



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Monday, July 22, 2024
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. June 26, 2024 Regular Meeting and Executive Session
2. July 10, 2024 Special Call, Work Session, and Executive Session

Proclamations

3. Arts and Health Day

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.](#) On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract
- [5.](#) Power Pole Replacement Service on an Annual Contract
- [6.](#) Design Management and Production Services on an Annual Contract
- [7.](#) Approval and ratification for renewal of property and casualty insurance

Public Hearing Old Business

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

- [8.](#) Fiscal Year 2025 Millage Rate Public Hearing
- [9.](#) Resolution for the Abandonment of a portion of the right-of-way of Reynolds Road

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.

- [10.](#) RZC2024-00058; City of Lawrenceville; Reynolds Road
- [11.](#) RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive
- [12.](#) RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway
- [13.](#) RZR2024-00023; Florentina Fisteag; 0 Curtis Road
- [14.](#) SUP2024-00091; Mushtaq Pasha; 860 Collins Hill Road

Council Business Old Business

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

- [15.](#) Gwinnett Urban County Community Development Block Grant (CDBG) Renewal

Council Business New Business

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

- [16.](#) Rhodes Jordan Trail Connection Project
- [17.](#) Agreement with Impact46 for FIRST Center renovations
- [18.](#) Demolition of Deauville Apartments Project
- [19.](#) Appointment of vacant and expired board positions

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: CONSENT AGENDA

Item:	On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract
Department:	Gas
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	\$1,383,020.00
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Award On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract to low bidder W.L. Griffin Company, LLC., amount not to exceed \$1,333,020.00. Additional budgeted funds are requested to be approved for unanticipated gas services and mains in the amount of \$50,000.00.

Summary: This is a demand service contract for labor and equipment to supplement the City of Lawrenceville's Gas Department workforce and will be used on an "as needed" basis. The materials are supplied by the department. The work to be performed consists of, but is not limited to the installation of new 2", 4" and 6" plastic gas mains and the installation of new plastic gas services of 5/8" up to 4 inches.

Background: The previous contracts that this singular contract replaces were previously bid separately. Combination of the two gave the city better pricing. The gas department has had to make increases to the contract to match the amount budgeted for the past three years. The amount of \$50,000.00 is for 11-029 is being added to the total for unanticipated growth.

Fiscal Impact: Amount not to exceed \$1,383,020.00. This project is funded by the Capital Outlay Fund (5154700.541000). Project 11-029. Total is under the budget amount for FY25 budget in this project for labor.

Attachments/Exhibits: Bid Tabulation

SB035-24

On-Demand Installation of New Gas Mains and New Gas Services on an Annual Contract

Gas Department

				Harrison and Harrison, Inc.		Pike Gas Services, LLC		Southeast Connections, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	2-inch polyethylene gas main	30,000	LF	\$7.00	\$210,000.00	\$7.67	\$230,100.00	\$13.87	\$416,100.00
2	4-inch polyethylene gas main	10,000	LF	\$12.00	\$120,000.00	\$16.28	\$162,800.00	\$17.50	\$175,000.00
3	6-inch polyethylene gas main	500	LF	\$16.00	\$8,000.00	\$31.63	\$15,815.00	\$34.39	\$17,195.00
4	2-inch polyethylene gas main bore	5,000	LF	\$16.00	\$80,000.00	\$28.93	\$144,650.00	\$36.95	\$184,750.00
5	4-inch polyethylene gas main bore	1,250	LF	\$25.00	\$31,250.00	\$38.73	\$48,412.50	\$48.18	\$60,225.00
6	6-inch polyethylene gas main bore	200	LF	\$32.00	\$6,400.00	\$60.07	\$12,014.00	\$69.41	\$13,882.00
7	2-inch polyethylene gas main directional rock bore	500	LF	\$82.00	\$41,000.00	\$109.35	\$54,675.00	\$124.37	\$62,185.00
8	4-inch polyethylene gas main directional rock bore	500	LF	\$115.00	\$57,500.00	\$135.47	\$67,735.00	\$160.95	\$80,475.00
9	6-inch polyethylene gas main directional rock bore	100	LF	\$145.00	\$14,500.00	\$181.33	\$18,133.00	\$182.90	\$18,290.00
10	2-inch polyethylene valve installation	10	EA	\$57.00	\$570.00	\$460.17	\$4,601.70	\$365.11	\$3,651.10
11	4-inch polyethylene valve installation	10	EA	\$57.00	\$570.00	\$613.57	\$6,135.70	\$456.39	\$4,563.90
12	6-inch polyethylene valve installation	1	EA	\$57.00	\$57.00	\$1,533.91	\$1,533.91	\$608.52	\$608.52
13	2-inch polyethylene main tie-in	10	EA	\$580.00	\$5,800.00	\$1,964.56	\$19,645.60	\$3,210.19	\$32,101.90
14	4-inch polyethylene main tie-in	10	EA	\$950.00	\$9,500.00	\$3,345.09	\$33,450.90	\$3,976.16	\$39,761.60
15	6-inch polyethylene main tie-in	2	EA	\$1,000.00	\$2,000.00	\$5,463.04	\$10,926.08	\$5,518.88	\$11,037.76

BID TABULATION

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16	1/2 and 3/4-inch PE short-side service, tap and tie over	30	EA	\$625.00	\$18,750.00	\$909.08	\$27,272.40	\$2,105.96	\$63,178.80
17	1/2 and 3/4-inch PE long-side service, tap and tie over	30	EA	\$850.00	\$25,500.00	\$1,585.45	\$47,563.50	\$2,505.03	\$75,150.90
18	2-inch PE short-side service, tap and tie over	5	EA	\$850.00	\$4,250.00	\$1,818.15	\$9,090.75	\$3,851.90	\$19,259.50
19	2-inch PE long-side service, tap and tie over	5	EA	\$1,250.00	\$6,250.00	\$3,395.45	\$16,977.25	\$5,098.99	\$25,494.95
20	4-inch PE short-side service, tap and tie over	2	EA	\$1,400.00	\$2,800.00	\$3,787.82	\$7,575.64	\$6,262.58	\$12,525.16
21	4-inch PE long-side service, tap and tie over	2	EA	\$1,400.00	\$2,800.00	\$5,668.14	\$11,336.28	\$7,759.09	\$15,518.18
22	2-inch tap, stop, or bottom-out steel tie-in	2	EA	\$1,500.00	\$3,000.00	\$3,883.04	\$7,766.08	\$4,700.51	\$9,401.02
23	4-inch tap, stop, or bottom-out steel tie-in	2	EA	\$6,630.00	\$13,260.00	\$6,569.08	\$13,138.16	\$6,867.87	\$13,735.74
24	6-inch tap, stop, or bottom-out steel tie-in	1	EA	\$7,200.00	\$7,200.00	\$7,474.66	\$7,474.66	\$17,653.42	\$17,653.42
25	Blast/hammer rock removal price per linear ft.	600	LF	\$50.00	\$30,000.00	\$97.70	\$58,620.00	\$65.75	\$39,450.00
26	Placement of locate stations/markers	100	EA	\$50.00	\$5,000.00	\$155.41	\$15,541.00	\$116.42	\$11,642.00
27	1/2-inch PE short-side service and tap	650	EA	\$600.00	\$390,000.00	\$833.95	\$542,067.50	\$1,792.24	\$1,164,956.00
28	3/4-inch PE short-side service and tap	17	EA	\$600.00	\$10,200.00	\$833.95	\$14,177.15	\$2,184.70	\$37,139.90
29	1/2-inch PE long-side service and tap	323	EA	\$870.00	\$281,010.00	\$1,425.34	\$460,384.82	\$2,394.43	\$773,400.89
30	3/4-inch PE long-side service and tap	10	EA	\$870.00	\$8,700.00	\$1,626.54	\$16,265.40	\$2,602.64	\$26,026.40
31	2-inch polyethylene gas service – short-side	15	EA	\$1,160.00	\$17,400.00	\$5,048.38	\$75,725.70	\$4,500.80	\$67,512.00
32	2-inch polyethylene gas service – long-side	8	EA	\$1,450.00	\$11,600.00	\$5,982.51	\$47,860.08	\$5,278.72	\$42,229.76
33	4-inch polyethylene gas service – short-side	1	EA	\$2,000.00	\$2,000.00	\$6,731.17	\$6,731.17	\$6,960.54	\$6,960.54
34	4-inch polyethylene gas service – long-side	1	EA	\$2,500.00	\$2,500.00	\$11,965.02	\$11,965.02	\$8,551.52	\$8,551.52
35	Adder for service lines over 500 feet long	20	EA	\$600.00	\$12,000.00	\$3,108.26	\$62,165.20	\$6,150.21	\$123,004.20
36	3/4-inch Dual Pressure service – short-side	6	EA	\$1,400.00	\$8,400.00	\$5,898.62	\$35,391.72	\$3,085.20	\$18,511.20

BID TABULATION

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37	3/4-inch Dual Pressure service – long-side	3	EA	\$1,850.00	\$5,550.00	\$6,675.68	\$20,027.04	\$6,170.41	\$18,511.23
38	Installation of service valves (all sizes)	30	EA	\$175.00	\$5,250.00	\$621.65	\$18,649.50	\$485.06	\$14,551.80
TOTAL				\$1,460,567.00		\$2,364,394.41		\$3,724,191.89	
Will vendor hold pricing firm? Renewal Option 1				5% Increase		NAICS ECI		3.2% Increase	
Will vendor hold pricing firm? Renewal Option 2				5% Increase		NAICS ECI		3% Increase	
Will vendor hold pricing firm? Renewal Option 3				5% Increase		NAICS ECI		3% Increase	
Will vendor hold pricing firm? Renewal Option 4				5% Increase		NAICS ECI		3% Increase	

				Southern Pipeline, Inc.		Southern Utility Group		W.L. Griffin Company, LLC.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	2-inch polyethylene gas main	30,000	LF	\$7.35	\$220,500.00	\$9.50	\$285,000.00	\$6.30	\$189,000.00
2	4-inch polyethylene gas main	10,000	LF	\$12.25	\$122,500.00	\$9.50	\$95,000.00	\$8.00	\$80,000.00
3	6-inch polyethylene gas main	500	LF	\$19.44	\$9,720.00	\$18.00	\$9,000.00	\$15.00	\$7,500.00
4	2-inch polyethylene gas main bore	5,000	LF	\$21.30	\$106,500.00	\$25.00	\$125,000.00	\$17.50	\$87,500.00
5	4-inch polyethylene gas main bore	1,250	LF	\$25.25	\$31,562.50	\$28.00	\$35,000.00	\$20.00	\$25,000.00
6	6-inch polyethylene gas main bore	200	LF	\$38.28	\$7,656.00	\$35.00	\$7,000.00	\$30.00	\$6,000.00
7	2-inch polyethylene gas main directional rock bore	500	LF	\$83.93	\$41,965.00	\$95.00	\$47,500.00	\$80.00	\$40,000.00
8	4-inch polyethylene gas main directional rock bore	500	LF	\$110.00	\$55,000.00	\$120.00	\$60,000.00	\$100.00	\$50,000.00
9	6-inch polyethylene gas main directional rock bore	100	LF	\$183.36	\$18,336.00	\$240.00	\$24,000.00	\$125.00	\$12,500.00

BID TABULATION

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10	2-inch polyethylene valve installation	10	EA	\$100.00	\$1,000.00	\$550.00	\$5,500.00	\$100.00	\$1,000.00
11	4-inch polyethylene valve installation	10	EA	\$100.00	\$1,000.00	\$550.00	\$5,500.00	\$100.00	\$1,000.00
12	6-inch polyethylene valve installation	1	EA	\$100.00	\$100.00	\$650.00	\$650.00	\$100.00	\$100.00
13	2-inch polyethylene main tie-in	10	EA	\$1,500.00	\$15,000.00	\$1,000.00	\$10,000.00	\$1,000.00	\$10,000.00
14	4-inch polyethylene main tie-in	10	EA	\$1,500.00	\$15,000.00	\$1,200.00	\$12,000.00	\$1,000.00	\$10,000.00
15	6-inch polyethylene main tie-in	2	EA	\$2,000.00	\$4,000.00	\$2,000.00	\$4,000.00	\$1,200.00	\$2,400.00
16	1/2 and 3/4-inch PE short-side service, tap and tie over	30	EA	\$764.03	\$22,920.90	\$1,000.00	\$30,000.00	\$560.00	\$16,800.00
17	1/2 and 3/4-inch PE long-side service, tap and tie over	30	EA	\$1,041.86	\$31,255.80	\$1,200.00	\$36,000.00	\$800.00	\$24,000.00
18	2-inch PE short-side service, tap and tie over	5	EA	\$1,041.86	\$5,209.30	\$1,200.00	\$6,000.00	\$700.00	\$3,500.00
19	2-inch PE long-side service, tap and tie over	5	EA	\$1,666.98	\$8,334.90	\$1,400.00	\$7,000.00	\$1,200.00	\$6,000.00
20	4-inch PE short-side service, tap and tie over	2	EA	\$1,736.43	\$3,472.86	\$2,500.00	\$5,000.00	\$1,200.00	\$2,400.00
21	4-inch PE long-side service, tap and tie over	2	EA	\$1,736.43	\$3,472.86	\$2,750.00	\$5,500.00	\$1,200.00	\$2,400.00
22	2-inch tap, stop, or bottom-out steel tie-in	2	EA	\$2,083.72	\$4,167.44	\$7,000.00	\$14,000.00	\$4,500.00	\$9,000.00
23	4-inch tap, stop, or bottom-out steel tie-in	2	EA	\$7,987.61	\$15,975.22	\$9,000.00	\$18,000.00	\$6,000.00	\$12,000.00
24	6-inch tap, stop, or bottom-out steel tie-in	1	EA	\$8,612.73	\$8,612.73	\$10,000.00	\$10,000.00	\$8,500.00	\$8,500.00
25	Blast/hammer rock removal price per linear ft.	600	LF	\$75.00	\$45,000.00	\$65.00	\$39,000.00	\$60.00	\$36,000.00
26	Placement of locate stations/markers	100	EA	\$50.00	\$5,000.00	\$15.00	\$1,500.00	\$5.00	\$500.00
27	1/2-inch PE short-side service and tap	650	EA	\$800.00	\$520,000.00	\$800.00	\$520,000.00	\$560.00	\$364,000.00
28	3/4-inch PE short-side service and tap	17	EA	\$800.00	\$13,600.00	\$850.00	\$14,450.00	\$560.00	\$9,520.00
29	1/2-inch PE long-side service and tap	323	EA	\$941.86	\$304,220.78	\$900.00	\$290,700.00	\$800.00	\$258,400.00
30	3/4-inch PE long-side service and tap	10	EA	\$941.86	\$9,418.60	\$950.00	\$9,500.00	\$800.00	\$8,000.00

BID TABULATION

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31	2-inch polyethylene gas service – short-side	15	EA	\$2,100.00	\$31,500.00	\$1,000.00	\$15,000.00	\$1,000.00	\$15,000.00
32	2-inch polyethylene gas service – long-side	8	EA	\$4,736.40	\$37,891.20	\$1,200.00	\$9,600.00	\$1,500.00	\$12,000.00
33	4-inch polyethylene gas service – short-side	1	EA	\$5,430.84	\$5,430.84	\$2,200.00	\$2,200.00	\$1,500.00	\$1,500.00
34	4-inch polyethylene gas service – long-side	1	EA	\$7,472.87	\$7,472.87	\$2,750.00	\$2,750.00	\$3,000.00	\$3,000.00
35	Adder for service lines over 500 feet long	20	EA	\$2,000.00	\$40,000.00	\$1,000.00	\$20,000.00	\$250.00	\$5,000.00
36	3/4-inch Dual Pressure service – short-side	6	EA	\$1,666.98	\$10,001.88	\$5,000.00	\$30,000.00	\$1,300.00	\$7,800.00
37	3/4-inch Dual Pressure service – long-side	3	EA	\$2,222.64	\$6,667.92	\$5,500.00	\$16,500.00	\$1,800.00	\$5,400.00
38	Installation of service valves (all sizes)	30	EA	\$208.37	\$6,251.10	\$500.00	\$15,000.00	\$10.00	\$300.00
TOTAL				\$1,795,716.70		\$1,842,850.00		\$1,333,020.00	
Will vendor hold pricing firm? Renewal Option 1				5% Increase		CPI		CPI	
Will vendor hold pricing firm? Renewal Option 2				5% Increase		CPI		CPI	
Will vendor hold pricing firm? Renewal Option 3				5% Increase		CPI		CPI	
Will vendor hold pricing firm? Renewal Option 4				5% Increase		CPI		CPI	

Recommended Vendor:

W.L. Griffin Company, LLC.

