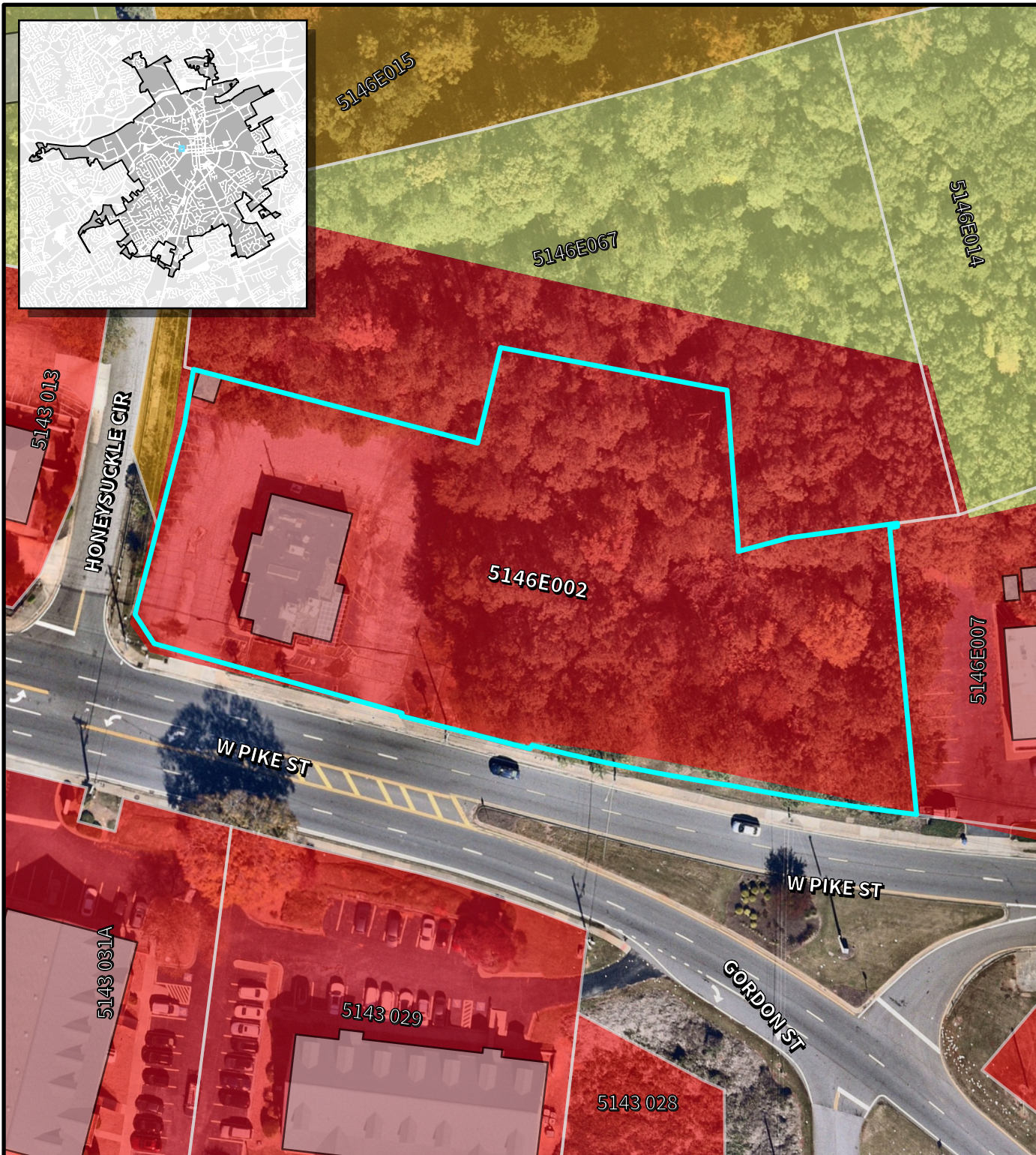
 Lawrenceville City Limits

Zoning Districts

 **BG** General Business

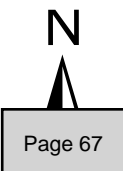
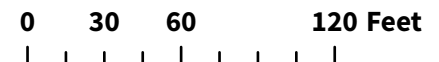
 **RM-12** Multifamily Residential

 **RS-150** Single-Family Residential



Imagery Date: 11/3/2025

Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

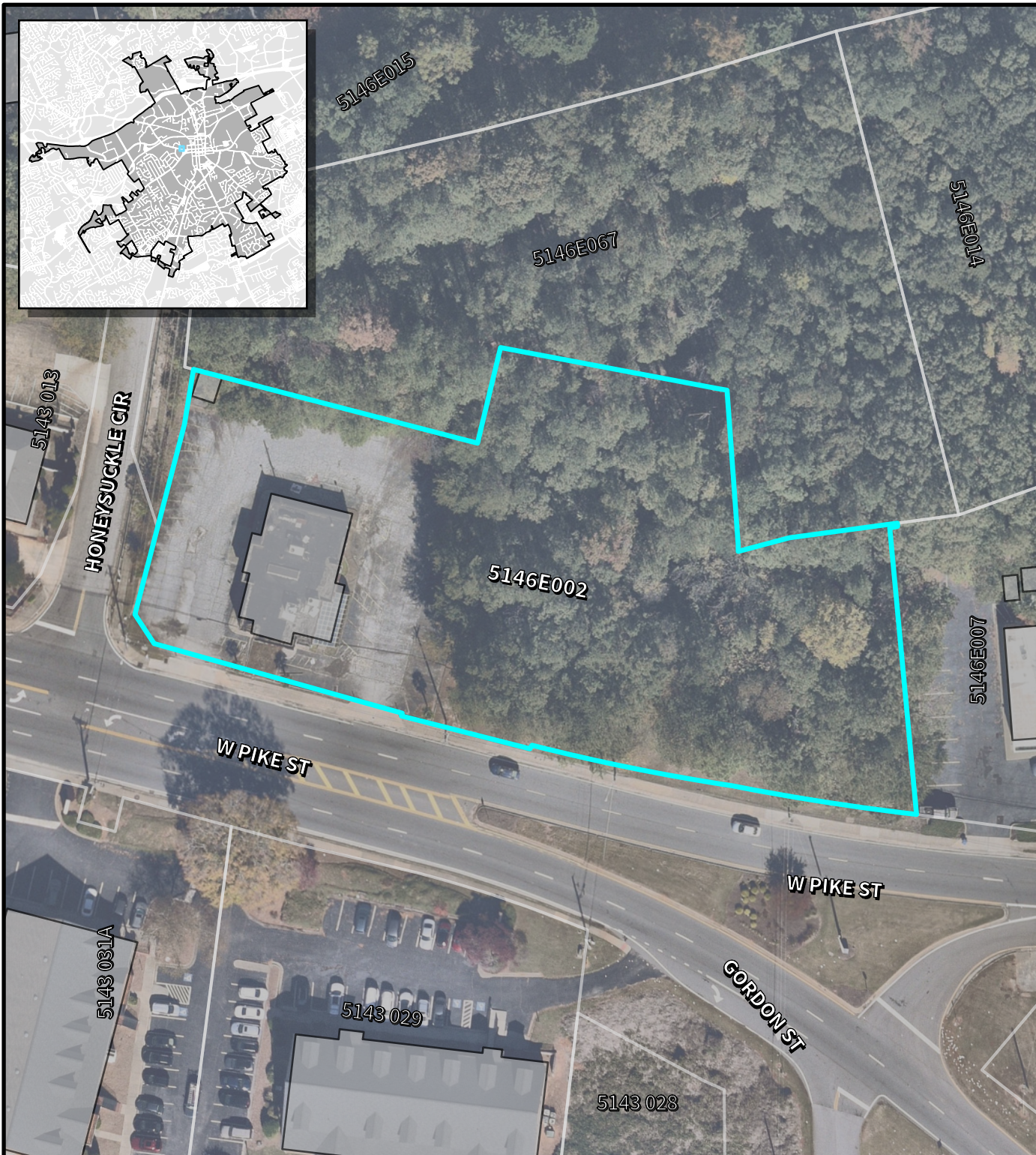
Applicant:
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