134 Hickory Flat Road

Gillsville, GA 30543

706-677-1373

westly@wlgriffincompany.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: CONSENT AGENDA

Item:	Power Pole Replacement Service on an Annual Contract
Department:	Electric
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	\$283,250.00
Presented By:	Huston Gillis, Public Works Director
Action Requested:	Approval to renew Power Pole Replacement Service on an Annual Contract to Over and Under General Contractors, Inc., in the amount of \$283,250.00.

Summary: This is a demand contract for labor to replace utility power poles that have failed inspection. This contract will be used on an as-needed basis. The materials will be supplied by the Electric Department. This is the second of four renewal options. Pricing has increased 3% as stipulated in the agreement.

Background: Original awarded amount was \$240,000.00. Change orders 1 and 2 were added to add services and increase the contract value to \$263,000.00. The first renewal was \$275,000.00. This contract was bid to establish unit pricing and the requested amount is based on projected usage.

Fiscal Impact: Amount not to exceed \$283,250.00. This project is funded by the Contract Labor Fund (5104600.523850) and the Capital Outlay Fund (5104600.541000).

Attachments/Exhibits:
Bid Tabulation

SB015-22

Power Pole Replacement Services on an Annual Contract

Electric Department

			Over and Under General Contractors, Inc.
ITEM #	DESCRIPTION	UNIT	UNIT PRICE
1	WOOD POLE, 30 FT CLASS 5	INSTALL	\$354.44
2	WOOD POLE, 35 FT CLASS 6	INSTALL	\$350.59
3	WOOD POLE, 40 FT CLASS 2	INSTALL	\$536.48
4	WOOD POLE, 45 FT CLASS 2	INSTALL	\$541.42
5	WOOD POLE, 50 FT CLASS 2	INSTALL	\$546.03
6	WOOD POLE, 55 FT CLASS 2	INSTALL	\$607.84
7	WOOD POLE, 60 FT CLASS 2	INSTALL	\$738.22
8	WOOD POLE, 65 FT CLASS 2	INSTALL	\$895.44
9	WOOD POLE, 70 FT CLASS 2	INSTALL	\$1,002.59
10	CONCRETE POLE, 30 FT CLASS 5	INSTALL	\$1,432.22
11	CONCRETE POLE, 35 FT CLASS 6	INSTALL	\$1,432.22
12	CONCRETE POLE, 40 FT CLASS 2	INSTALL	\$1,538.31
13	CONCRETE POLE, 45 FT CLASS 2	INSTALL	\$1,644.40
14	CONCRETE POLE, 50 FT CLASS 2	INSTALL	\$1,718.66
15	CONCRETE POLE, 55 FT CLASS 2	INSTALL	\$1,750.49
16	CONCRETE POLE, 60 FT CLASS 2	INSTALL	\$1,962.67
17	CONCRETE POLE, 65 FT CLASS 2	INSTALL	\$2,068.76
18	CONCRETE POLE, 70 FT CLASS 2	INSTALL	\$2,280.94
19	DUCTILE IRON POLE, 30 FT CLASS 5	INSTALL	\$354.44
20	DUCTILE IRON POLE, 35 FT CLASS 6	INSTALL	\$350.57
21	DUCTILE IRON POLE, 40 FT CLASS 2	INSTALL	\$536.48
22	DUCTILE IRON POLE, 45 FT CLASS 2	INSTALL	\$541.42
23	DUCTILE IRON POLE, 50 FT CLASS 2	INSTALL	\$891.52
24	DUCTILE IRON POLE, 55 FT CLASS 2	INSTALL	\$965.95

25	DUCTILE IRON POLE, 60 FT CLASS 2	INSTALL	\$1,153.20
26	DUCTILE IRON POLE, 65 FT CLASS 2	INSTALL	\$1,260.01
27	DUCTILE IRON POLE, 70 FT CLASS 2	INSTALL	\$1,316.44
28	COMPOSITE POLE, 30 FT CLASS 5	INSTALL	\$354.44
29	COMPOSITE POLE, 35 FT CLASS 6	INSTALL	\$350.57
30	COMPOSITE POLE, 40 FT CLASS 2	INSTALL	\$536.48
31	COMPOSITE POLE, 45 FT CLASS 2	INSTALL	\$541.42
32	COMPOSITE POLE, 50 FT CLASS 2	INSTALL	\$545.98
33	COMPOSITE POLE, 55 FT CLASS 2	INSTALL	\$607.84
34	COMPOSITE POLE, 60 FT CLASS 2	INSTALL	\$738.22
35	COMPOSITE POLE, 65 FT CLASS 2	INSTALL	\$895.44
36	COMPOSITE POLE, 70 FT CLASS 2	INSTALL	\$1,002.59
37	SPLIT BOLT ON EXISTING POLE TOP	INSTALL	\$21.60
38	LIGHT, FLOOD	INSTALL	\$189.54
39	LIGHT, ROADWAY	INSTALL	\$139.47
40	LIGHT, SECURITY	INSTALL	\$127.71
41	LIGHT ARM, 2'	INSTALL	\$63.84
42	LIGHT ARM, 12'	INSTALL	\$98.96
43	OH TRANSFORMER 10KVA - 75 KVA	INSTALL	\$320.83
44	OH TRANSFORMER BANK, -XX KVA	INSTALL	\$455.91
45	OH TRANSFORMER BANK, 3-XX KVA	INSTALL	\$536.19
46	PLATFORM MOUNT TRANSFORMER BANK	INSTALL	\$740.36
47	UG PRI SPLICE, 1/0 CABLE	INSTALL	\$146.36
48	UG PRI SPLICE, 1000 MCM CABLE	INSTALL	\$146.36
49	UG SEC SPLICE, #2	INSTALL	\$41.10
50	UG SEC SPLICE, #2/0	INSTALL	\$41.39
51	UG SEC SPLICE, 350 MCM	INSTALL	\$41.10
52	UG SEC SPLICE, #4/0	INSTALL	\$43.90

53	UG SEC SPLICE, #6	INSTALL	\$41.39
54	SHIELD, 2"	INSTALL	\$235.94
55	SHIELD, 4"-6"	INSTALL	\$243.11
56	TRANSFER UG SERVICE RISER TO NEW POLE	INSTALL	\$168.82
57	HAND TRENCHING AND DIGGING (BY THE FOOT)	INSTALL	\$50.05
58	UG TERM ASSEM,1PH,1/0	INSTALL	\$399.03
59	UG TERM ASSEM,2PH,1/0	INSTALL	\$731.85
60	UG TERM ASSEM,3PH,1/0	INSTALL	\$1,884.16
61	UG TERM ASSEM,3PH,1000	INSTALL	\$2,431.09
62	1PH, 0-5 DEG	INSTALL	\$55.98
63	1PH, 5-30 DEG	INSTALL	\$66.18
64	1PH, 30-60 DEG	INSTALL	\$96.95
65	1PH, 60-90 DEG	INSTALL	\$134.29
66	1PH, SGL DE	INSTALL	\$96.95
67	1PH, TAP TO 1PH	INSTALL	\$100.79
68	1PH, TAP TO 2 OR 3PH	INSTALL	\$106.84
69	1PH, DOUBLE DE	INSTALL	#VALUE!
70	2PH, 0-5 DEG	INSTALL	\$152.45
71	2PH, 5-30 DEG	INSTALL	\$193.95
72	2PH, 30-60 DEG	INSTALL	\$229.43
73	2PH, 60-90 DEG	INSTALL	\$246.31
74	2PH, SGL DE	INSTALL	\$272.12
75	2PH, TAP TO 1PH	INSTALL	\$188.88
76	2PH, TAP TO 2 OR 3PH	INSTALL	\$113.35
77	2PH, DOUBLE DE	INSTALL	\$106.84
78	3PH, 0-5 DEG	INSTALL	\$258.54
79	3PH, 5-30 DEG	INSTALL	\$258.54
80	3PH, 30-60 DEG	INSTALL	\$335.52

81	3PH, 60-90 DEG	INSTALL	\$352.40
82	3PH, SGL DE	INSTALL	\$378.21
83	3PH, TAP TO 1PH	INSTALL	\$219.44
84	3PH, TAP TO 2 OR 3PH	INSTALL	\$213.99
85	3PH, DOUBLE DE	INSTALL	\$467.01
86	3PH,DBL-CIR,SGL XARM, 0-5 DEG	INSTALL	\$287.27
87	3PH DBL-CIR, DBL XARM 5-30 DEG	INSTALL	\$373.63
88	GUY, SGL DOWN GUY, 3/8" THRU BOLT TYPE	INSTALL	\$130.36
89	GUY, SINGLE OH GUY, THRU BOLT TYPE	INSTALL	\$161.56
90	GUY, GUY MARKER	INSTALL	\$22.36
91	GUY, 2-DOWN GUY, 3/8"THRU BOLT TYPE	INSTALL	\$159.58
92	GUY, 3-DOWN GUY, 3/8" THRU BOLT TYPE	INSTALL	\$233.84
93	GUY, 4-DOWN GUY, 3/8" THRU BOLT TYPE	INSTALL	\$304.80
94	GUY, SIDEWALK TYPE (REQUIRES PIPE)	INSTALL	\$126.97
95	GUY INSULATOR, POLE ATTACH	INSTALL	\$97.10
96	GUY INSULATOR, MID GUY	INSTALL	\$111.69
97	ANCHOR, BUST/EXPANSION	INSTALL	\$197.64
98	REPULL EXISTING GUY	INSTALL	\$98.30
99	GROUNDING ASSEMBLY, GROUND ROD TYPE	INSTALL	\$65.20
100	IN LINE SWITCH,600A	INSTALL	\$127.71
101	SWITCH,GANG OPER, 3PH, HORIZ	INSTALL	\$2,425.07
102	SWITCH,GANG OPER, 3PH, VERT	INSTALL	\$2,425.07
103	3 PHASE HANGING ARRESTER	INSTALL	\$236.95
104	ARRESTER, PRI-DIST	INSTALL	\$54.36
105	SWITCH AND ARRESTER ON POLE	INSTALL	\$236.95
106	JUMPER INSTALLATION (6 CU)	INSTALL	\$97.56
107	JUMPER INSTALLATION (4-1/0)	INSTALL	\$38.33
108	JUMPER INSTALLATION (2/0-336)	INSTALL	\$48.78

109	JUMPER INSTALLATION (477-795)	INSTALL	\$97.56
110	ARMOR ROD, PF, (#2/0-336)	INSTALL	\$62.70
111	ARMOR ROD, PF, (#4-1/0)	INSTALL	\$48.78
112	ARMOR ROD, PF, (#477-795)	INSTALL	\$73.17
113	FULL TENSION SLEEVES, (#2/0-336)	INSTALL	\$83.64
114	FULL TENSION SLEEVES, (#4-1/0)	INSTALL	\$63.84
115	FULL TENSION SLEEVES, (#477-795)	INSTALL	\$132.41
116	QUICKIE SLEEVES, (#2/0-336)	INSTALL	\$60.77
117	QUICKIE SLEEVES, (#4-1/0)	INSTALL	\$60.77
118	HOTLINE CLAMP	INSTALL	\$83.64
119	CROSSARM BRACES, WOOD & BOLTS	INSTALL	\$71.84
120	CROSSARM, WOOD	INSTALL	\$111.72
121	CROSSARM, STEEL	INSTALL	\$111.72
122	FIBERGLASS/POLYMER INSULATOR	INSTALL	\$75.56
123	SUSPENSION INSULATOR	INSTALL	\$194.48
124	POLE TOP POST INSUL W/BACKET,CLAMP TYPE	INSTALL	\$64.11
125	HORIZONTAL POST INSUL CLAMP	INSTALL	\$64.11
126	VERTICAL POST INSUL CLAMP	INSTALL	\$64.11
127	PRI INSULATOR, ASSEMBLY, POLE TOP	INSTALL	\$93.26
128	PRI INSULATOR, ASSEMBLY, SIDE TYPE	INSTALL	\$93.26
129	1PH,CUTOUT, ARRESTOR & BRACKET	INSTALL	\$104.79
130	2PH,CUTOUT, ARRESTOR & BRACKET	INSTALL	\$185.88
131	3PH,CUTOUT, ARRESTOR & BRACKET	INSTALL	\$270.02
132	POLE TOP PIN & INSUL (OFFSET)	INSTALL	\$54.36
133	XARM CLAMP TYPE INS	INSTALL	\$48.84
134	1PH EQUIP BRACKET	INSTALL	\$54.36
135	3PH EQUIP BRACKET	INSTALL	\$63.84
136	EYE BOLT ASSEMBLY	INSTALL	\$16.13

137	OH 1-PHASE PRIMARY TRANSFER	INSTALL	\$121.24
138	OH 2-PHASE PRIMARY TRANSFER	INSTALL	\$216.77
139	OH 3-PHASE PRIMARY TRANSFER	INSTALL	\$311.81
140	OH 1-PHASE PRIMARY RESAG	INSTALL	\$133.11
141	OH 2-PHASE PRIMARY RESAG	INSTALL	\$215.34
142	OH 3-PHASE PRIMARY RESAG	INSTALL	\$336.36
143	OH SECONDARY ASSEMBLY	INSTALL	\$48.89
144	OH SECONDARY RESAG	INSTALL	\$84.44
145	OH SERVICE ASSEMBLY	INSTALL	\$79.83
146	OH SERVICE MOVE	INSTALL	\$91.86
147	WIRE, #1/0 ACSR 6/1 RAVEN	INSTALL	\$1,212.57
148	WIRE, 336 ACSR 18/1 MERLIN	INSTALL	\$1,958.76
149	WIRE, OH, #4 AL DUPLEX OH XLP, TERRIER	INSTALL	\$478.84
150	WIRE, OH, #1/0 AL TRIPLEX XLP JANTHINA	INSTALL	\$917.76
151	WIRE, OH, #4 AL TRIPLEX XLP PERIWINKLE	INSTALL	\$488.12
152	WIRE, OH, #4/0 AL TRIPLEX XLP CERAPUS	INSTALL	\$1,045.98
153	WIRE, OH, #1/0 AL QUAD XLP	INSTALL	\$929.77
154	WIRE, OH, #4/0 AL QUAD XLP, APPALOOSA	INSTALL	\$1,123.47
155	WIRE, UG 1000MCM PRIMARY UG CABLE	INSTALL	\$1,494.91
156	WIRE, UG, #2/0,PRIMARY UG CABLE	INSTALL	\$683.79
157	WIRE, UG, #4/0 AL TRIPLEX XLP	INSTALL	\$896.97
158	ADDITIONAL GROUND TO NEUTRAL BOND	INSTALL	\$61.91
159	WOOD POLE, 30 FT CLASS 5	REMOVE	\$193.70
160	WOOD POLE, 35 FT CLASS 6	REMOVE	\$224.47
161	WOOD POLE, 40 FT CLASS 2	REMOVE	\$240.17
162	WOOD POLE, 45 FT CLASS 2	REMOVE	\$225.65
163	WOOD POLE, 50 FT CLASS 2	REMOVE	\$302.18
164	WOOD POLE, 55 FT CLASS 2	REMOVE	\$325.44

165	WOOD POLE, 60 FT CLASS 2	REMOVE	\$344.81
166	WOOD POLE, 65 FT CLASS 2	REMOVE	\$390.79
167	WOOD POLE, 70 FT CLASS 2	REMOVE	\$443.84
168	CONCRETE POLE, 30 FT CLASS 5	REMOVE	\$1,591.35
169	CONCRETE POLE, 35 FT CLASS 6	REMOVE	\$1,697.44
170	CONCRETE POLE, 40 FT CLASS 2	REMOVE	\$1,803.53
171	CONCRETE POLE, 45 FT CLASS 2	REMOVE	\$1,909.62
172	CONCRETE POLE, 50 FT CLASS 2	REMOVE	\$2,015.71
173	CONCRETE POLE, 55 FT CLASS 2	REMOVE	\$2,121.80
174	CONCRETE POLE, 60 FT CLASS 2	REMOVE	\$2,652.25
175	CONCRETE POLE, 65 FT CLASS 2	REMOVE	\$3,182.70
176	CONCRETE POLE, 70 FT CLASS 2	REMOVE	\$3,713.15
177	DUCTILE IRON POLE, 30 FT CLASS 5	REMOVE	\$214.90
178	DUCTILE IRON POLE, 35 FT CLASS 6	REMOVE	\$245.97
179	DUCTILE IRON POLE, 40 FT CLASS 2	REMOVE	\$261.38
180	DUCTILE IRON POLE, 45 FT CLASS 2	REMOVE	\$303.84
181	DUCTILE IRON POLE, 50 FT CLASS 2	REMOVE	\$372.06
182	DUCTILE IRON POLE, 55 FT CLASS 2	REMOVE	\$398.07
183	DUCTILE IRON POLE, 60 FT CLASS 2	REMOVE	\$509.44
184	DUCTILE IRON POLE, 65 FT CLASS 2	REMOVE	\$541.70
185	DUCTILE IRON POLE, 70 FT CLASS 2	REMOVE	\$695.40
186	COMPOSITE POLE, 30 FT CLASS 5	REMOVE	\$193.70
187	COMPOSITE POLE, 35 FT CLASS 6	REMOVE	\$224.75
188	COMPOSITE POLE, 40 FT CLASS 2	REMOVE	\$240.17
189	COMPOSITE POLE, 45 FT CLASS 2	REMOVE	\$225.65
190	COMPOSITE POLE, 50 FT CLASS 2	REMOVE	\$302.18
191	COMPOSITE POLE, 55 FT CLASS 2	REMOVE	\$325.44
192	COMPOSITE POLE, 60 FT CLASS 2	REMOVE	\$344.81
193	COMPOSITE POLE, 65 FT CLASS 2	REMOVE	\$390.79

194	COMPOSITE POLE, 70 FT CLASS 2	REMOVE	\$443.84
195	SPLIT BOLT ON EXISTING POLE TOP	REMOVE	\$20.97
196	LIGHT, FLOOD	REMOVE	\$69.76
197	LIGHT, ROADWAY	REMOVE	\$69.76
198	LIGHT, SECURITY	REMOVE	\$70.57
199	LIGHT ARM, 2'	REMOVE	\$27.06
200	LIGHT ARM, 12'	REMOVE	\$40.59
201	OH TRANSFORMER 10KVA - 75 KVA	REMOVE	\$194.91
202	OH TRANSFORMER BANK, -XX KVA	REMOVE	\$345.46
203	OH TRANSFORMER BANK, 3-XX KVA	REMOVE	\$477.80
204	PLATFORM MOUNT TRANSFORMER BANK	REMOVE	\$419.61
205	UG PRI SPLICE, 1/0 CABLE	REMOVE	\$142.10
206	UG PRI SPLICE, 1000 MCM CABLE	REMOVE	\$142.10
207	UG SEC SPLICE, #2	REMOVE	\$39.91
208	UG SEC SPLICE, #2/0	REMOVE	\$42.61
209	UG SEC SPLICE, 350 MCM	REMOVE	\$39.91
210	UG SEC SPLICE, #4/0	REMOVE	\$42.61
211	UG SEC SPLICE, #6	REMOVE	\$39.91
212	SHIELD, 2"	REMOVE	\$177.02
213	SHIELD, 4"-6"	REMOVE	\$177.02
214	TRANSFER UG SERVICE RISER TO NEW POLE	REMOVE	\$393.38
215	HAND TRENCHING AND DIGGING (BY THE FOOT)	REMOVE	\$20.77
216	UG TERM ASSEM, 1PH, 1/0	REMOVE	\$180.46
217	UG TERM ASSEM, 2PH, 1/0	REMOVE	\$270.61
218	UG TERM ASSEM, 3PH, 1/0	REMOVE	\$451.13
219	UG TERM ASSEM, 3PH, 1000	REMOVE	\$2,007.52
220	1PH, 0-5 DEG	REMOVE	\$45.30
221	1PH, 5-30 DEG	REMOVE	\$51.34

222	1PH, 30-60 DEG	REMOVE	\$51.34
223	1PH, 60-90 DEG	REMOVE	\$51.34
224	1PH, SGL DE	REMOVE	\$79.15
225	1PH, TAP TO 1PH	REMOVE	\$79.14
226	1PH, TAP TO 2 OR 3PH	REMOVE	\$83.00
227	1PH, DOUBLE DE	REMOVE	\$152.81
228	2PH, 0-5 DEG	REMOVE	\$156.92
229	2PH, 5-30 DEG	REMOVE	\$165.71
230	2PH, 30-60 DEG	REMOVE	\$185.63
231	2PH, 60-90 DEG	REMOVE	\$205.25
232	2PH, SGL DE	REMOVE	\$203.13
233	2PH, TAP TO 1PH	REMOVE	\$128.17
234	2PH, TAP TO 2 OR 3PH	REMOVE	\$132.93
235	2PH, DOUBLE DE	REMOVE	\$243.65
236	3PH, 0-5 DEG	REMOVE	\$140.76
237	3PH, 5-30 DEG	REMOVE	\$150.91
238	3PH, 30-60 DEG	REMOVE	\$157.44
239	3PH, 60-90 DEG	REMOVE	\$157.44
240	3PH, SGL DE	REMOVE	\$161.98
241	3PH, TAP TO 1PH	REMOVE	\$194.53
242	3PH, TAP TO 2 OR 3PH	REMOVE	\$200.10
243	3PH, DOUBLE DE	REMOVE	\$236.56
244	3PH,DBL-CIR,SGL XARM, 0-5 DEG	REMOVE	\$201.66
245	3PH DBL-CIR, DBL XARM 5-30 DEG	REMOVE	\$207.51
246	GUY, SGL DOWN GUY, 3/8" THRU BOLT TYPE	REMOVE	\$64.52
247	GUY, SINGLE OH GUY, THRU BOLT TYPE	REMOVE	\$69.36
248	GUY, GUY MARKER	REMOVE	\$7.64
249	GUY, 2-DOWN GUY, 3/8"THRU BOLT TYPE	REMOVE	\$123.36

250	GUY, 3-DOWN GUY, 3/8" THRU BOLT TYPE	REMOVE	\$138.42
251	GUY, 4-DOWN GUY, 3/8" THRU BOLT TYPE	REMOVE	\$178.04
252	GUY, SIDEWALK TYPE (REQUIRES PIPE)	REMOVE	\$64.42
253	GUY INSULATOR, POLE ATTACH	REMOVE	\$7.64
254	GUY INSULATOR, MID GUY	REMOVE	\$9.65
255	ANCHOR, BUST/EXPANSION	REMOVE	\$162.45
256	REPULL EXISTING GUY	REMOVE	\$98.30
257	GROUNDING ASSEMBLY, GROUND ROD TYPE	REMOVE	\$15.04
258	IN LINE SWITCH,600A	REMOVE	\$226.10
259	SWITCH,GANG OPER, 3PH, HORIZ	REMOVE	\$985.77
260	SWITCH,GANG OPER, 3PH, VERT	REMOVE	\$985.77
261	3 PHASE HANGING ARRESTER	REMOVE	\$136.17
262	ARRESTER, PRI-DIST	REMOVE	\$55.63
263	SWITCH AND ARRESTER ON POLE	REMOVE	\$125.25
264	JUMPER INSTALLATION (6 CU)	REMOVE	\$26.27
265	JUMPER INSTALLATION (4-1/0)	REMOVE	\$33.51
266	JUMPER INSTALLATION (2/0-336)	REMOVE	\$45.98
267	JUMPER INSTALLATION (477-795)	REMOVE	\$59.10
268	ARMOR ROD, PF, (#2/0-336)	REMOVE	\$26.27
269	ARMOR ROD, PF, (#4-1/0)	REMOVE	\$26.27
270	ARMOR ROD, PF, (#477-795)	REMOVE	\$26.27
271	FULL TENSION SLEEVES, (#2/0-336)	REMOVE	\$76.38
272	FULL TENSION SLEEVES, (#4-1/0)	REMOVE	\$76.38
273	FULL TENSION SLEEVES, (#477-795)	REMOVE	\$76.38
274	QUICKIE SLEEVES, (#2/0-336)	REMOVE	\$50.92
275	QUICKIE SLEEVES, (#4-1/0)	REMOVE	\$50.92
276	HOTLINE CLAMP	REMOVE	\$15.04
277	CROSSARM BRACES, WOOD & BOLTS	REMOVE	\$41.39

278	CROSSARM, WOOD	REMOVE	\$52.64
279	CROSSARM, STEEL	REMOVE	\$54.51
280	FIBERGLASS/POLYMER INSULATOR	REMOVE	\$91.07
281	SUSPENSION INSULATOR	REMOVE	\$180.95
282	POLE TOP POST INSUL W/BACKET,CLAMP TYPE	REMOVE	\$212.42
283	HORIZONTAL POST INSUL CLAMP	REMOVE	\$30.09
284	VERTICAL POST INSUL CLAMP	REMOVE	\$59.75
285	PRI INSULATOR, ASSEMBLY, POLE TOP	REMOVE	\$63.34
286	PRI INSULATOR, ASSEMBLY, SIDE TYPE	REMOVE	N/B
287	1PH,CUTOUT, ARRESTOR & BRACKET	REMOVE	N/B
288	2PH,CUTOUT, ARRESTOR & BRACKET	REMOVE	N/B
289	3PH,CUTOUT, ARRESTOR & BRACKET	REMOVE	N/B
290	POLE TOP PIN & INSUL (OFFSET)	REMOVE	\$63.39
291	XARM CLAMP TYPE INS	REMOVE	\$47.42
292	1PH EQUIP BRACKET	REMOVE	\$30.09
293	3PH EQUIP BRACKET	REMOVE	\$52.64
294	EYE BOLT ASSEMBLY	REMOVE	\$26.27
295	OH 1-PHASE PRIMARY TRANSFER	REMOVE	\$121.24
296	OH 2-PHASE PRIMARY TRANSFER	REMOVE	\$216.77
297	OH 3-PHASE PRIMARY TRANSFER	REMOVE	\$315.02
298	OH 1-PHASE PRIMARY RESAG	REMOVE	\$133.13
299	OH 2-PHASE PRIMARY RESAG	REMOVE	\$215.34
300	OH 3-PHASE PRIMARY RESAG	REMOVE	\$336.57
301	OH SECONDARY ASSEMBLY	REMOVE	\$98.47
302	OH SECONDARY RESAG	REMOVE	\$84.44
303	OH SERVICE ASSEMBLY	REMOVE	\$15.49
304	OH SERVICE MOVE	REMOVE	\$89.19
305	WIRE, #1/0 ACSR 6/1 RAVEN	REMOVE	\$468.56

306	WIRE, 336 ACSR 18/1 MERLIN	REMOVE	\$872.81
307	WIRE, OH, #4 AL DUPLEX OH XLP, TERRIER	REMOVE	\$342.46
308	WIRE, OH, #1/0 AL TRIPLEX XLP JANTHINA	REMOVE	\$450.54
309	WIRE, OH, #4 AL TRIPLEX XLP PERIWINKLE	REMOVE	\$342.36
310	WIRE, OH, #4/0 AL TRIPLEX XLP CERAPUS	REMOVE	\$458.75
311	WIRE, OH, #1/0 AL QUAD XLP	REMOVE	\$482.60
312	WIRE, OH, #4/0 AL QUAD XLP, APPALOOSA	REMOVE	\$503.59
313	WIRE, UG 1000MCM PRIMARY UG CABLE	REMOVE	\$870.85
314	WIRE, UG, #2/0,PRIMARY UG CABLE	REMOVE	\$394.17
315	WIRE, UG, #4/0 AL TRIPLEX XLP	REMOVE	\$566.65
316	RSOP SAW OFF POLE	REMOVE	\$114.08
317	ADDITIONAL GROUND ROD (CO1)	INSTALL	\$10.61
318	FLAT RATE FOR EMERGENCY SERVICE RESPONSE WITHIN TWO (2) HOURS		\$605.63
TOTAL			\$124,331.46
Will vendor hold pricing firm? Renewal Option 1			3% increase
Will vendor hold pricing firm? Renewal Option 2			3% increase
Will vendor hold pricing firm? Renewal Option 3			3% increase
Will vendor hold pricing firm? Renewal Option 4			5% increase

Recommended vendor:

Over and Under General Contractor, Inc.
 129 B Hurricane Shoals RD
 Lawrenceville, GA 30046
 Jerry Blackwell Jr.
 770-682-9160
overundercontractor@gmail.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: CONSENT AGENDA

Item:	Design Management and Production Services on an Annual Contract
Department:	Community Relations / Finance
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	\$150,000.00
Presented By:	Melissa Hardegree, Chief Communications Officer
Action Requested:	Approval to renew Design Management and Production Services on an Annual Contract with Luckie & Company, LLC (formerly Marbury Creative Group, LLC) in the amount of \$150,000.00.

Summary: This contract provides literature development, project management of major annual print/design projects, logo design and development, management of advertising schedules and advertising design in conjunction with Communications Staff, and online design services, including but not limited to web skins, microsite development, and other aspects of online design. This is the third of four renewal options. There is a 5% increase as stipulated in the contract.

Background: Requests for proposals were sent out in June of 2021 with Marbury Creative Group, LLC being scored the highest out of five submissions. The contract was awarded for \$90,000.00 with City Manager approval. The first renewal was approved for \$94,000.00 by the City Manager. The second renewal was approved by City Council for \$135,000.00.

Fiscal Impact: Amount not to exceed \$150,000.00. This project is funded by the Design Services Fund (1001570.523926).

Attachments/Exhibits:
Cost Tabulation

RP001-22
Design Management and Production Services on an Annual Contract
Community Development

				Marbury Creative Group, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE
1	Retainer Fee	12	Mo	\$8,682.00	\$104,184.00
TOTAL				\$104,184.00	
Will vendor hold pricing firm? Renewal Option 1				\$7,875.00	
Will vendor hold pricing firm? Renewal Option 2				\$8,269.00	
Will vendor hold pricing firm? Renewal Option 3				\$8,682.00	
Will vendor hold pricing firm? Renewal Option 4				\$9,116.00	



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: CONSENT AGENDA

Item:	Approval and ratification for renewal of property and casualty insurance
Department:	Risk Management
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	\$1,300,509 annually
Presented By:	Gary Andrews, Risk Manager
Action Requested:	Ratification of renewal for property and casualty insurance coverage.

Summary: The City's property and casualty insurance program coincides with our fiscal year calendar. Accordingly, the insurance coverage was renewed effective July 1, 2024. The City places our property and liability insurance program through our insurance broker who solicits competitive bids in the public entity/commercial market space. The current policy coverage period expires on July 1, 2024.