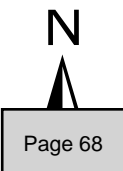
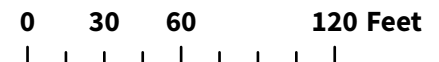
2045 Character Areas

 Downtown



Imagery Date: 11/3/2025

Scale: 1:900





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:

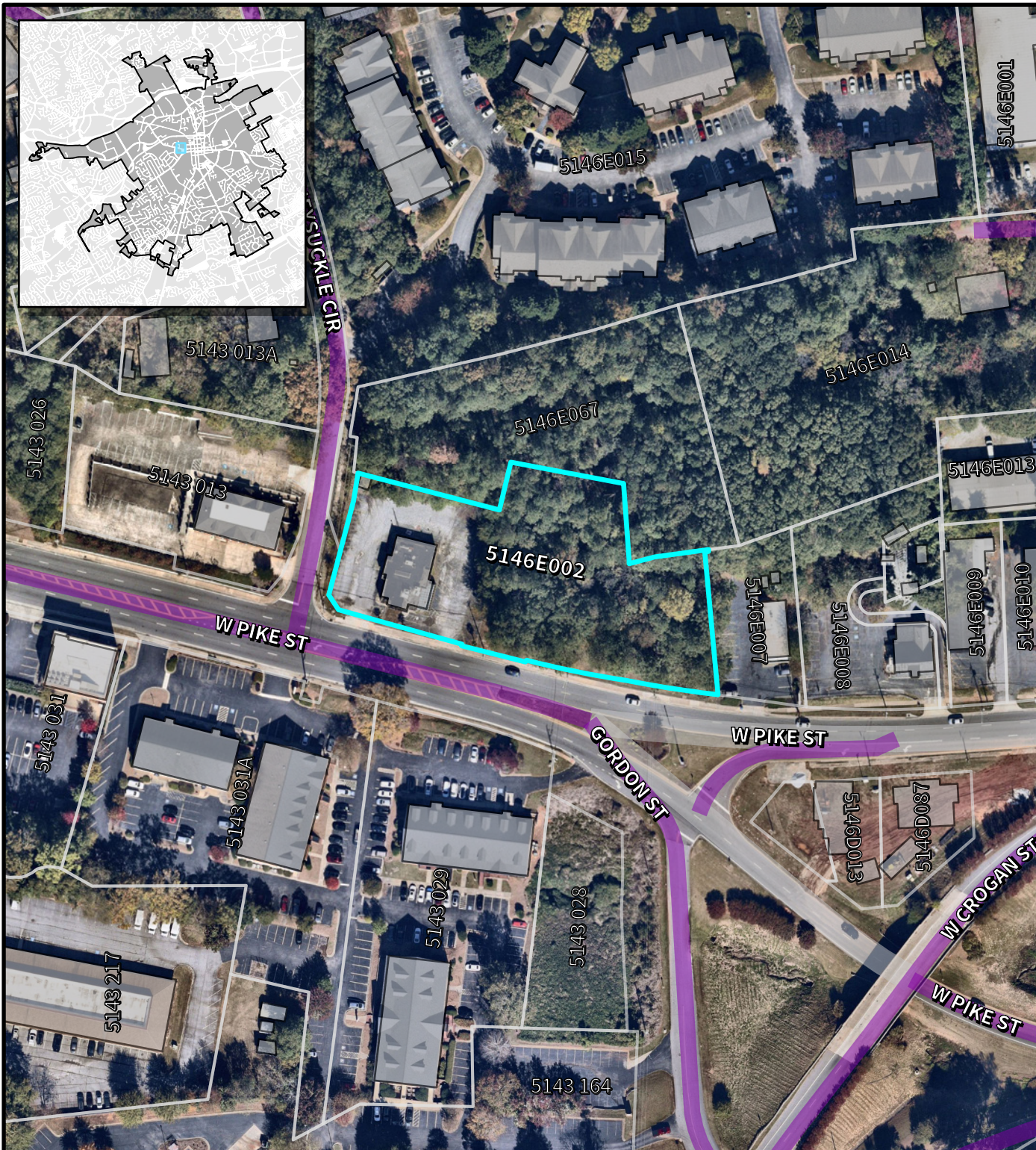
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

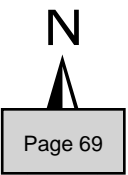
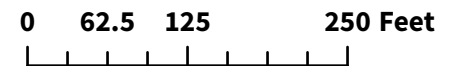
 City Maintained Streets

 County/State Maintained Streets



Imagery Date: 11/3/2025

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:


Macario Bustos


 Subject Property (~1.46 acres)

 Lawrenceville City Limits

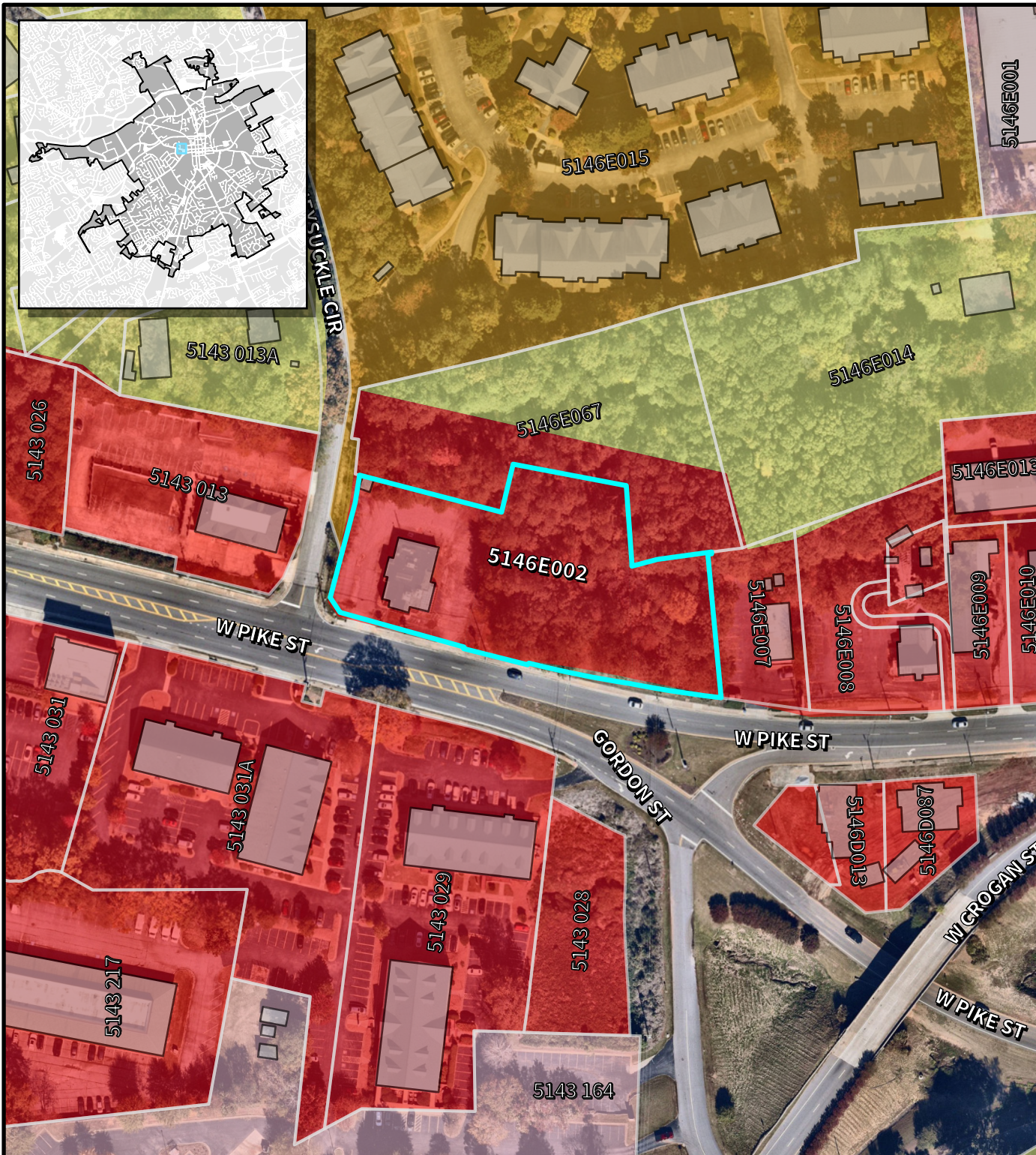
Zoning Districts

 **BG** General Business

 **OI** Office/Institutional

 **RM-12** Multifamily Residential

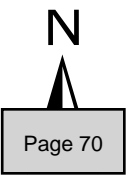
 **RS-150** Single-Family Residential



Imagery Date: 11/3/2025

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:

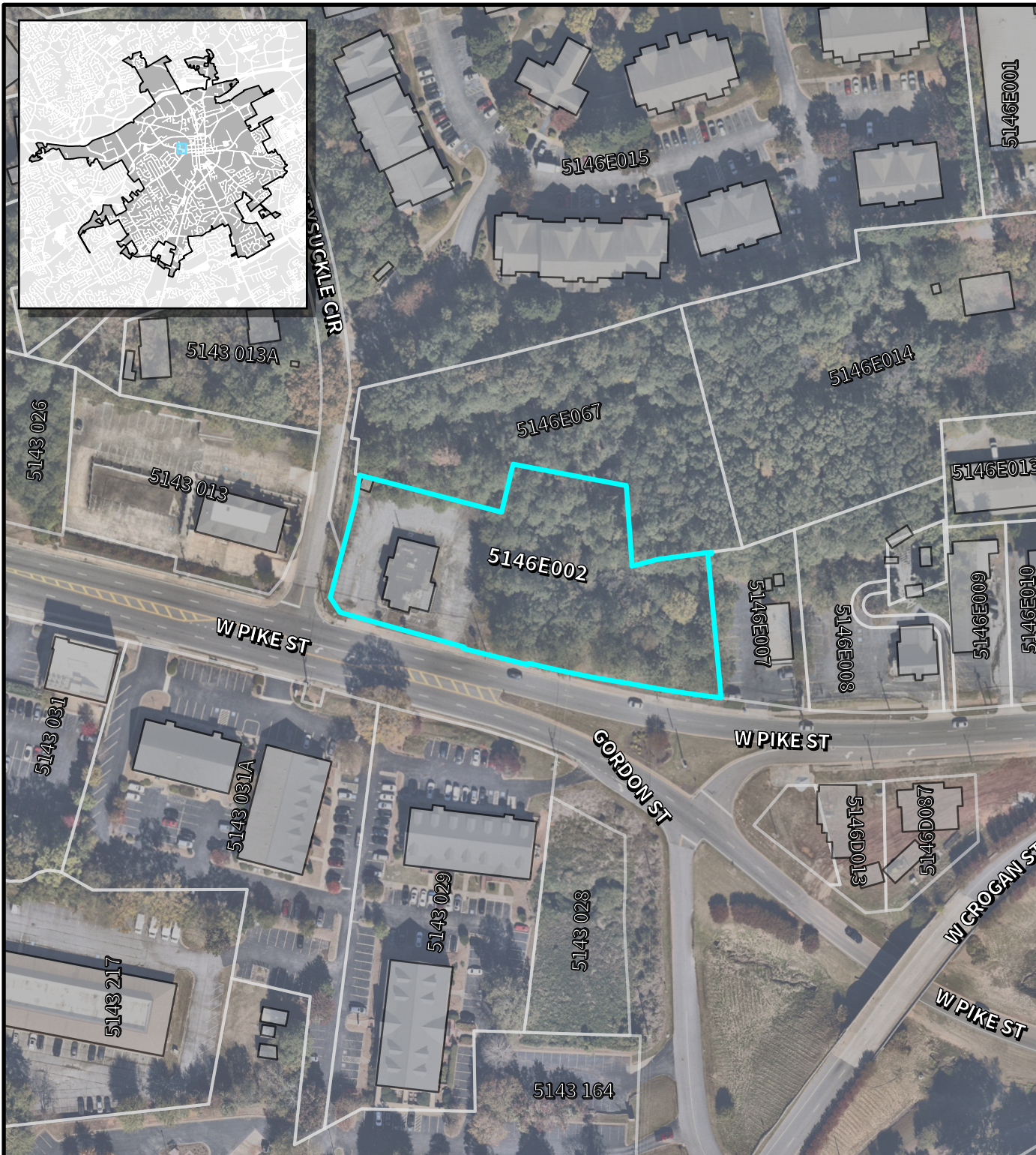
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

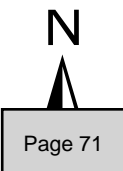
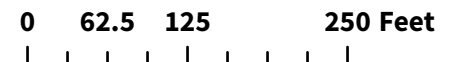
2045 Character Areas

 Downtown



Imagery Date: 11/3/2025

Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

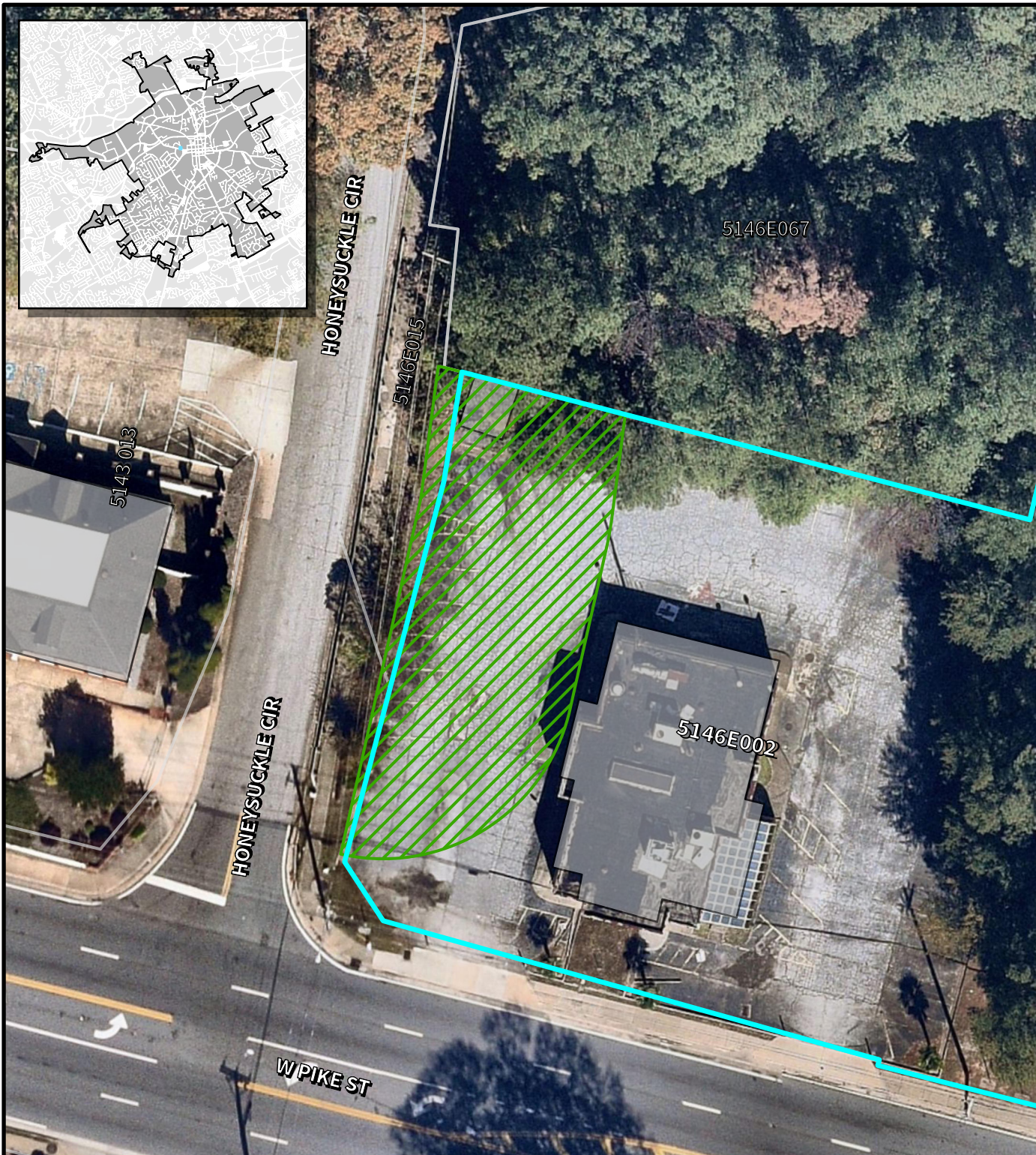
Applicant:

Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

 50Foot Buffer



Imagery Date: 11/03/2025

Map Date: 01/22/2026

Map Scale: 1:450

0 15 30 60 Feet



N





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2025-00005

Applicant:
Macario Bustos

 Subject Property (~1.46 acres)

 Lawrenceville City Limits

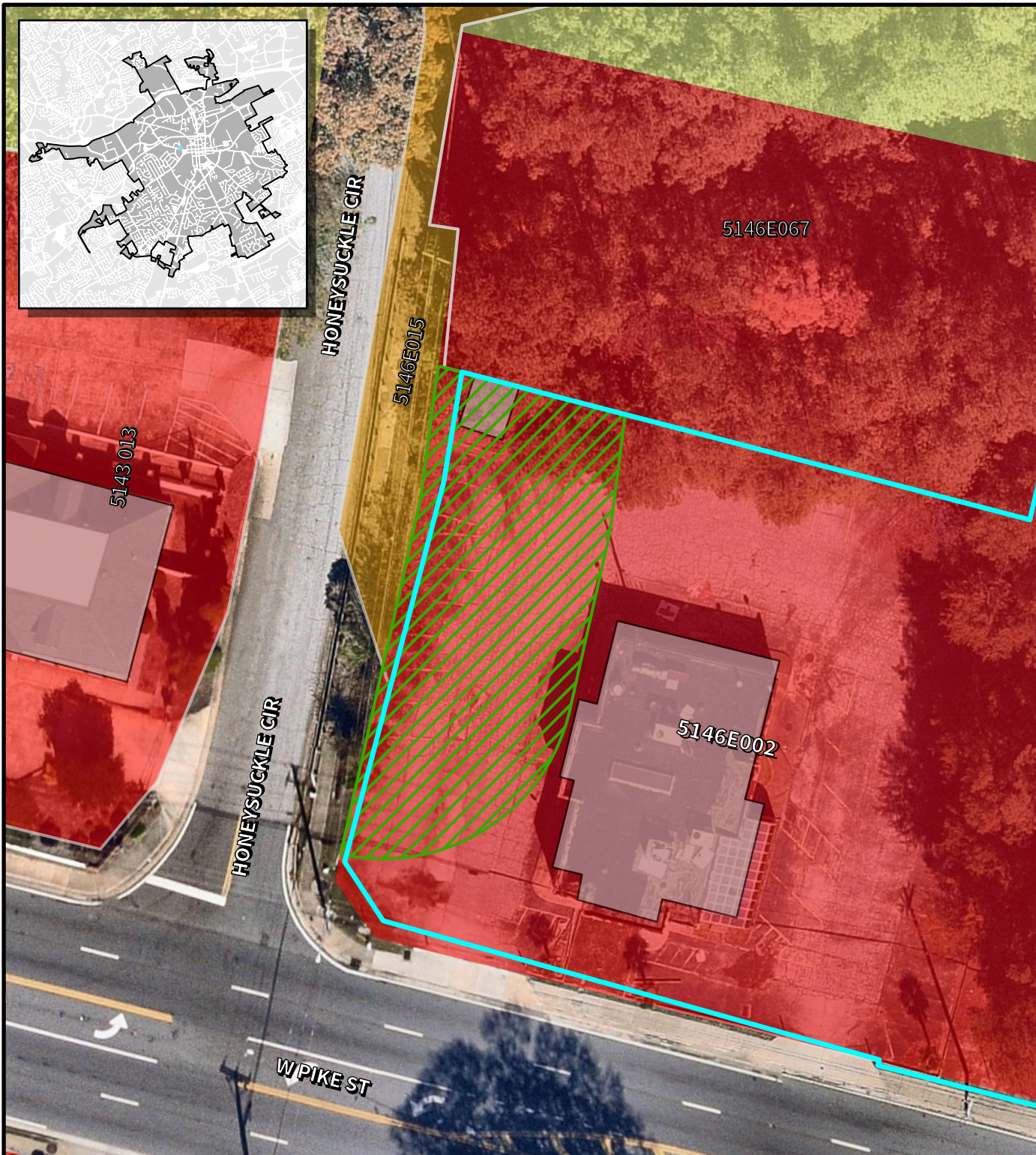
 50Foot Buffer

Zoning Districts

 BG General Business

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Imagery Date: 11/03/2025

Map Date: 01/22/2026

Map Scale: 1:450

0 15 30 60 Feet





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 19, 2026

AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

- Item:** Ordinance Amendment to Chapter 38 - Removal of Public Hearing Requirement for Natural Gas Margin Rate Adjustments
- Department:** Finance
- Date of Meeting:** Thursday, March 19, 2026
- Fiscal Impact:** N/A
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Approval of an ordinance amendment to Section 38-240 of the Code of Ordinances to remove the requirement for a public hearing prior to adjusting the natural gas margin rate

Summary: Section 38-240 of the City’s Code of Ordinances currently requires a public hearing before the City Council may adjust the natural gas margin rate. The City does not impose a similar public hearing requirement for electric, water, stormwater, or other utility rates and fees.

This amendment would remove the public hearing requirement specific to natural gas margin rate adjustments, thereby aligning the governance framework for natural gas with the City’s other enterprise funds and utility rate-setting practices. Council would retain full authority to approve margin rate adjustments by ordinance, but without a mandatory public hearing requirement unless otherwise required by law or directed by Council.

The proposed change promotes consistency across utilities, improves administrative efficiency, and provides Council flexibility in responding to market conditions, cost fluctuations, and system funding needs in a timely manner.

Background: The natural gas margin rate is a component of the City’s natural gas pricing structure that supports system operations, infrastructure investment, and long-term financial stability of the Natural Gas Fund.

While public hearings are appropriate in certain legislative contexts, the City's other utility rates are adjusted through standard ordinance action without a required public hearing. The current natural gas provision creates an inconsistency in process that is not required by state law and is unique among the City's utilities.

The proposed ordinance amendment removes only the mandatory public hearing requirement and does not otherwise alter Council's rate-setting authority or the structure of the margin rate.

Fiscal Impact: N/A

Attachments/Exhibits:

- Chapter 38_Natural Gas Rates_03-19-2026.docx

ORDINANCE _____

ORDINANCE TO AMEND SECTION 240 OF CHAPTER 38 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA TO REMOVE THE PUBLIC HEARING REQUIREMENT AND FOR OTHER PURPOSES

The City Council of the City of Lawrenceville, Georgia hereby ordains that the Code of the City of Lawrenceville, Georgia shall be amended as follows:

Section 1:

That clause (2) [Surcharge] of subsection (c) [Rates] of Section 38-240, related to the Natural gas ordinance, is hereby amended by deleting said clause in its entirety and replacing it with the following language:

(2) *Surcharge.* In addition to the cost calculated pursuant to subsection (1) above, an additional surcharge shall be charged to each customer for each MCF used. This surcharge is the cost charged by the City for providing the services from the point of delivery of the units to the city on the transportation system to the customers residential, commercial, or industrial site for utilization. The surcharge is effective on July 1 of each year and shall be:

	2025	2026	2027
Residential and commercial	\$4.20	\$4.35	\$4.50
Large volume industrial customers	\$3.33	\$3.33	\$3.33

Section 2:

Except as specifically amended as set forth above, all other sections, subsections, sub-subsections, etc. of Chapter 38 shall remain unchanged and in full force and effect.