Fiscal Impact: #1,300,509 (as invoiced) annually

Attachments/Exhibits: Premium Summary

Premium Summary

Line of Coverage	Expiring Premium	Invoiced Premium
General Liability	\$155,172	\$169,777
Public Official's Liability	\$45,275	\$51,640
Employment Practices Liability	\$141,218	\$163,262
Law Enforcement Liability	\$94,269	\$106,548
Automobile	\$263,610	\$289,957
Property	\$174,145	\$203,310
Equipment Breakdown	\$6,402	\$6,962
Inland Marine	\$9,492	\$12,553 (not yet invoiced)
Excess Liability	\$153,689	\$175,884
Cyber Liability	\$33,412	\$29,911
Cyber Concierge	\$250	\$250
Drone Liability	\$5,511	\$6,124
Crime	\$4,331	\$4,331
MMA Fee*	\$80,000	\$80,000
Program Total	\$1,166,776	\$1,300,509

*No increase in the broker service fee.

Budgeted amount \$1,300,150



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: PUBLIC HEARING

Item:	Fiscal Year 2025 Millage Rate Public Hearing
Department:	Finance
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	Increase in Tax Revenue of \$1,740,000
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	Public Hearing and Approval Resolution setting the City Millage Rate at 3.26

Summary: Three public hearings are required by Georgia State Law upon the City's consideration of a millage rate above the rollback rate. The City is proposing to set a millage rate of 3.26, which is 1.206 mills above the calculated rollback rate. The rollback rate is calculated to be 2.054 mills. The City has \$6,536,644 budgeted in property taxes based on the millage rate of 3.26.

Fiscal Impact: \$1,740,000 Tax Revenue; General Fund

Attachments/Exhibits:

PowerPoint Presentation
Resolution

RESOLUTION _____

RESOLUTION OF THE CITY OF LAWRENCEVILLE
TO SET THE MILLAGE RATE FOR 2024

WHEREAS, the City of Lawrenceville depends upon revenue derived from various sources; and

WHEREAS, the City of Lawrenceville is dependent upon revenues generated from property taxes;

NOW, THEREFORE, BE IT RESOLVED that the City of Lawrenceville hereby sets its 2024 tax rate at 3.26 mills.

IT IS SO RESOLVED this 22nd day of July, 2024.

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk

Fiscal Year 2025 Millage Rate Public Hearing

July 10, 2024



LAWRENCEVILLE
GEORGIA



Agenda

- Proposed Millage
- Public Hearing



Proposed Millage

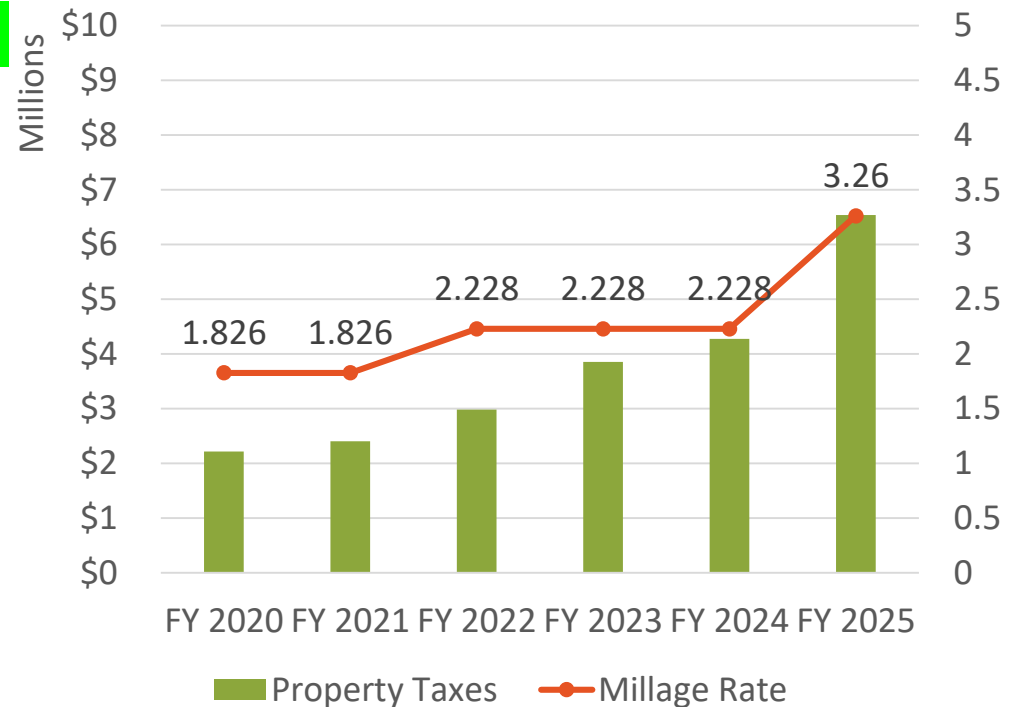
- Proposed Millage is 3.26
 - Increase of 1.206 mills above roll-back rate (as announced in 2023)
 - Property Tax Revenue for FY 2025: \$6,536,614
 - Tax Revenue Increase: \$1,740,000
 - Helps cover services such as:
 - Increased Police Services include the bike unit and additional training
 - Road and sidewalk maintenance, parks, art projects, and ADA Transitional Plan
 - Relieves pressure on utilities for General Fund Operations
 - Inflation
 - With this change in millage rate, the combined County/City millage rate for inside and outside the City will be the same.



Proposed Millage

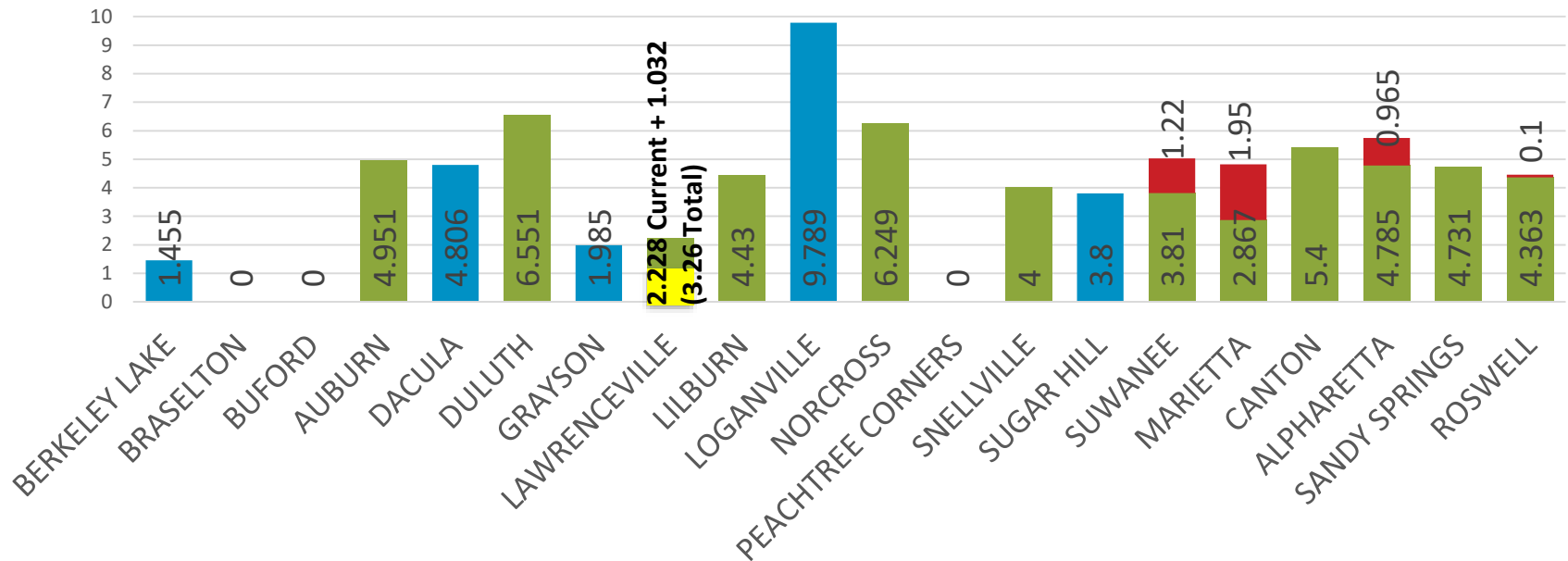
- The Proposed Millage for FY 2025 is 3.26

- Rate Increased announced as part of FY 2024 Budget process
- Rollback Rate 2.054
- Current Millage 2.228 increased in FY 2022
- Lower than the millage rate in 1990 – 5.0 Millage





Millage Comparison



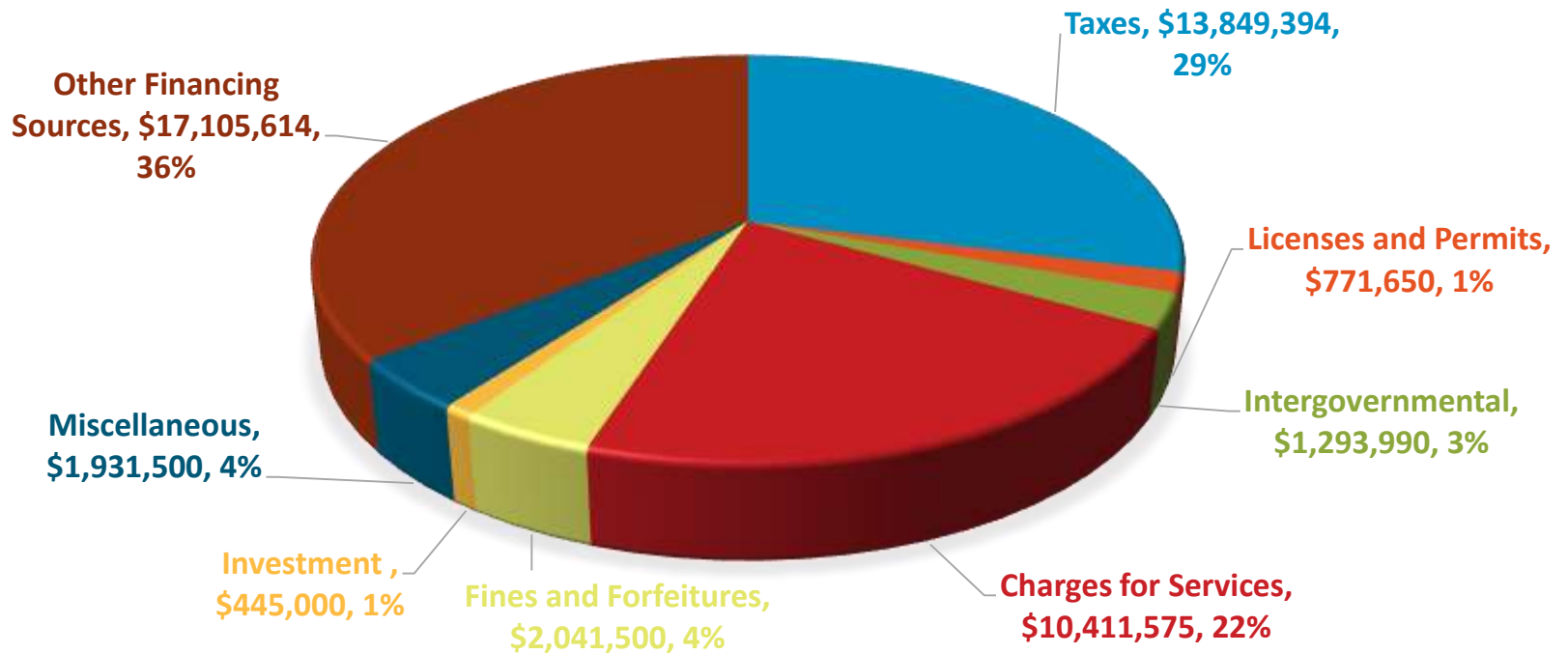
COUNTY TAXES NOT ON CITY PROPERTY

- County Police 2.9
- County Code Enforcement 0.36
- **Total 3.26**

■ M&O ■ Bond ■ Police Cities M&O

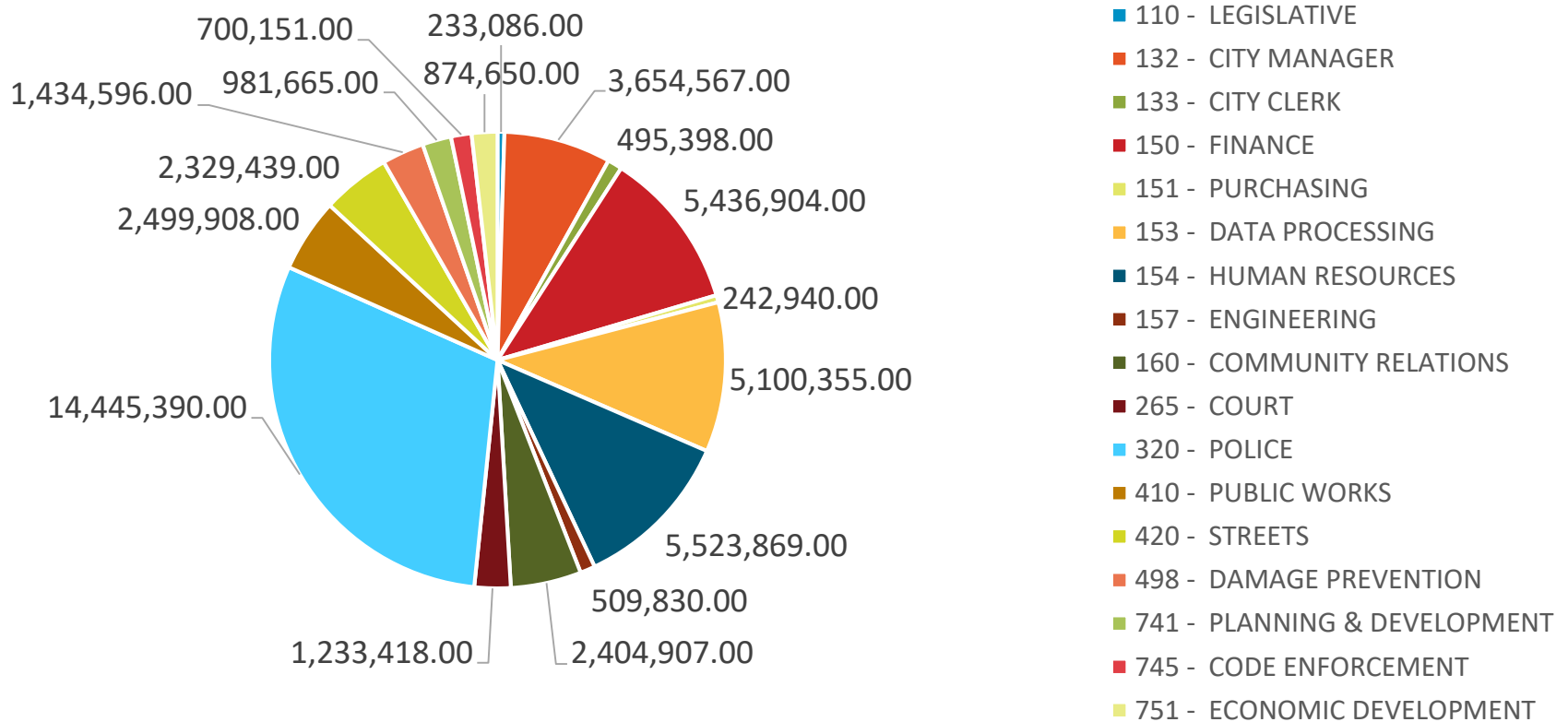


FY 2025 Budget (General Fund)