Section 3:

All ordinances, regulations, or parts of the same in conflict with this ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 4:

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining

portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5:

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

IT IS SO ORDAINED this 19th day of March, 2026.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 19, 2026

AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

- Item:** Granicus Agenda and Video Management Software
- Department:** City Clerk
- Date of Meeting:** Thursday, March 19, 2026
- Fiscal Impact:** \$187,848.92
- Presented By:** Karen Pierce, City Clerk and Corey Andrade, Granicus
- Action Requested:** Approve the agreement with Granicus for the Operations Cloud – Governance with Fully Managed Video and Board/Commission Platform in the amount of \$187,848.92 and authorize the Mayor to execute the agreement subject to review and approval by the City Attorney.

Summary: We have investigated solutions for board and commission audio/video recording systems that would improve current operations. The City Clerk’s Office and IT Department are requesting approval of a New Contract for the Agenda Management System – Granicus Operations Cloud which is an outcome-focused solution combining integrated technology, data insights, and experience services that drive operational efficiencies. This system would provide strategic capabilities in ADA compliance with captioning available in English and Spanish, agenda item history, video time stamping, video streaming and video-on-demand, allowing for a more streamlined workflow, and a higher level of community engagement. The new software would also allow us to improve our board and commission platform by simplifying and improving the citizen application and appointment process of the clerk's office. It would allow us the capability to run reports and track board members more effectively as well as link to the agenda system which would increase our efficiency by cutting out duplication of processes that we currently have to make.

Fiscal Impact: This was quoted under state contract and will be funded in the FY 27 budget.

Attachments/Exhibits:

- Q-520077_2026
- Solution Presentation

THIS IS NOT AN INVOICE

Order Form
Prepared for
Lawrenceville, GA**Procurement Vehicle: OMNIA (159768)
In Support of: Lawrenceville, GA****ORDER DETAILS**

Prepared By: Corey Andrade
Phone: (978) 473-4042
Email: corey.andrade@granicus.com
Order #: Q-520077
Prepared On: 11 Feb 2026
Expires On: 26 Mar 2026

ORDER TERMS

Currency: USD
Payment Terms: Net 60 (Payments for subscriptions are due at the beginning of the period of performance.)
Period of Performance: The term of the Agreement will commence on July 1, 2026 and will continue for 60 months.

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

One-Time Fees			
Solution	Billing Frequency	Quantity/Unit	One-Time Fee
Fully Managed PRO Remote Broadcast System - Four Camera Setup	50% Up Front 50% Upon Delivery	1 Each	\$45,779.36
Granicus Operations Cloud - Governance (Legislative) w/ Fully Managed Video - Setup and Deployment	Upon Delivery	1 Each	\$23,283.44
Fully Managed Video - Standard Pre-Assembly & Install	Up Front	1 Each	\$5,342.40
Boards and Commissions - Setup & Configuration	Up Front	1 Each	\$4,571.25
Open Platform - Setup and Configuration	Up Front	1 Each	\$0.00
Legistar Active Directory Pass-through Authentication	Up Front	1 Each	\$0.00
Captioning Software Only	Upon Delivery	1 Each	\$3,720.39
Advanced Caption Encoder/Decoder	Up Front	1 Each	\$11,542.45
SUBTOTAL:			\$94,239.29

New Subscription Fees			
Solution	Billing Frequency	Quantity/Unit	Annual Fee
Granicus Operations Cloud - Governance (Legislative) w/Fully Managed Video (50)	Annual	1 Each	\$75,253.20
Boards and Commissions	Annual	1 Each	\$8,191.68
Open Platform Suite	Annual	1 Each	\$0.00
CaptionLive ESP	Annual	75 Hours	\$10,164.75
Experience Services Catalog Accelerator	Annual	150 Each	\$0.00
SUBTOTAL:			\$93,609.63

CREDITS AVAILABLE

The number of Credits acquired due to the above purchase items:

Available Service Credits	
Total Services Catalog Credits:	25

FUTURE YEAR PRICING

Solution(s)	Period of Performance			
	Year 2	Year 3	Year 4	Year 5
Granicus Operations Cloud - Governance (Legislative) w/Fully Managed Video (50)	\$79,015.86	\$82,966.65	\$87,114.99	\$91,470.73
Boards and Commissions	\$8,601.26	\$9,031.33	\$9,482.89	\$9,957.04
Open Platform Suite	\$0.00	\$0.00	\$0.00	\$0.00
CaptionLive ESP	\$10,164.75	\$10,164.75	\$10,164.75	\$10,164.75
Experience Services Catalog Accelerator	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL:	\$97,781.87	\$102,162.73	\$106,762.63	\$111,592.52
Total Services Catalog Credits:	25	25	25	25

TERMS & CONDITIONS

- The terms and Conditions of the Agreement 159768 effective 08 DEC 2025 between Granicus and OMNIA Partners govern this Quote and are incorporated herein by reference, including the Master Agreement and all exhibits thereto.
- This Quote is subject to and contingent upon Client's Board approval. If such approvals are not granted by March 19, 2026, this Order shall be declared null and void.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-520077 dated 11 Feb 2026 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Lawrenceville, GA to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- It is the customers responsibility to communicate any changes or provide updated schedules. Any meeting convened outside of the established meeting schedule shall require a minimum of forty-eight (48) hours' prior written notice to all relevant parties. The presence of a director at such meetings is not guaranteed. All such meetings will be shot in wide-screen format.
- **Limited Purpose Access.** Granicus represents and warrants that any access by Granicus, its employees, affiliates, subsidiaries, or permitted subcontractors to Client's equipment, systems, facilities, or related infrastructure shall be solely as necessary to perform the Services and provide the Products as expressly set forth in the applicable Order and this Agreement, and for no other purpose.

For All Services Credits (including Service Catalog Credits and SimpleSupport):

Credits must be purchased prior to use and are allocated towards any services performed by Granicus included in the Service Credit portfolio for the number of credits indicated therein. Credits cannot be used towards software subscription purchases. Credits are consumed as Services are performed during the applicable period of performance and must be used during that period of performance or they will expire. If Client fails to use the credits within the period of performance due to factors outside of Granicus' control, Granicus will not be obligated to refund any credits and will be under no obligation to perform the Services.

SWAGIT Product Specific Terms

In addition to the terms and conditions of your agreement with Granicus, your use of the Swagit product offerings (including hardware, software and services) will be governed by the additional terms set forth below. Any conflict between the terms of your agreement with Granicus and these product-specific terms will be resolved in favor of these terms solely as it relates to the Swagit Product.

1. AVIOR Broadcaster Hardware.

- a. Fifty percent (50%) of the total fees due for the hardware , pre-installation services and set up and deployment services will be invoiced upon contract signature. The remaining fifty percent (50%) balance of the hardware fees and fees due for pre-installation and set up and deployment services will be invoiced upon completion of installation of the hardware at Client's designated location.
- b. Cancellation of any order for Avior Broadcaster hardware will result in Client's obligation to pay Granicus twenty percent (20%) of the total fees due for the hardware as a restocking fee, and Client is responsible for all costs associated with the return of the hardware to Granicus in resale condition.
- c. Fees for Swagit Subscription Services related to Avior Broadcaster equipment will be invoiced upon contract signature. The initial subscription term will be prorated to reflect a 10 month subscription period to account for installation time. The full twelve (12) month renewal term will commence on the anniversary of the contract execution date and will be billed at the full twelve-month rate plus annual increase.

2. EASE Encoder Hardware.

- a. 100% of EASE encoder hardware fees and fees for installation and configuration will be invoiced upon contract signature. EASE encoders are not eligible for return or refunds.
- b. Fees for Swagit Subscription Services related to EASE encoders will be invoiced upon contract signature and will be prorated to reflect an initial eleven month term. The subsequent full twelve (12) month renewal term will commence on the anniversary of the contract execution date and will be billed at the full twelve month rate plus any annual increase.

3. **Warranty.** All equipment is provided to Client with the manufacturer's warranty associated with such equipment. Granicus disclaims all warranties, express or implied associated with the equipment, including any implied warranties of merchantability and fitness for a particular purpose. Granicus will provide Client with all documentation associated with the manufacturer's warranty upon request.

4. **Camera and Broadcast Operations.** Granicus may need to operate the camera and broadcast system remotely. Such remote operation requires access via inbound TCP port 2001, outbound TCP ports 21, 80, 443, 1935, 5721, and outbound UDP ports 53, 123. The Client will need to supply Granicus with access to such TCP and UDP ports with respect to the Client's Internet connection. Granicus will not be responsible for remote camera operations should Client fail to give Granicus such access, or if Client's Internet connection is interrupted. Additionally, in the event the Granicus needs to operate such system manually, the Client will provide access to the equipment at the Site designated by the Client in the Scope of Work.

BILLING INFORMATION

Billing Contact:		Purchase Order Required?	[<input type="checkbox"/>] - No [<input type="checkbox"/>] - Yes
Billing Address:		PO Number: <i>If PO required</i>	
Billing Email:		Billing Phone:	

If submitting a Purchase Order, please include the following language:

The pricing, terms, and conditions of quote Q-520077 dated 11 Feb 2026 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

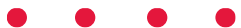
By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Lawrenceville, GA	
Signature:	
Name:	
Title:	
Date:	



Solution Design

Corey Andrade, Account Executive
Tara Norback, Solution Consultant
Thursday, March 19, 2026



Overall, you wish you could:

- ü Focus on Citizen Experience
- ü Improve Search Functionality
- ü Enhance Security Settings
- ü Improve Board Management
- ü Incorporate Video Streaming with Agenda

Ideal State

Streamline processes to increase staff efficiency with improved workflows and legislative management that will enhance public engagement and transparency to improve the citizen experience.

Leadership Priorities Being Addressed | Lawrenceville, GA

Priorities

- **Transparent & Accessible Government / Community Engagement**

- **Efficient, Modern Service Delivery (Operational Excellence & Fiscal Stewardship)**

- **Efficient, Modern Service Delivery (Operational Excellence & Fiscal Stewardship)**
- **Transparent & Accessible Government / Community Engagement**
- **Efficient, Modern Service Delivery (Operational Excellence & Fiscal Stewardship)**
- **Growth, Identity & Service Capacity**

- **Transparent & Accessible Government / Community Engagement**
- **Inclusive Access & ADA/Equity**

- **Digital Infrastructure & Smart Government (Broadband/Technology Enablement)**

Outcome

- **Easily find all meeting information in one location to make it easier for the public to access.**
- **Improved insight into board actions with indexed video streams**
- **Allow speaker sign-up and accept written comments on specified items.**

- **Utilize dynamic pre-meeting workflows that will fit the city's needs by adding items to the agenda after full review and approval.**
- **Include post-meeting workflows to ensure the item's life cycle are complete.**

- **Streamlined pre-meeting, in-meeting, and post-meeting processes to make staff's lives easier and produce a quality product for the board members and citizens.**
- **Easily schedule and modify recurring meetings**

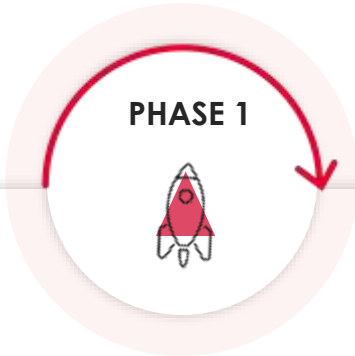
Live-streamed and on-demand videos of public meetings for easy citizen access with automated transcriptions for ADA compliance and assist staff with minutes

Streamline tracking of seats and appointment information including online applications to better engage with the citizens and simplify the processes for staff

Other Key Features

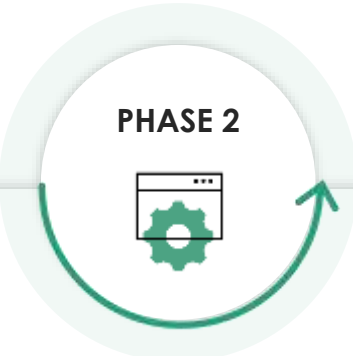
- ✓ Automation of Agenda Management
- ✓ Accessible Agendas and Minutes
- ✓ Language Translation
- ✓ Speaker Sign-up and Public Comments
- ✓ Increased security settings
- ✓ Ability for video integration

Sample Implementation Timeline: Swagit Avior



Kickoff & Discovery Weeks 1-3

- Project Manager Introduction**
Weeks 1-2
- Order/Assign Inventory**
Weeks 2-3
- Client Kickoff Call**
Weeks 2-3
- Schedule Installation**
Weeks 2-3
- Client Admin Creation**
Weeks 2-3



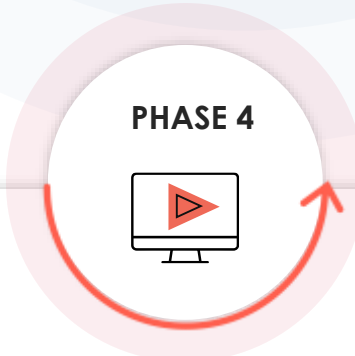
Configuration & Testing Weeks 4-8

- System Build**
Week 4-5
- System Configuration**
Week 6
- System Testing**
Week 7
- System Signoff**
Week 8



Installation & Training Weeks 9-13

- System Installation**
Weeks 9-11
- On-Site Training & Demo**
Weeks 9-11
- System Handoff to Video Dept.**
Weeks 12-13

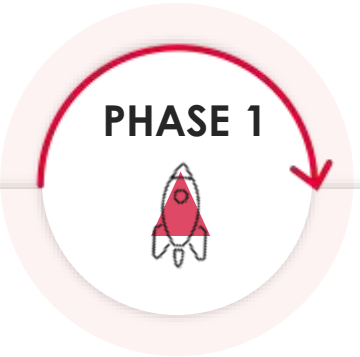


Go-Live Weeks 14-15

- Go-Live!**
Weeks 14-15
- Post Go-live Check In**
Weeks 14-15
- Testing & Adjustments**
Weeks 14-16

*Timeframes are approximate and at minimum
Timeline is contingent upon receipt & approval of parcel data
Customer specific timeline will be provided post kickoff
Timeline does not account for any custom development
Timeline potentially affected by sprint cadence*

Sample Implementation Timeline: Legistar



PHASE 1

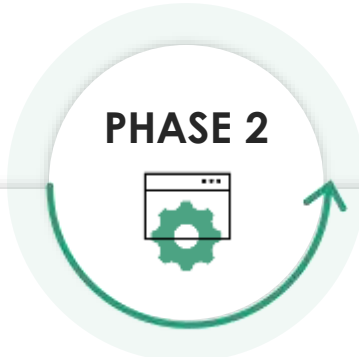
Pre Sale & Project Startup Weeks 1-2

Client Readiness Call
Week 1

Deal Moved to Closed Won
Week 2

**Granicus Project Assignments /
Client Pre-work Due**
Week 2

Kickoff Meeting with Agency
Week 2



PHASE 2

Implementation Weeks 2-21

Base Site Setup
Week 3

Configuration Calls with Client
Weeks 4-20

**Configuration and Installation
of Other Products**
Weeks 4 - 20

**System Review (Guided by
Granicus)**
Week 21



PHASE 3

Training Weeks 21-25

Legistar Admin Training (Group)
Week 21

**Legistar (and other product)
Training**
Weeks 22-23

Parallel Process
Weeks 24-25



PHASE 4

Go-Live Weeks 25-30

Go-Live!
Week 25

Post Go-live
Weeks 25-30

**Hand Off to Support &
Customer Success**
Weeks 25-30

*Timeframes are approximate and at minimum
Timeline is contingent upon receipt & approval of parcel data
Customer specific timeline will be provided post kickoff
Timeline does not account for any custom development
Timeline potentially affected by sprint cadence*

Thank You



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, MARCH 19, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Professional Design Services for Orange Parking Lot Expansion
- Department:** Engineering
- Date of Meeting:** Thursday, March 19, 2026
- Fiscal Impact:** \$99,000.00
- Presented By:** Eranildo Lustosa Alves Junior, City Engineer
- Action Requested:** Award Professional Design Services for Orange Parking Lot Expansion to Lose & Associates Design Inc., amount to not exceed \$99,000.00.