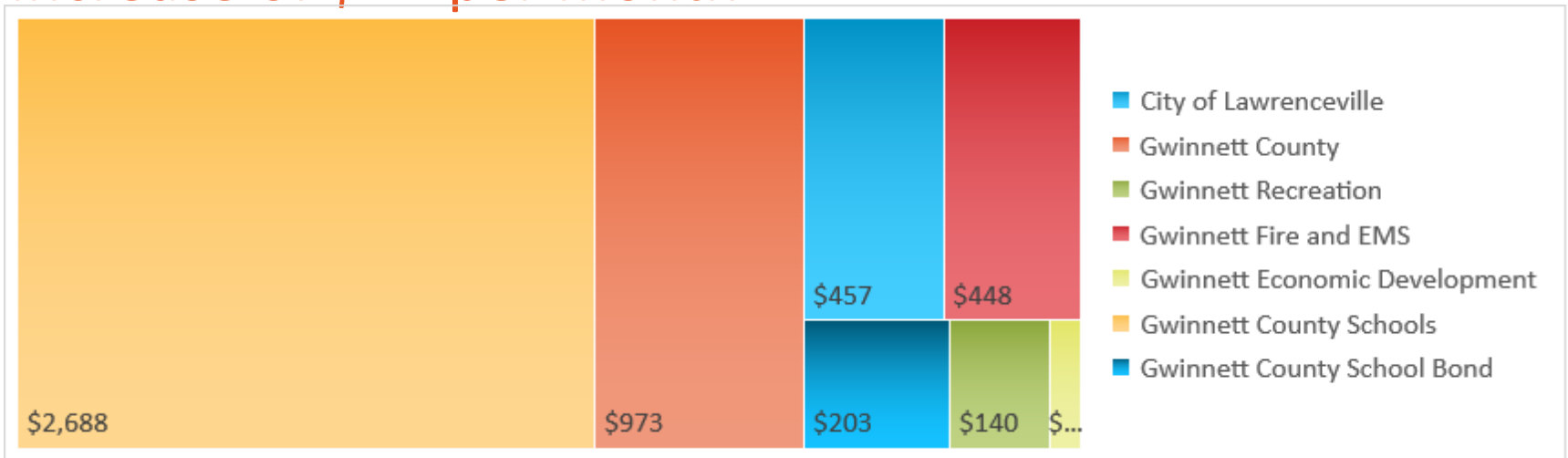
FY 2025 Budget (General Fund)



FY 2025 General Fund Budget: \$48,101,073



Millage (\$350,000 home) Increase of \$12 per month



District	Millage	Tax	Percent of Tax
City of Lawrenceville	3.26	\$457	9.23%
Gwinnett County	6.95	\$973	19.65%
Gwinnett Recreation	1	\$140	2.83%
Gwinnett Fire and EMS	3.2	\$448	9.05%
Gwinnett Economic Development	0.3	\$42	0.85%
Gwinnett County Schools	19.2	\$2,688	54.29%
Gwinnett County School Bond	1.45	\$203	4.10%
Total	35.36	\$4,951	100%



Other Hearings and Adoption

July 22, 2024 – 12:00 (noon)

- Public Hearing

July 22, 2024 – 7:00 pm

- Public Hearing

July 22, 2024 – 7:00 pm

- Adoption of millage rate



LAWRENCEVILLE
GEORGIA



8.

Public Hearing



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: PUBLIC HEARING OLD BUSINESS

Item:	Resolution for the Abandonment of a portion of the right-of-way of Reynolds Road
Department:	City Manager
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	none
Presented By:	Barry Mock, Assistant City Manager
Action Requested:	Approve the resolution for the abandonment of a portion of the ROW of Reynolds Road as presented.

Summary: This portion of Reynolds Road is a dirt road and was never improved by the City. The surrounding parcels are owned by one entity who wishes to redevelop the entire area inclusive of this portion of the ROW.

Fiscal Impact: none

Attachments/Exhibits: Resolution, map and legal description

RESOLUTION _____

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a primarily dirt road known as Reynolds Road from the intersection of that street with the existing right-of-way of Reynolds Road to its dead end has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of the street as shown on the plat which is attached hereto as Exhibit “A” is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that the primarily dirt road known as Reynolds Road, as shown on Exhibit “A” which is attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-210 following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and the easements or other property rights previously conveyed shall not be extinguished or altered by this action.

IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia and the City of Lawrenceville or to otherwise use the property in the manner that serves the best interest of the City. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this ____ day of _____, 2024.

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk

Exhibit A

Plat of Abandoned Street

LEGEND	
IRON PIN FOUND	
IRON PIN SET	
PARCEL I.D.	
REBAR	
OPEN TOP PIPE	
R/W	
DEED BOOK	
FLAT BOOK	
PAGE	
TAX PARCEL ID	
TEMPORARY BENCHMARK	
MH	
CB	
DI	
JUNCTION BOX	
RAISED TOP DROP INLET	
HEADWALL	
CORRUGATED METAL PIPE	
REINFORCED CONCRETE PIPE	
DIP	
FW	
WM	
WV	
GV	
24" C&G	
24" CURB & GUTTER	
PP	
LP	
-S-	
-FM-	
-K-	
-T-	
-UT-	
-P-	
-UP-	
-W-	
-G-	
900.0	
SPOT ELEVATION	
11 REGULAR PARKING SPACES	
1 HANDICAP PARKING SPACE	
TRANSFORMER	
CONCRETE PAVING	

40 0 40 80 120
GRAPHIC SCALE - FEET

LEGAL DESCRIPTION

Tract 6
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 25° 07' 45" East a distance of 304.22 feet to a point on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 33" West a distance of 154.19 feet to a point; thence leaving said Right of Way North 21° 53' 33" West a distance of 226.02 feet to a point; thence North 56° 07' 14" East a distance of 110.88 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.768 Acres (33,381 Square Feet).

LEGAL DESCRIPTION

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

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 17° 15' 44" East a distance of 226.02 feet to a point on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 33" West a distance of 154.19 feet to a point; thence leaving said Right of Way North 21° 53' 33" West a distance of 226.02 feet to a point; thence North 56° 07' 14" East a distance of 110.88 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.510 Acres (22,206 Square Feet).

LEGAL DESCRIPTION

Tract 8
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 21° 53' 33" East a distance of 157.78 feet to a point on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 33" West a distance of 209.09 feet to a Right of Way monument found; thence North 21° 53' 33" West a distance of 41.19 feet to an iron pin set; thence North 56° 07' 14" East a distance of 198.46 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.446 Acres (19,411 Square Feet).

LEGAL DESCRIPTION

Tract 5
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W) and the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 30° 20' 07" East a distance of 391.35 feet to a 1/2" rebar with cap found on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 36" West a distance of 164.87 feet to a point; thence leaving said Right of Way North 25° 07' 45" West a distance of 304.22 feet to a point; thence North 56° 07' 14" East a distance of 116.09 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.045 Acres (45,528 Square Feet).

LEGAL DESCRIPTION

Tract 1
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); from the point thus established and running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence leaving said Right of Way South 25° 25' 42" East a distance of 275.21 feet to a 1" iron rod found on the northerly Right of Way of Reynolds Road (30' R/W); thence running along said Right of Way the following courses: South 54° 42' 03" West a distance of 98.10 feet to an iron pin set; thence North 33° 06' 20" West a distance of 44.42 feet to a 1/2" rebar found; thence running along a curve to the right an arc length of 147.96 feet, (said curve having a radius of 139.20 feet, with a chord bearing of North 64° 49' 39" West, and a chord length of 141.09 feet) to an iron pin set; thence North 40° 13' 17" West a distance of 28.55 feet to a Right of Way monument found; thence North 24° 50' 39" West a distance of 96.42 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.091 Acres (47,540 Square Feet).

Tract 2
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING; from the point thus established and running North 60° 15' 43" East a distance of 162.18 feet to a point; thence leaving said Right of Way South 28° 58' 28" East a distance of 261.46 feet to a point on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 179.85 feet to a 1" iron rod; thence leaving said Right of Way North 25° 25' 42" West a distance of 275.21 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.049 Acres (45,680 Square Feet).

LEGAL DESCRIPTION

Tract 3
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to the TRUE POINT OF BEGINNING; from the point thus established and running along said Right of Way North 60° 15' 43" East a distance of 171.28 feet to a point; thence leaving said Right of Way South 30° 37' 53" East a distance of 248.54 feet to a point on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 179.11 feet to a point; thence leaving said Right of Way North 28° 58' 28" West a distance of 261.46 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.024 Acres (44,611 Square Feet).

Tract 4
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 185.88 feet to a point; thence leaving said Right of Way North 30° 37' 53" West a distance of 248.54 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.047 Acres (45,594 Square Feet).

SITE INFORMATION

TRACT 1
358 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 021

TRACT 2
378 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 022A

TRACT 3
396 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 061

TRACT 4
408 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 062

TRACT 5
368 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 039

TRACT 6
441 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 049

TRACT 7
REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 026A

TRACT 8
365 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 035

SURVEYOR'S CERTIFICATION

I certify that this survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



Aubrey J. Akin, R.L.S. #3138

May 23, 2024

Date



Date

Revision

No

Field Date: 05/08/2024

Plot Date: 05/23/2024

Scale: 1"=40'

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
LUXURY LANDSCAPE SUPPLY
OF
REYNOLDS ROAD
LAND LOT 12 7th DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

SHEET 1 OF 1

JOB #: 2024-1090

CRD: REYNOLDS

DWG: REYNOLDS RD

LSV:



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 22, 2024
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZC2024-00058; City of Lawrenceville; Reynolds Road
Department:	Planning and Development
Date of Meeting:	Monday, July 22, 2024
Applicant Request:	Rezone subject property from BG (General Business District) to LM (Light Manufacturing District)
Presented By:	Todd Hargrave, Director of Planning and Development
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Conditions

Summary: The city requests a rezoning for various properties along Reynolds Road (PINs: R7012 021, R7012 022A, R7012 026A, R7012 035, R7012 039, R7012 049, R7012 061, and R7012 062) from BG (General Business District) to LM (Light Manufacturing District).

Attachments/Exhibits:

- RZC2024-00058_Report
- RZC2024-00058_P&D Recommended Conditions
- RZC2024-00058_Attachment
- RZC2024-00058_Application
- RZC2024-00058_Letter of Intent
- RZC2024-00058_Legal Descriptions
- RZC2024-00058_Conceptual Site Plan
- RZC2024-00058_Conceptual Elevations

RZC2024-00058_Aerial Map – Zoomed In (1:2,750)

RZC2024-00058_Aerial Map – Zoomed Out (1:5,500)

RZC2024-00058_Zoning Map – Zoomed In (1:2,750)

RZC2024-00058_Zoning Map – Zoomed Out (1:5,500)

RZC2024-00058_Character Areas Map – Zoomed In (1:2,750)

RZC2024-00058_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER:	RZC2024-00058
APPLICANT:	CITY OF LAWRENCEVILLE, C/O TODD HARGRAVE
OWNER(S):	LOUISE ILER, JOHN RUSSELL, DALONE CHOUMMANIVONG, KIM CHA, AND YAKOV KIZNER
LOCATION(S):	REYNOLDS ROAD, VARIOUS PROPERTIES
PARCEL ID(S):	R7012 021, R7012 022A, R7012 026A, R7012 035, R7012 039, R7012 049, R7012 061, & R7012 062
APPROXIMATE ACREAGE:	7.22 ACRES
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT) TO LM (LIGHT MANUFACTURING DISTRICT)
PROPOSED DEVELOPMENT:	LANDSCAPE SUPPLY COMPANY W/ RETAIL
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP





LAWRENCEVILLE

10.

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the property to LM (Light Manufacturing District) in order to develop a landscaping supply business with outdoor storage and a retail component at the subject property. Based on the letter of intent and the conceptual site plan provided by the applicant, the development will include an approximately 13,000 square foot building consisting of 5,400 square feet of office and 7,600 square feet of covered retail display area space. The frontage along Reynolds Road will include a twenty (20) foot landscape buffer, beyond which will be stacked pallets storage and seven truck parking spaces. Further, a bulk storage area is located in the northeastern corner of the property. The proposed development consists of the following:

Article 1 Districts, Section 102.14 LM Light Manufacturing District, Table B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	25,000 sq. ft.	315,000 sq. ft.	N/A
Minimum Lot Width	50 feet	1,050 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Side Yard Setback	0 feet	0 feet	N/A
Minimum Rear Yard Setback	0 feet	0 feet	N/A
Impervious Surface Coverage	85%	85%	N/A
Maximum Building Height	50 feet	50 feet	N/A

Article 4 Buffers, 403 Buffers Table (LM)

Adjacent Development	Requirement	Proposal	Recommendation
All Exterior Street Frontages	20 feet	20 feet	N/A
BG	50 feet	20 feet	<u>REDUCTION</u>



LAWRENCEVILLE

Planning & Development

10.

Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required

Standard	Requirement	Proposal	Recommendation
Retail Sales and Service (less than 10,000 GSF) & Office	1 space per 300 GFA (43 spaces)	1.37 spaces per 300 GSF (59 spaces)	N/A

At a minimum, the development as proposed requires a buffer reduction from fifty (50) feet to twenty (20) feet in the rear of the property, where it borders a property that is zoned BG (General Business District).

SURROUNDING ZONING AND USE

The area around the subject property consists almost entirely of commercial and institutional uses and zoning districts. The lone exception to this is a property zoned BG (General Business District) located at 427 Reynolds Road, which is used as a residential dwelling. This parcel borders the subject property almost directly to the east, separated from it by a thirty-five (35) foot-wide parcel used as an access easement for a billboard along Reynolds Road. Otherwise, the other surrounding uses include the Gwinnett County Jail further to the east, zoned OI (Office-Institutional District). To the north is an office and warehouse space for Jackson EMC, which is also zoned BG. To the west, across the right-of-way of Reynolds Road, are a trio of parcels zoned HSB (Highway Service Business District), which are otherwise vacant apart from a single billboard. Finally, across GA 316 to the south are industrial properties zoned LM (Light Manufacturing District), including the office and warehouse space for United Rentals.

While the proposed request to rezone the property to LM is not necessarily consistent with the existing zoning patterns in the area immediately surrounding the subject property (i.e., it would be a spot zoning), the proposed development would not be out of place when considering the type and intensity of established uses. However, special considerations need to be made to accommodate the existing residential use that borders the subject property to the east.