Summary: The City of Lawrenceville plans to construct a new downtown parking lot along the west side of Culver Street between West Pike Street and West Crogan Street to serve as an expansion to the existing Orange Lot (112 W Pike St) on the east side of Culver Street.

The partially developed site is approximately 1 acre and currently occupied by three (3) buildings that will be demolished before the construction of the proposed parking lot facility. One building is located at 245 W Crogan St, and the other two (2) are located at 232 W Pike St.

The City of Lawrenceville has requested Lose & Associates Design Inc. to provide professional design services for the parking lot expansion project along Culver Street in downtown Lawrenceville.

Fiscal Impact: Amount not to exceed \$99,000.00. This project is funded by SPLOSTS Fund. Project: SP-016

Attachments/Exhibits:

- 25146-1 Lawrenceville Parking Lot Expansion (2026-03-02).pdf

March 2, 2026

Mr. Eranildo Lustosa Alves Junior
City of Lawrenceville
70 S Clayton Street
Lawrenceville, GA 30046

Eranildo,

Thank you for contacting us about a contract to develop construction documents for the parking lot expansion project along Culver Street in downtown Lawrenceville. The following pages outline a professional services agreement for the project. If you can sign and scan back a copy for our files, I would appreciate it.

Sincerely,



Whit Alexander, PLA, LEED AP
Executive Vice President, CMO

PROFESSIONAL SERVICES AGREEMENT

SCOPE OF SERVICES

The City of Lawrenceville, GA wishes to construct a new downtown parking lot along the west side of Culver Street between West Pike Street and West Crogan Street to serve as expansion to the existing Orange Lot on the east side of Culver Street.

The partially developed site is approximately 1-acre and currently occupied by (3) buildings that will be demolished prior to site construction of the proposed parking lot facility.

It is anticipated that the plans will be developed based on the Conceptual Site Plan, "ORANGE PARKING LOT EXPANSION – CONCEPTUAL" provided by Lose Design and dated, December 15, 2025 as well as the project site topographical and boundary survey provided by others.

Lose Design has developed the following Project Approach to accomplish the goals of this project:

PROJECT APPROACH

TASK 1 - DESIGN DEVELOPMENT (DDs): [Lump Sum] [3-4 weeks]

Lose Design will convert existing survey data as provided to a usable format suitable for our design work. Design Development plans and stormwater calculations will be provided to include: Site Demolition, Site Layout, Grading and Drainage, Existing Utilities, Tree Replacement and Landscape Plan. We will also do initial stormwater design calculations to reflect appropriate stormwater management measures. (Note: Geotechnical consultation is needed to evaluate the infiltration capabilities of the proposed site. Our proposed sub-consultant would be released during this phase to perform this task. [±3 weeks])

The Design Development plans will be provided to the client for review and comment prior to proceeding with Construction Drawings. These plans will also be relayed to the site electrical engineer to perform services to develop Site Lighting and Electrical plans.

TASK 2 – CONSTRUCTION DRAWINGS (CDs): [Lump Sum] [3-4 weeks]

Following the receipt of the DD review comments, recommended changes will be made, as applicable, and preparation of the 95% construction documents will begin. The 95% CD plans will be presented to the Client team for your review and initial Land Disturbance Permit (LDP) submittal. Upon the completion of Task 4 – Permitting, we will provide a 100% CD set of plans, along with technical specifications.

TASK 3 - PERMITTING SERVICES: [Hourly] [5-8 weeks]

Land Disturbance Permit applications and packages are to be compiled and submitted by City Staff. Lose Design team members will coordinate with Staff as needed for us to address any LDP review comments as necessary to obtain the Land Disturbance Permit. Lose Design is to provide revised and updated Construction Drawings for permit review resubmittal.

Upon approval of the civil/sitework plans and Land Disturbance Permit, Lose Design will assist City Staff with information required for the Notice of Intent (NOI) for coverage under the State NPDES General Permit for Construction Stormwater.

TASK 4 - BID ASSISTANCE SERVICES [Hourly]

If requested by the Client Team, a bid manual can be prepared for the project for the City's use in obtaining pricing from qualified contractors. We are also available to provide supplemental bid assistance services as follows:

If requested to prepare bid documents, Lose Design will work in conjunction with the City to prepare the form of agreement between owner and contractor to be included in the bid package. We will investigate potential alternate bid items and coordinate those with your team for inclusion in the bid. During the bid process, we will assist the City in distributing bid documents and attend and facilitate a pre-bid meeting for the prospective contractors. We will respond to contractor questions and issue clarifications and addenda as necessary. We will assist your team in analyzing contractor bids and in the contract award.

TASK 5 - CONSTRUCTION ADMINISTRATION SERVICES (CA) [Hourly]

If requested by the Client Team, we will also provide construction administration services as follows:

During the initial stages of construction, Lose Design will complete the 7-day Initial ESPC inspection as required by the NPDES General Permit. Further, we will meet approximately once each month with your team and contractor on site to discuss construction progress, observe site conditions and clarify matters as needed. As we attend these recurring Owner-Architect-Contractor (OAC) progress meetings, we will prepare minutes of the meeting's discussions and findings. Each month, we will review and approve the contractor's applications for payment. When submitted, we will review shop drawings, material submittals, requests for information (RFIs), change order requests (both from owner and contractor), etc. As the project nears completion, we will perform construction closeout review and coordinate with the contractor to collect contractor's warranties, as-built information, O&M manuals, lien releases, etc. Note: The contractor is to provide as-built information as necessary for engineer's review of all required post-construction verifications.

We assume a construction administration services period of (3) months for Substantial Completion and an additional one (1) month to Final Completion, following the City's issuance of a Notice to Proceed to the Contractor.

ADDITIONAL SERVICES

Only items of work specifically called out under the Scope of Services section of this agreement are to be performed for the specified fees as a part of the contract. The Design Professional will consider any items not so specified as "Additional Services" and will perform those services upon request on an hourly fee basis. Such Additional Services may include, but are not limited to, the following:

- Professional rendering services and 3D modeling/imagery;
- Entitlement packages for rezoning, variances and the like
- Additional permitting beyond those listed (State DOT, environmental, etc.)
- Additional site visits or meetings;
- Changes in scope above and beyond initial basis of design
- Changes in drawings, specifications, or other documents required by the Client after acceptance of progress documents and final construction documents by the Client;
- Other items requested by the Client not included elsewhere in this agreement;
- Additional Construction Administration Services beyond the specified period of construction.
- Professional Services other than those listed in the above Scope of Services;
- Site Surveying Services;
- Traffic Engineering Services;
- Additional Geotechnical Services (above and beyond those stated within)
- Structural Design Services;
- Detailed Cost Estimating Services;
- Detailed Construction Inspections other than those listed in the Scope of Services;
- Material Testing Services;
- As-constructed Record Drawings

EXCLUSIONS

The following services are hereby excluded from the Scope of Services and, if needed, will be completed by others:

- Fees associated with the development including, but not limited to, permit review, impact fees, inspection fees, etc.;
- Hazardous materials testing or permitting related to their abatement.

FEES

We propose to provide the scope of services described herein for a lump sum or hourly basis as described below:

- **Core Design Services:** For Tasks 1 and 2, we will charge a lump sum total of \$59,500.00, exclusive of reimbursables, to be charged monthly as a percentage of completion.
- **Permitting, Bid Assistance, Construction Administration Services:** For Tasks 3, 4 and 5 we will charge our services at our hourly rates towards a budget of \$39,500.00.

ADDITIONAL SERVICES

Any requested additional services and reimbursable expenses associated with those additional services will be charged per the following rate schedule (See Attachment A).