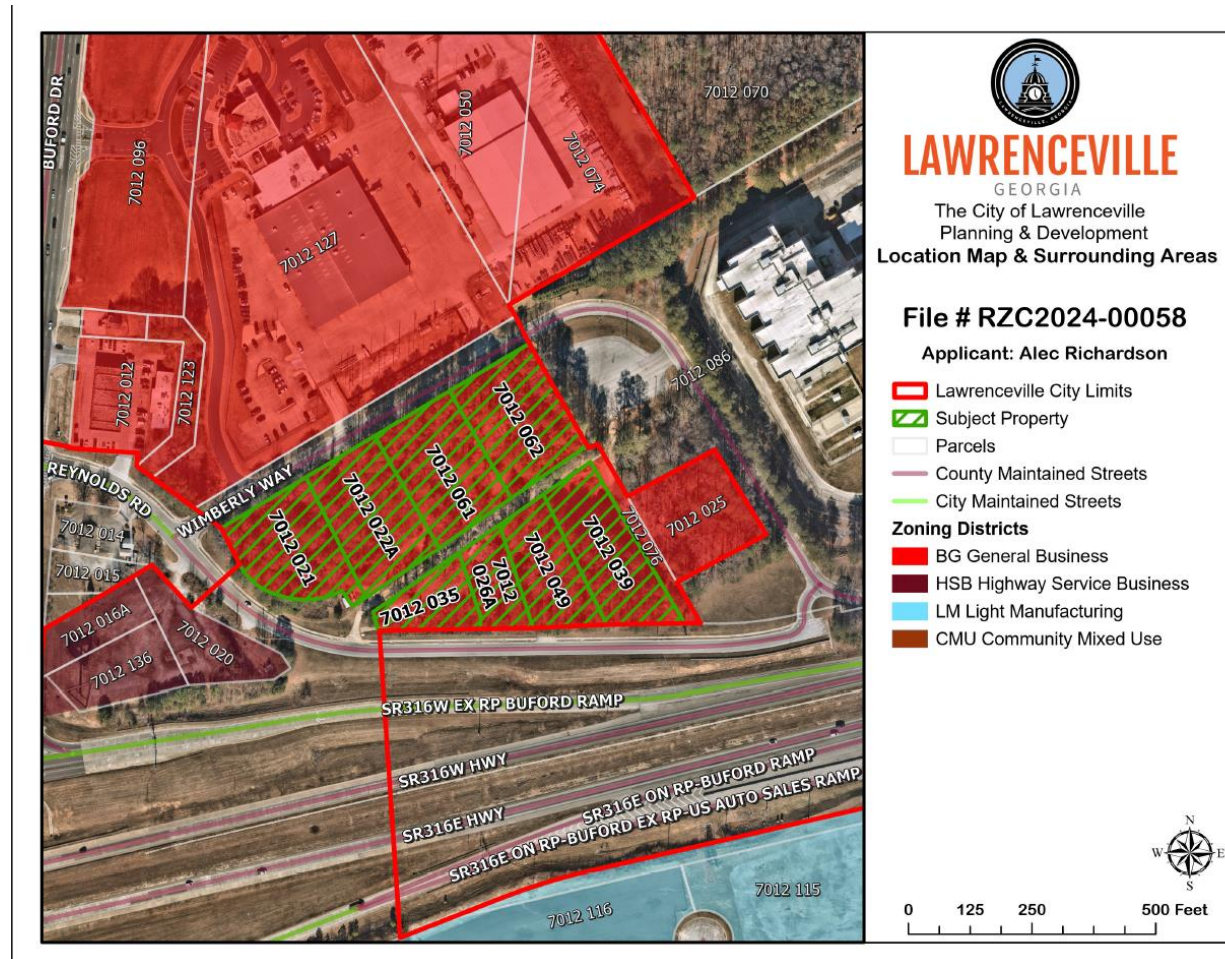


LAWRENCEVILLE

10.

Planning & Development

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Industrial character area. The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities. As proposed, this development would meet the standards for the Industrial character area as established in the 2045 Comprehensive Plan.

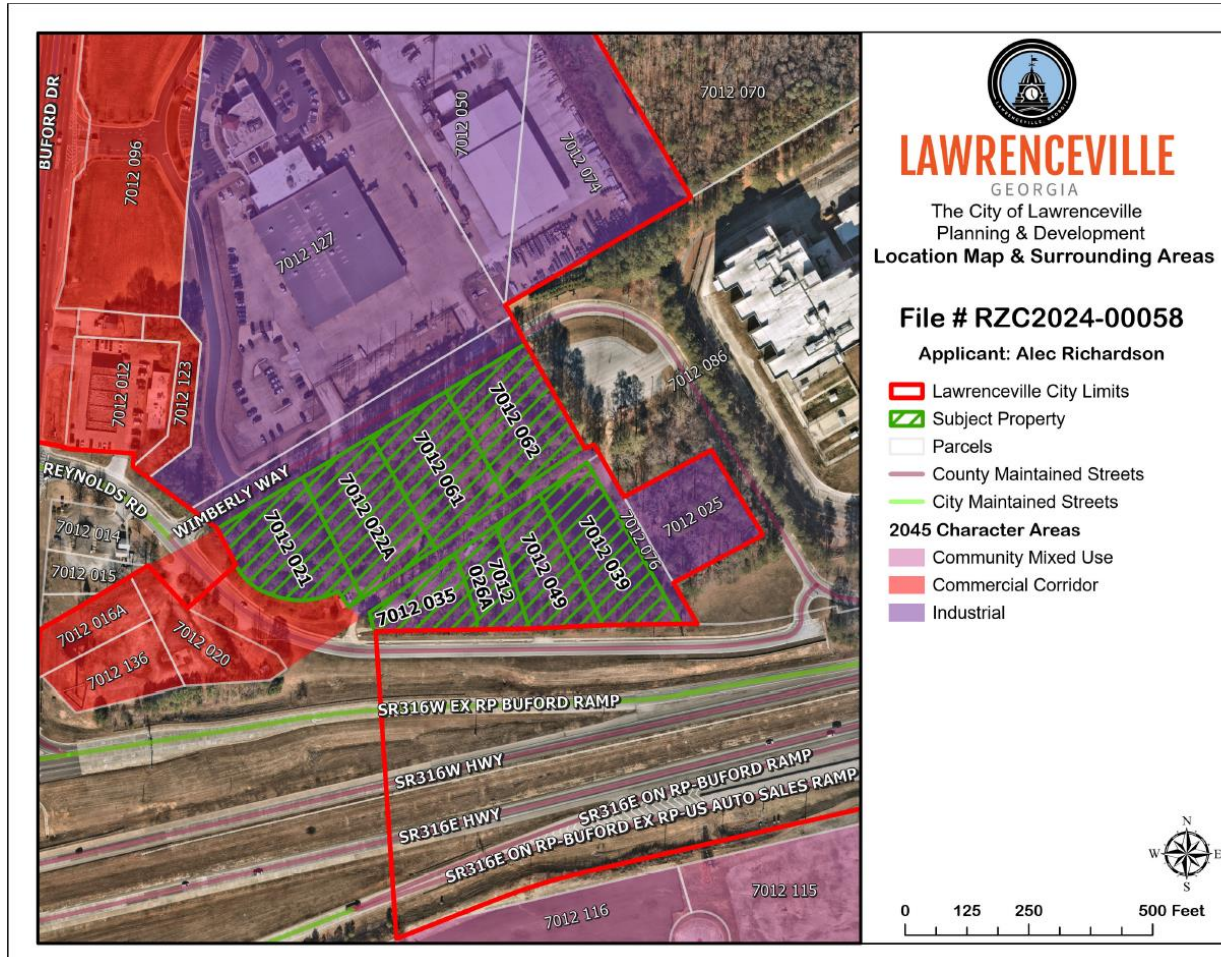


LAWRENCEVILLE

10.

Planning & Development

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, while the proposal is consistent with the existing uses of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan, such a rezoning action would be a spot-zoning in the sense that there are no properties zoned LM (Light Manufacturing) in the general vicinity of the subject property. In this case however, a greater weight should be provided to both the existing and future uses in the area, which would favor such a rezoning. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



LAWRENCEVILLE

10.

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

10.

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

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

Yes. The surrounding area contains a wide range of commercial, institutional, and light industrial uses. However, special considerations may need to be afforded to a residential property to the east of the subject property.

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

As previously discussed, some type of access agreement may need to be established with the residential property to the east of the subject property.

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

Yes; the current General Business zoning district affords a wide range of commercial uses.

- 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 project will induce demand on public facilities in the form of traffic, utilities, and stormwater runoff. However, the effects of this demand can be mitigated through zoning condition and active planning efforts moving forward.

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

Yes; the proposed development is consistent with the policy and intent for the Industrial character area in the 2045 Comprehensive Plan.



LAWRENCEVILLE

10.

Planning & Development

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

N/A

P&D RECOMMENDED CONDITIONS

LUXURY LANDSCAPE_05182024

RZC2024-00058

Approval of an LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- 1.** A Contractors Office, Landscape.
- 2.** The development shall be designed in general accordance with the site plan titled “Rezone Plan, Proposed Luxury Landscape Supply” dated April 30, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
- 3.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- 4.** The design of the façades shall meet minimum architectural standards and shall be in accordance with the proposed renderings presented at the July 22 Council meeting. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department. A temporary building shall be allowed for 8 months to allow for a new facility to be constructed on site.
- 5.** 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.
- 6.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- 7.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 8.** Outdoor Storage is be allowed in the front yard if a 6’ opaque fence or a 4’ berm with landscaping along Reynolds Road is provided.

9.

10. Stacking of pallets of material of 3 units is allowed on the interior of the site. Stacking of pallets of material higher than 3 units is prohibited.

11. Gravel is allowed in storage areas and drives only. All drives that tie into a public Right of Way shall be paved within 100' of the property line and all pedestrian vehicle parking areas and drives shall be paved.

The area indicated as truck parking is only allowed for trucks, vehicles and equipment that is a part of the operation of Luxury Landscape. Storage of truck, vehicle or equipment that is not part of the operation of Luxury Landscape is prohibited.

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

B. The area between the truck parking and Reynolds Road shall maintain a 50' undisturbed buffer from the ROW of Reynolds Road to shield the truck parking from Reynolds Road.

C. Underground utilities shall be provided throughout the development.

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

E. All disturbed areas not paved shall be sodded and/or landscaped.

F. Dust from operations at the site shall be controlled at all times.

G. Provide a twenty-foot-wide (20 ft.) Landscape Strip along the northern right-of-way of Reynolds Road and southern right-of-way of Wimberly Way. The final design shall be subject to the review and approval of the Director of Planning and Development.

H. Provide a 20-foot wide (20 ft.) Buffer along the eastern property line. The final design shall be subject to the review and approval of the Director of Planning and Development.

I. Landscape Strips and Buffer shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred

(100 ft.) of road frontage along Reynolds Road and Wimberly Way. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.

- J.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
 - K.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
 - L.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
 - M.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-foot (20 ft.) Landscape Strip and Buffer. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
 - N.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, Undisturbed Wetlands or Zoning Buffer.
 - O.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
 - P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
 - Q.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
 - R.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. The following variances are requested:**
- A.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers

Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and OI (Office Institutional District) parcel(s) located in unincorporated Gwinnett County (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) parcel(s) located within the municipal boundaries of the City of Lawrenceville (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

C. A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).

D. A variance from the Zoning Ordinance, Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required allows a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to one hundred thirty-two (132).

From: Alec Richardson <Alec@luxurylandscape.com>
Sent: Wednesday, July 10, 2024 11:01 AM
To: Barry Mock <Barry.Mock@lawrencevillega.org>
Subject: Re: rendering

CAUTION: This email originated from outside of City of Lawrenceville networks. Maintain caution when opening attachments or clicking on links. If you suspect this email is phishing, or you aren't sure, please click the **Phish Alert Button** in the menu ribbon to report it to the HelpDesk or contact the HelpDesk directly for assistance.

Hey Barry,

I am ok with the proposed elevation changes. See new attachment with stone at bottom and brick in the middle section. I would like approval for metal in the rear of the building. We might end up doing the 3ft of stone at bottom, but I am just being cautious with our budget.

Other zoning stipulations

1.9

I spoke to Lee about changing the wording here to say 10ft tall as some shorter pallets we have here are 4 pallets tall.

2.B.

The buffer is on the plan now, but I would like some flexibility if that area squeezes us in too tight. Maybe some wording about a taller opaque fence/screening to block view of trucks. I understand we want to block that view, but i am hoping for some flexibility in case that causes issues as we build out.

The only other thing I want to make sure of is our Bin blocks for our bulk area area giant concrete blocks. I want to make sure there is no requirements here or restrictions. These blocks are stacked 8-12 ft tall. In most cases only 8-10

See you guys tonight at 5pm. If there is anything you need from me, please let me know

Thanks

C2024-00058_EMAIL_07102024

P&D RECOMMENDED CONDITIONS

LUXURY LANDSCAPE_05182024

Approval of an LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- 1.** A Contractors Office, Landscape.
- 2.** The development shall be designed in general accordance with the site plan titled "Rezone Plan, Proposed Luxury Landscape Supply" dated April 30, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
- 3.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- 4.** The design of the façades shall meet minimum architectural standards and shall be in accordance with the proposed renderings presented at the July 22 Council meeting. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department. A temporary building shall be allowed for 8 months to allow for a new facility to be constructed on site.
- 5.** 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.
- 6.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- 7.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 8.** Outdoor Storage may be allowed in the front yard if a 6' opaque fence or a 4' berm with landscaping along Reynolds Road is provided.

C2024-00058_EMAIL_07102024

9. Stacking of pallets of material of 3 units is allowed on the interior of the site. Stacking of pallets of material higher than 3 units is prohibited.
 10. Gravel is allowed in storage areas and drives only. All drives that tie into a public Right of Way shall be paved within 100' of the property line and all pedestrian vehicle parking areas and drives shall be paved.
 11. The area indicated as truck parking is only allowed for trucks, vehicles and equipment that is a part of the operation of Luxury Landscape. Storage of truck, vehicle or equipment that is not part of the operation of Luxury Landscape is prohibited.
2. To satisfy the following site development considerations:
- A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - B. The area between the truck-parking and Reynolds Road shall maintain a 50' undisturbed buffer from the ROW of Reynolds Road to shield the truck-parking from Reynolds Road.
 - C. Underground utilities shall be provided throughout the development.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. All disturbed areas not paved shall be sodded and/or landscaped.
 - F. Dust from operations at the site shall be controlled at all times.
 - G. Provide a twenty-foot-wide (20 ft.) Landscape Strip along the northern right-of-way of Reynolds Road and southern right-of-way of Wimberly Way. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - H. Provide a 20-foot wide (20 ft.) Buffer along the eastern property line. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - I. Landscape Strips and Buffer shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18)

Ornamental Grasses and eighteen (18) Ground Coverings per one hundred (100 ft.) of road frontage along Reynolds Road and Wimberly Way. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.

- J.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
 - K.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
 - L.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
 - M.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-foot (20 ft.) Landscape Strip and Buffer. Bradford Pear, Gingko (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
 - N.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, Undisturbed Wetlands or Zoning Buffer.
 - O.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
 - P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
 - Q.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
 - R.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 3. The following variances are requested:**
- A.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the

minimum buffer between LM (Light Manufacturing District) and OI (Office Institutional District) parcel(s) located in unincorporated Gwinnett County (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

- B.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) parcel(s) located within the municipal boundaries of the City of Lawrenceville (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).
- C.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).

THESE DESIGN IDEAS, LAYOUT
ARRANGEMENTS AND DRAWINGS
ARE THE PROPERTY OF
DAVID L. WOODBURN
ARCHITECT
AND SHALL NOT BE USED OR
REPRODUCED IN WHOLE OR IN
PART WITHOUT THE
CONSENT OF THE ARCHITECT.

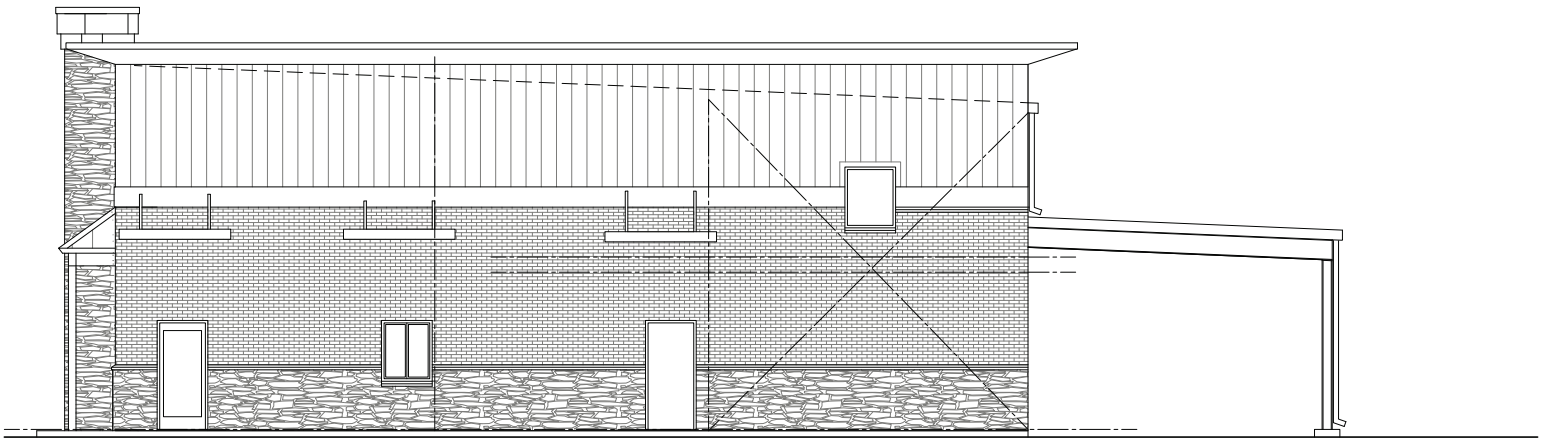
LUXURY LANDSCAPE SUPPLY
NEW OFFICE WAREHOUSE
DAVID L. WOODBURN, AIA, ARCHITECT
LAWRENCEVILLE
1816 BELLEVUE AVENUE
DUBLIN, GEORGIA 31021 (478) 278-8562



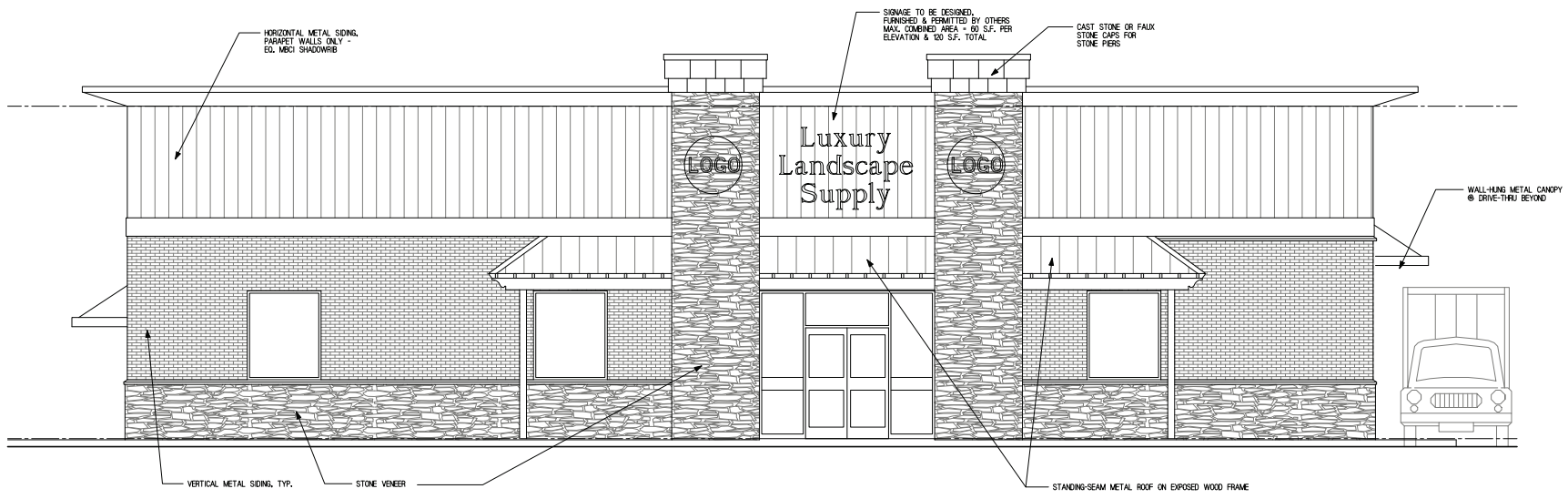
ISSUED FOR:	PRELIMINARY
DATE:	07-5-2024
BY:	JAW
SCALE:	AS SHOWN

SHEET:
A-3

RZC2024-00058_ELEV NTS_07102024



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

49802

00160/09 03:13PM EDT westend enterprises inc -> Sharilyn

7709634303

1 2/2

EXHIBIT "A"

BK 49802 PG 0160

ALL THAT TRACT or parcel of land lying and being in Land Lot 12 of the 7th District of Gwinnett County, Georgia, in the City of Lawrenceville, containing 1.08 Acres, more or less, according to plat of survey for West End Enterprises, Inc. prepared by Georgia Land Surveying Co., Inc. (Josh L. Lewis, III, Georgia Registered Land Surveyor No. 1751), dated November 12, 2004, and more particularly described as follows:

BEGINNING at a 1/2-inch rebar set at the point of intersection of the northeasterly side of Reynolds Road with the southeasterly side of Wimberly Way, and run thence along the southeasterly side of Wimberly Way North 61 degrees 02 minutes 25 seconds East a distance of 196.29 feet to a 1/2-inch rebar set at the northwest corner of property now or formerly owned by McGee; run thence South 25 degrees 30 minutes 14 seconds East along said McGee property a distance of 274.67 feet to a 1/4-inch rod located on the northwesterly side of Reynolds Road; run thence South 55 degrees 53 minutes 36 seconds West along the northwesterly side of Reynolds Road a distance of 98.41 feet to a nail set on the northeasterly side of Reynolds Road; run thence North 32 degrees 57 minutes 20 seconds West along the northeasterly side of Reynolds Road a distance of 44.42 feet to a 1/2-inch rebar set on the northerly side of Reynolds Road; run thence northwesterly along the northeasterly side of Reynolds Road an arc distance of 147.96 feet to a 1/2-inch rebar set, said arc having a radius of 139.20 feet and a chord bearing and distance of North 64 degrees 34 minutes 15 seconds West 141.09 feet; run thence North 40 degrees 17 minutes 21 seconds West and continuing along the northeasterly side of Reynolds Road a distance of 28.63 feet to a 1/2-inch rebar set; run thence North 24 degrees 27 minutes 25 seconds West and continuing along the northeasterly side of Reynolds Road a distance of 96.29 feet to the 1/2-inch rebar set at the point of beginning.

LESS AND EXCEPT any portion of the above described property lying within the existing easements or rights-of-way of Reynolds Road and Wimberly Way.

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

378 Reynolds Rd.

DEED B: 58291 P: 00620

01/20/2021 11:16 AM Pgs: 2 Fees: \$25.00

TTax: \$7.80

Tiana P Garner, Clerk of Superior Court

Gwinnett County, GA

PT-61 #: 0672021001662

Robert McGee

378 Reynolds Road 836 Camp Perin Rd
Lawrenceville, Georgia 30043 Lawrenceville GA 30043STATE OF GEORGIA ss
COUNTY OF GWINNETT ss

This Quit Claim Deed, executed between, REGGIE EUGENE MCGEE, whose address is 2 Park Street, Fayetteville, Georgia 37334, party of the first part, hereinafter referred to as "GRANTOR", and ROBERT MCGEE, party of the second part, hereinafter referred to as "GRANTEE", the words "GRANTOR" and "GRANTEE" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH, that the GRANTOR, with love and affection, and in consideration of the sum of one dollar and other good and valuable consideration, cash in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, convey, remise, release and forever QUIT CLAIM unto the said GRANTEE, all the rights, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

An interest of the Grantor herein in and to the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 12 of the 7th Land District, Gwinnett County, Georgia, containing 1.04 acres according to a plat of survey for Mrs. M. O. McGee prepared by S. R. Fields, Registered Land Surveyor No. 739, dated November 11, 1981, revised March 30, 1982, and revised August 12, 1982, said plat being recorded in Plat Book 19, Page 88, Gwinnett County, Georgia Records and incorporated herein by referenced as a part of this description.

The above property is the same tract described in a Warrant Deed from Mrs. M. O. McGee et al to Paul McGee dated September 20, 1982, recorded in Deed Book 2448, Page 469, Gwinnett County Records, and includes a parcel previously conveyed from M. O. McGee to Paul S. McGee by Warranty Deed dated August 5, 1961, recorded in Deed Book 170, Page 354, Gwinnett County Records.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behalf of the said GRANTEE so that neither GRANTOR nor any other person claiming under this claim shall, at any time, claim or demand any right, title or interest to the said tract of land, or its appurtenances.

B.D.M.

Page 1 of 2

BEM

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

8K49109PG0908

FILED & RECORDED
CLERK SUPERIOR COURT
WINNETT COUNTY, GA.
2008 OCT -8 AM 10:40
TOM LAWLER, CLERK
311373

27155

Brown & Katz, P.C.
4320 Suwanee Dam Rd#1500
Suwanee, GA 30024

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,
COUNTY OF GWINNETT

This Indenture made this 6th day of October, in the year Two Thousand Eight, between DALONE CHOUMMANIVONG and ARIDA SYLAPHETH, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DALONE CHOUMMANIVONG and ARIDA SYLAPHETH and KHONG SAVANH SILAPHETH, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING 1.03 ACRES ACCORDING TO A PLAT OF SURVEY PREPARED FOR MRS. M.O. MCCREY BY S.R. FIELDS, REGISTERED LAND SURVEYOR, NO. 739, DATED NOVEMBER 11, 1981, REVISED MARCH 30, 1982, AND REVISED AUGUST 12, 1982, SAID PLAT BEING RECORDED AT PLAT BOOK 19, PAGE 68, GWINNETT COUNTY, GEORGIA RECORDS AND INCORPORATED HEREIN BY REFERENCE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD 207 FEET SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD WITH THE NORTHEASTERLY RIGHT-OF-WAY OF A PRIVATE DRIVE; THENCE SOUTH 58 DEGREES 15 MINUTES 25 SECONDS WEST, 179.17 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD TO A POINT; THENCE NORTH 26 DEGREES 37 MINUTES 26 SECONDS WEST, 261.5 FEET TO A POINT; THENCE NORTH 62 DEGREES 22 MINUTES 35 SECONDS EAST, 175.0 FEET TO A POINT; THENCE SOUTH 27 DEGREES 25 MINUTES 40 SECONDS EAST, 248.14 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

David Leonard
Witness

Sharon A. M...
Notary Public
My commission expires:



DALONE CHOUMMANIVONG (Seal)

ARIDA SYLAPHETH (Seal)

0100482 (Seal)

10

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

408 Reynolds Rd.

10.

John E. Russell
File No. L-3790

BK11013 PG0092

EXHIBIT "A"

WARRANTY DEED

All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, Gwinnett County, Georgia, containing 1.0398 acres according to a plat of survey prepared by M. V. Ingram Enterprises, Inc., Registered Surveyors, dated August 30, 1994, and being more particularly described as follows:

BEGINNING at an iron pin found on the northwesterly right of way of Reynolds Road, said point being 20.10 feet South 63 degrees 35 minutes 48 seconds West, as measured from the intersection of the northwesterly right of way of said Reynolds Road and an iron pin found on the northwesterly margin of a private road; thence South 56 degrees 08 minutes 49 seconds West, 187.00 feet along the northwesterly right of way of Reynolds Road to an iron pin found; thence North 29 degrees 31 minutes 44 seconds West, 248.67 feet to an iron pin found; thence North 60 degrees 16 minutes 30 seconds East, 188.00 feet along the right of way, or margin, of a private road, to an iron pin found; thence South 29 degrees 09 minutes 21 seconds East, 235.22 feet to an iron pin found and the point of beginning.

J.B.M.

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

365 Reynolds Rd.

DEED B: 60445 P: 00087
 02/21/2023 09:37 AM Pgs: 1 Fees: \$25.00
 TTax: \$0.00
 Tiana P Garner, Clerk of Superior Court
 Gwinnett County, GA
 PT-61 #: 0672023003330
 ERECORDED
 eFile Participant IDs: 1865620565,

Return to:
 Hurley Elder Care Law
 2727 Paces Ferry Road SE
 Building I Suite 100
 Atlanta, GA 30339

Deed Preparation Only

QUITCLAIM DEED

STATE OF GEORGIA
 COUNTY OF FULTON

THIS INDENTURE, made as of the 20th day of February, 2023, between

BILLY RAY ILER A/K/A/ BILLY ILER,

of the County of Gwinnett and the State of GEORGIA, as party of the first part, hereinafter called Grantor, and

LOUISE ILER,

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

WITNESSETH that: Grantor for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

TRACT VI

All that tract or parcel of land lying and being in Land Lot No. 12 of the 7th Land District of Gwinnett County, Georgia, and containing 0.90 acres as per plat made by Higginbotham and James, Surveyors on November 17, 1963 and said land is described as follows:

BEGINNING at a point in the center line of Reynolds Road and said point of beginning being 962.4 feet northeast from the center line of Ga. Highway No. 20 and 124; thence North 54 degrees 05 minutes 200 feet to a point; thence South 23 degrees 05 minutes East 200 feet to a corner; thence South 54 degrees 05 minutes West 200 feet to an iron pin corner; thence North 23 degrees 05 minutes West 200 feet to the point of beginning.

Less and except the property awarded to the Department of Transportation per Declaration of Taking recorded in Deed Book 52742, Page 469, Gwinnett County, Georgia records.

Address: 365 Reynolds Road
 Reynolds, GA 31076

Tax Parcel Number: R7012-035

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

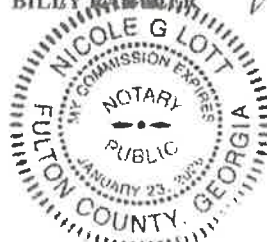
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
 in the presence of:

Mary Ann Smith (Unofficial witness)
Billy Ray Iler (Grantor)
Terry A. Iler (Grantor)

Nicole G. Lott
 Nicole G. Lott (Notary Public)

My commission expires: January 23, 2026



RZC2024-00055
 RECEIVED: MAY 3 2024
 PLANNING AND DEVELOPMENT DEPARTMENT

7012 026A Deed.

DEED B: 60445 P: 00088
02/21/2023 09:37 AM Pgs: 2 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672023003331
ERECORDED
eFile Participant IDs: 1865620565,

Return to:
 Hurley Elder Care Law
 2727 Paces Ferry Road SE
 Building I Suite 100
 Atlanta, GA 30339
 Deed Preparation Only

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made as of the 20th day of February, 2023, between

BILLY RAY ILER A/K/A/ BILLY ILER,

of the County of Gwinnett and the State of GEORGIA, as party of the first part, hereinafter called Grantor, and

LOUISE ILER,

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

WITNESSETH that: Grantor for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

TRACT II

All that tract or parcel of land lying and being in Land Lot No. 12 of the 7th Land District of Gwinnett County, Georgia and containing 0.336 acres as per plat made by Higginbotham and James, Surveyors on December 10, 1962 and said land is described as follows:

BEGINNING at a point in the center of Reynolds Road and said point of beginning being 1162.1 feet Northeast from the center line of Georgia Highway No. 20 and 124; thence North 54 degrees 05 minutes East 100 feet to a point; thence South 23 degrees 05 minutes East 100 feet to a point; thence South 23 degrees 05 minutes East to an iron pin corner; thence South 54 degrees 05 minutes West 100 feet to an iron pin corner; thence North 23 degrees 05 minutes 150 feet to the point of beginning.

TRACT IV

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia and being shown on a plat for O. W. Reynolds Estate prepared on June 19, 1972 by S. R. Fields, Registered Land Surveyor, said plat being incorporated herein by reference and said property being more particularly described as follows:

TO ESTABLISH THE BEGINNING POINT: From the intersection formed by the center line of Ga. Hwy. 20 and the center line of Reynolds Road proceed North 53 degrees 56 minutes East a distance of 1,057.4 feet along the center line of Reynolds Road to a point between properties of Leon Sailors and Randall and Mary Alice Sailors; thence South 23 degrees 14 minutes East a distance of 150 feet between property of Leon Sailors and Randall Sailors and Mary Alice Sailors, this being the point of beginning; thence South 23 degrees 14 minutes East 50.0 feet to the right of way of Ga. Highway 316; thence in a southeasterly direction 110 feet, more or less, along the right of way of Ga. Hwy. 316 to the West property line of O. W. Reynolds Estate; thence North 23 degrees 14 minutes West 100.0 feet more or less; thence South 53 degrees 56 minutes West 100 feet to the point of beginning.