Remit Payment To:

Lose Design
Attn: Accounts Receivable
2809 Foster Avenue
Nashville, TN 37210

Questions May Be Directed to:

Tammy Boyte
Controller
tboyte@lose.design
615-767-5811

TERMS AND CONDITIONS

Payment Schedule and Terms – Progress payments for the fees described previously will be due monthly, based on the Design Professional's estimate of the percentage of the work complete. If payment is not received by the Design Professional within 30 calendar days of the invoice date, the Client shall pay as interest an additional charge of 1.5% of the past due amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal. Failure to make payments when due shall be cause for suspension of the Design Professional's services, and the filing of a lien against the property.

Current Hourly Rates - An attached table, dated January 1, 2026 outlines our current hourly rates and reimbursable expenses. These rates are current until January 1, 2027, at which time they may be adjusted by the Design Professional.

Additional Services – Only items of work specifically called out under the Services section of this Agreement are to be performed for the specified Fees. The Design Professional will consider any items not so specified as "Additional Services" and will perform those services upon request on an hourly fee basis as outlined on the attached Hourly Rate Schedule. If any Additional Services are requested, the Design Professional shall be reimbursed for associated out-of-pocket expenses as reflected on the attached Hourly Rate Schedule.

Term of Proposal – It is understood that this document outlines proposed Services and Fees to be provided in relation to the Client's project, and that this offer of proposed Services and Fees remains open for sixty (60) days from the date this document is issued. If the Client does not indicate acceptance by signing and returning one copy to the Design Professional within sixty days, this document becomes null and void.

Fee Adjustment – It is understood that in the event this project extends over a period of more than one year from the date of this Agreement, the fees for any remaining services will be adjusted proportionately to the "all items" group of the U.S. Department of Labor's Bureau of Labor Statistics Consumer Index.

Ownership of Documents – All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Design Professional as instruments of service shall remain the property of the Design Professional. The Design Professional shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reuse for extensions of the project or for new projects shall require written permission of the Design Professional and further compensation at a rate agreed upon by both parties. Any changes made to the construction documents by the Client, or by the Client's representatives, are strictly prohibited without the knowledge and written consent of the Design Professional. The Design Professional shall be released from any liability resulting from the unauthorized alteration of construction documents. The Design Professional grants the Client the right to use the drawings for their use in publications, public meetings, planning efforts, award submittals and the right to reproduce the drawing as needed for stated uses without requesting authorization from the Design Professional.

Jobsite Safety – The Design Professional is not responsible for job site safety during the master planning process. The owner retains sole responsibility and liability associated with securing the site and maintaining job site safety during the planning process.

Applicable Law – Unless otherwise provided, this Agreement shall be governed by Georgia state law.

Disputes Resolution - All claims, counterclaims, disputes and other matters in question between the parties hereto arising out of or relating to this Agreement or breach thereof shall be presented to non-binding mediation, subject to the parties agreeing to a mediator.

Termination of Services – This Agreement may be terminated by either party upon not less than seven (7) days written notice should the other party fail to perform substantially in accordance with the terms of this Agreement through no fault of the party initiating termination. If this Agreement is terminated by the Client, the Design Professional shall be paid for services performed to the termination notice date, including reimbursable expenses due plus termination expenses. Termination expenses are defined as reimbursable expenses directly attributable to termination, plus 15 percent of the total compensation earned to the time of termination to account for the Design Professional's rescheduling adjustments, reassignment of personnel, and related costs incurred due to the termination.

Opinion of Probable Cost – In providing opinions of probable construction cost, the Client understands that the Design Professional has no control over costs or the price of labor, equipment, or materials, or over the contractor's method of pricing, and that the opinions of probable construction costs provided are to be made on the basis of the Design Professional's qualifications and experience. The Design Professional makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

Limit of Liability - In recognition of the relative risks and benefits of the project to both the Client and the Design Professional, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Design Professional and its subconsultants to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of the Design Professional and its subconsultants to all those named shall not exceed **\$50,000** or the Design Professional's total fee for services rendered on this project, whichever is greater. Such claims and causes include, but are not limited to negligence, professional errors or omissions, strict liability, breach of contract or warranty.

In addition, the Client agrees to indemnify and hold the Design Professional harmless for any damage, liability or cost, including reasonable attorney's fees and defense costs, arising from any errors or omissions contained in the plans, specifications or other contract documents prepared by others. The Client agrees to extend any and all liability limitations and indemnifications provided by the Client to the Design Professional to those individuals and entities the Design Professional retains for performance of the services under this Agreement, including but not limited to the Design Professional's subconsultants and their officers, employees, heirs and assigns. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Betterment - If, due to the Design Professional's error, any required item or component of the project is omitted from the Design Professional's construction documents, the Design Professional shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the project or otherwise adds value or betterment to the project. In no event will the Design Professional be responsible for any cost or expense that provides betterment, upgrade or enhancement of the project.

ATTACHMENT A – Hourly Rates

LOSE DESIGN

HOURLY RATE SCHEDULE (for use with all hourly agreements and for Additional Services)

Professional Services Hourly Rate

Executive Management.....	\$282.00
Vice President	\$279.00
Sr. Engineer, Sr. Project Manager.....	\$255.00
Sr. Architect	\$221.00
Sr. Landscape Architect, Sr. Land Planner	\$210.00
Project Manager	\$210.00
Engineer, Architect	\$200.00
Landscape Architect, Interior Designer, Planner.....	\$184.00
Engineer in Training	\$158.00
Intern Architect.....	\$152.00
Land Planner.....	\$147.00
Senior Proposal Coordinator	\$142.00
BIM Specialist.....	\$137.00
Technician, Marketing Content Creator.....	\$105.00
Project Accounting Coordinator, Administrative Assistant	\$105.00

Reimbursable Expenses

Consultants' Services	cost + 10%
Prints	cost + 10%
Postage and Shipping	cost + 10%
Mileage and Travel Expenses	cost + 10%
Copies	cost + 10%

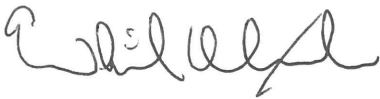
January 1, 2026

NOTE: All the above-stated fees and expenses are to be billed monthly, and the invoices are due and payable upon receipt. Other reimbursable expenses not shown hereon will be invoiced at our cost plus 10%. These rates are current until January 1, 2027, at which time they may be adjusted by the Design Professional.

SIGNATURE PAGE

This is an Agreement made as of March ____, 2026 between City of Lawrenceville (herein called the CLIENT), and Lose & Associates, Inc., dba Lose Design (herein called Lose Design or the DESIGN PROFESSIONAL).

- I. Client and Lose Design, for the mutual considerations hereinafter set forth agree that the services for Lose Design Project Number 25146-1, Project Name "Parking Lot Expansion – Lawrenceville, GA", shall conform to the Scope of Services.
- II. Client agrees to pay Lose Design as compensation for its services in accordance with the Fees Section in the proposal. Fees and other charges will be invoiced monthly by Lose Design. The amount of each invoice shall be due at the time of billing.
- III. The person signing this Agreement warrants he has authority to sign as, or on behalf of, the Client. If such person does not have such authority, he agrees that he is personally liable for all breaches of this contract, and that in any action against him for breach of such warranty, a reasonable attorney's fee shall be included in any judgment rendered.
- IV. When signed by both parties, this Professional Services Agreement, including the attached Scope of Services/Fees, Terms and Conditions, and Hourly Rate Schedule attached to this document, constitutes a final written expression of all terms of this Agreement and is a complete and exclusive statement of those terms. Any and all prior representations, promises, warranties, or statements by Lose Design that differ in any way from the terms of this written Agreement shall be given no force or effect. The terms of this Agreement can be modified only in writing which must be signed by both parties.

Agreed to by CLIENT:	Agreed to by DESIGN PROFESSIONAL: Lose Design
	
By (Authorized Signature)	By (Authorized Signature)
	Whit Alexander
Signer's Name (Typed or Printed)	Signer's Name (Typed or Printed)
	Executive Vice President
Title	Title
	3/02/26
Date	Date

To Whom Should Invoices Be Directed:

NAME: _____

EMAIL ADDRESS: _____