Less and except the property awarded to the Department of Transportation per Declaration of Taking recorded in Deed Book 52742, Page 469, Gwinnett County, Georgia records.

Address: Reynolds Road
 Reynolds, GA 31076

Tax Parcel Number: R7012-026A

RZC2024-00055
 RECEIVED: MAY 3 2024
 PLANNING AND DEVELOPMENT DEPARTMENT

441 Reynolds Rd.

DEED B: 60144 P: 00260
 08/16/2022 09:11 AM Pgs: 2 Fees: \$25.00
 TTax: \$0.00
 Tiana P. Garner, Clerk of Superior Court
 Gwinnett County, GA
 PT-81 #: 0672022026022
 ERECORDED
 eFile Participant IDs: 1865620565,

After Recording Return To:
 Hurley Elder Care Law
 100 Galleria Parkway, Suite 650
 Atlanta, Georgia 30339

Deed Preparation Only

LIMITED WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF FULTON

THIS INDENTURE, made this 10th day of August, 2022, between

BILLY RAY ILER A/K/A BILLY ILER A/K/A BILLY ILLER,

of the County of Gwinnett, and State of Georgia, as Party of the first part, hereinafter called Grantor, and

LOUISE ILER,

of the County of Gwinnett, and State of Georgia as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires of permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, alienated, conveyed, and confirmed, and by these presents does grant bargain, sell, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia, and being shown on a survey for the O. W. Reynolds Estate as a tract containing 0.39 acres, said plat being prepared on June 19, 1972, and revised on July 19, 1974, by S. R. Fields, Registered Land Surveyor of Gwinnett County, Georgia, and said plat being incorporated herein by reference and said property being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the center line of Reynolds Road, with the center line of Highway 20; thence Northeasterly along the center line of the said Reynolds Road, 569.6 feet to a point; thence North 53 degrees 56 minutes East along the center line of the said Reynolds Road 692.8 feet to a point and the TRUE POINT OF BEGINNING; thence South 23 degrees 41 minutes East along the line of property now or formerly owned by Sailors, 150.0 feet to a point; thence North 52 degrees 55 minutes East along the line of property now or formerly owned by O. W. Reynolds Estate, 127.0 feet to a point; thence North 31 degrees 18 minutes West along the line of property now or formerly owned by Harry Braselton, 144.5 feet to a point in the center line of the said Reynolds Road; thence South 53 degrees 56 minutes West along the center line of the said Reynolds Road, 105.9 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH:

All that tract or parcel of land lying and being situate in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia and being shown as 1.0 acre owned by O. W. Reynolds Estate as shown on a plat for O. W. Reynolds Estate prepared on June 19, 1972 by S. R. Fields, Registered Land Surveyor of Gwinnett County, Georgia, said plat being incorporated herein by reference and said property being more particularly described as follows:

RZC2024-00055
 RECEIVED: MAY 3 2024
 PLANNING AND DEVELOPMENT DEPARTMENT

BEGINNING at a point in the center of Reynolds Road, 1,262.4 feet North 53 degrees 56 minutes East from the intersection formed by the center of said Reynolds Road with the center of Highway #20 as measured along the center line of said Reynolds Road, thence South 23 degrees 14 minutes East 150 feet to the true point of beginning; thence continuing South 23 degrees 14 minutes East 192 feet to a point; thence North 56 degrees 41 minutes East 153.6 feet to a point; thence North 31 degrees 18 minutes West 197.5 feet to a point; thence South 52 degrees 55 minutes West 127 feet to the true point of beginning.

LESS AND EXCEPT all that tract or parcel of land conveyed by Deed Book 52742, Page 485 and part of Docket No. 10A-10329, Gwinnett County, Georgia records.

Property address: 441 Reynolds Road
Lawrenceville, Georgia 30043

Parcel ID: R7012-049

This property is conveyed subject to all restrictions and easements of record, if any.

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

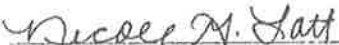
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under said Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

 (SEAL)
BILLY RAY HER


Nicole G. Lott, Notary Public
My Commission expires January 23, 2026
[Notary Seal]



RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 12 of the 7th District, Gwinnett County, Georgia, being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at the intersection of the centerline of Georgia Highway No. 20, with the centerline of Georgia Highway No. 316, proceed thence North 76 degrees 54 minutes 11 seconds East a distance of 1,351.26 feet to a point; proceed thence North 27 degrees 04 minutes 36 seconds West a distance of 218.10 feet to a point on the northerly Right-Of-Way line of Georgia Highway No. 316, which represents the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, proceed thence North 27 degrees 04 minutes 36 seconds West a distance of 319.60 feet to a point on the southerly Right-Of-Way line of Reynolds Road (30-foot Right-Of-Way); proceed thence along the southerly Right-Of-Way line of Reynolds Road, North 55 degrees 50 minutes 49 seconds East a distance of 115.60 feet to a point; leaving said Right-Of-Way line, proceed thence South 32 degrees 16 minutes 56 seconds East a distance of 390.84 feet to a point on the northerly Right-Of-Way line of Georgia Highway No. 316; thence along said Right-Of-Way line of Georgia Highway No. 316, proceed South 80 degrees 05 minutes 01 seconds West a distance of 29.92 feet to a point; continuing along said Right-Of-Way line, proceed thence in a generally southwesterly direction an arc distance of 130.23 feet to a point; said arc having a radius of 1293.44 feet and being subtended by a chord length of 130.17 feet bearing South 83 degrees 42 minutes 06 seconds West, said point representing the TRUE POINT OF BEGINNING.

Said tract shown as containing 1.075 acres on a plat of survey dated October 31, 1985, prepared by S. R. Fields & Son, which plat is incorporated herein by reference as a part of this description.

EXHIBIT "A"

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

"NOT FOR FINAL RECORDING"
TOTAL AREA = 7.22 ± ACRES

PARCEL: 055 038 ZONED: B-G

REZONE REQUEST: CURRENTLY ZONED B-G
REQUESTING L-M ZONING TO ALLOW FOR THE
LUXURY LANDSCAPE SUPPLY DEVELOPMENT.
TOTAL SITE AREA = 7.22 ± ACRES

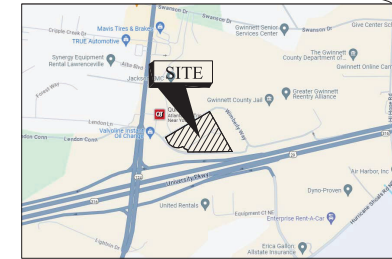
PROPOSED USE = LANDSCAPE SUPPLY RETAILER

SITE ANALYSIS

BUILDING OFFICE	5,400 S.F.
ZONED	LM
TOTAL AREA	7.22 AC.
PARKING CALCULATION	
1 SP. / 300 S.F. MIN.	18 SPACES
TOTAL REQUIRED MIN.	18 SPACES
TOTAL PROVIDED	59 SPACES
H.C. SPACES REQ.	
1 H.C. SP. / 25 SP.	3 SPACES
H.C. SPACES REQUIRED	4 SPACES
H.C. SPACES PROVIDED	

TOTAL SITE AREA = 7.22 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

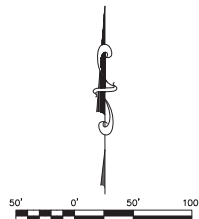
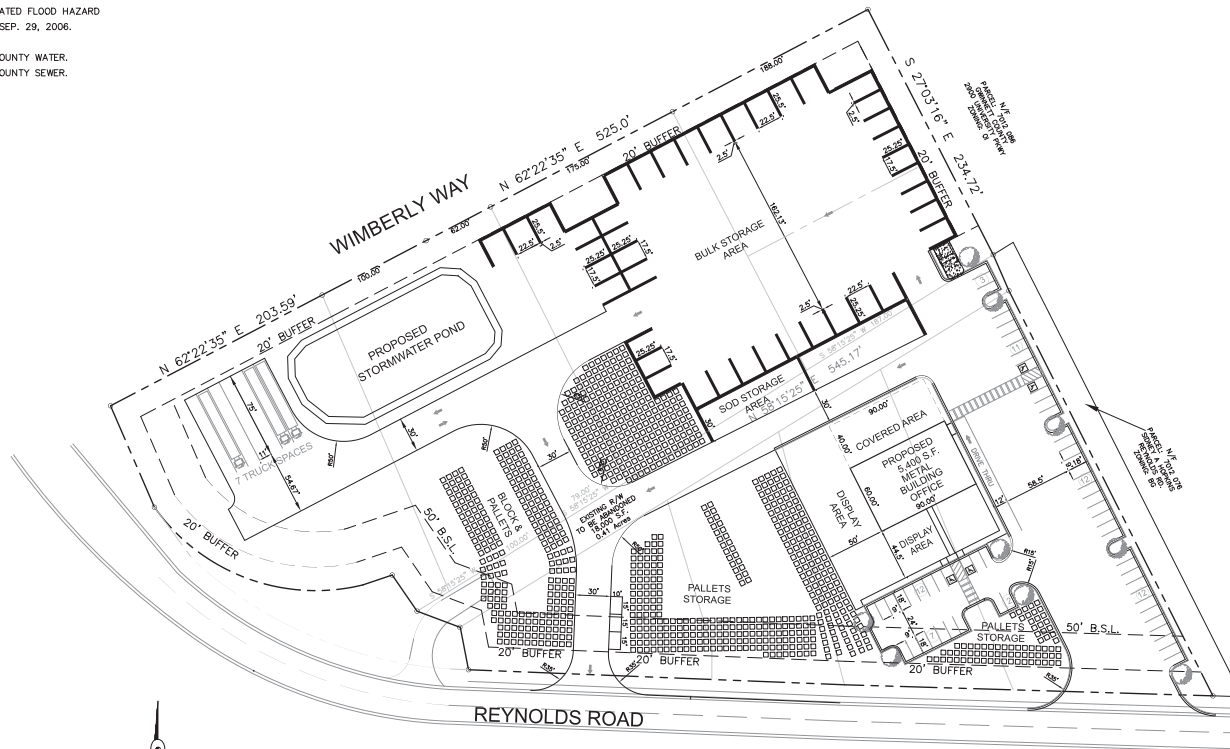
NOTES: NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13135C0074F, DATED SEP. 29, 2006.



VICINITY MAP
N.T.S.

NOTES:

- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY XXXXXX, DATED XX/XX/2024.
- THERE ARE NO NWI WETLAND ON THE SITE.
- UN-NAMED TRIBUTARY OF CEDAR CREEK IS LOCATED ALONG THE SOUTH SIDE OF THE SITE.
- NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13135C0074F, DATED SEP. 29, 2006.
- THERE ARE NO STATE WATER ON SITE.
- THE PROJECT WILL BE SERVED BY GWINNETT COUNTY WATER.
- THE PROJECT WILL BE SERVED BY GWINNETT COUNTY SEWER.



GEORGIA811
www.Georgia811.com

A.C.E.
ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, L.L.C.
P.O. BOX 110111, N.E.
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-486-4002
lpsacell@gmail.com

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REZONE PLAN

PROPOSED LUXURY LANDSCAPE SUPPLY

7012 062 7012 039
7012 081 7012 049
7012 022A 7012 026A
PARCEL: 7012 021 7012 035

LAND LOT: 12

DISTRICT: 7th

REYNOLDS ROAD

CITY OF LAWRENCEVILLE, GA

DATE: 4/30/2024

SCALE: 1"=50'

DEVELOPER

LUXURY LANDSCAPE SUPPLY
185 PARK ACCESS DR.
LAWRENCEVILLE, GA 30046
ALEC RICHARDSON
PHONE: 770-513-7333
alec@luxurylandscape.com

24 HOUR - EMERGENCY CONTACT
ALEC RICHARDSON
PHONE: 770-513-7333
alec@luxurylandscape.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 24-020

RZ

RZC2024-00058
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

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

File # RZC2024-00058

Applicant: Alec Richardson

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- Downtown Development Authority Boundary





LAWRENCEVILLE

GEORGIA

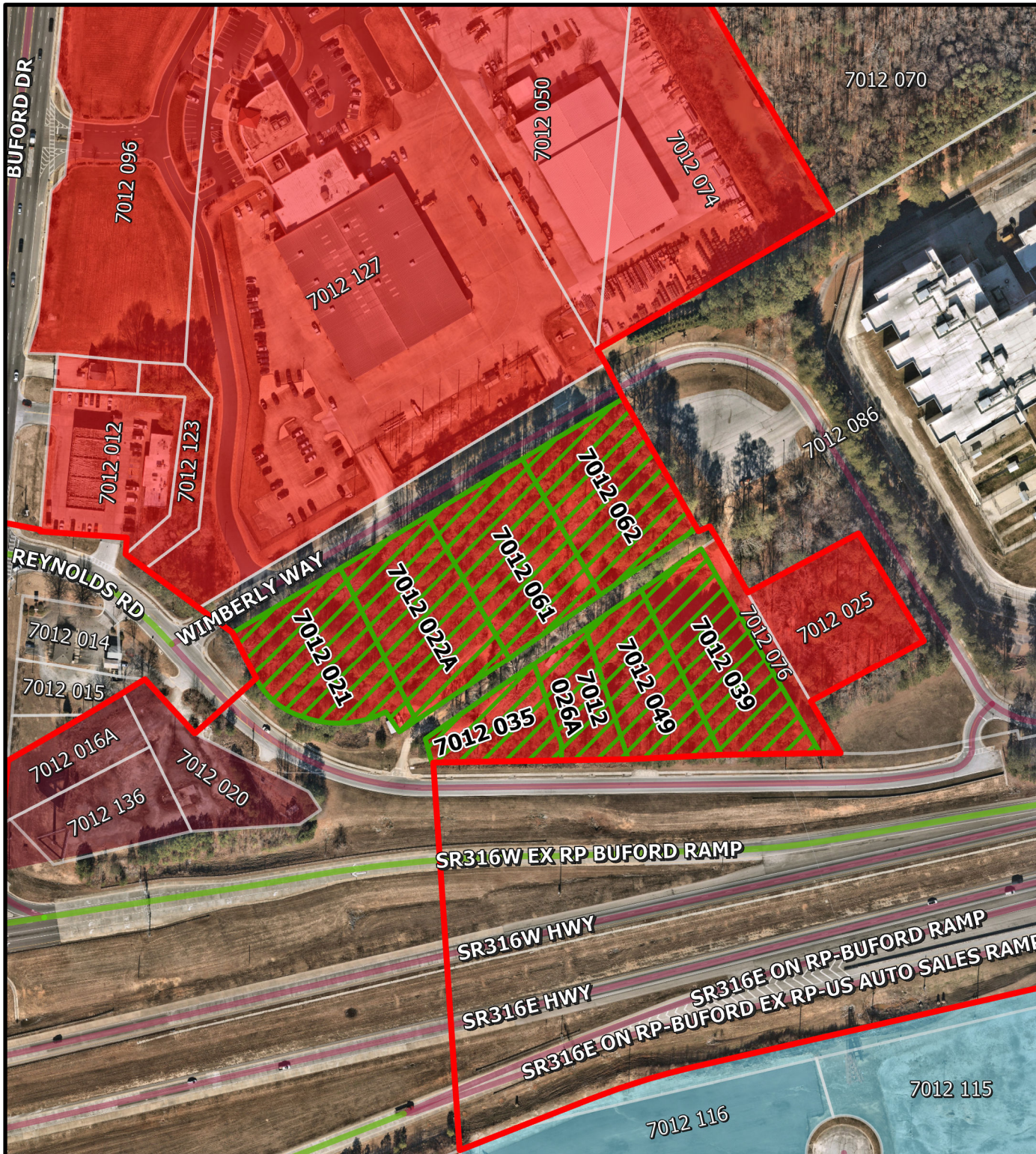
The City of Lawrenceville
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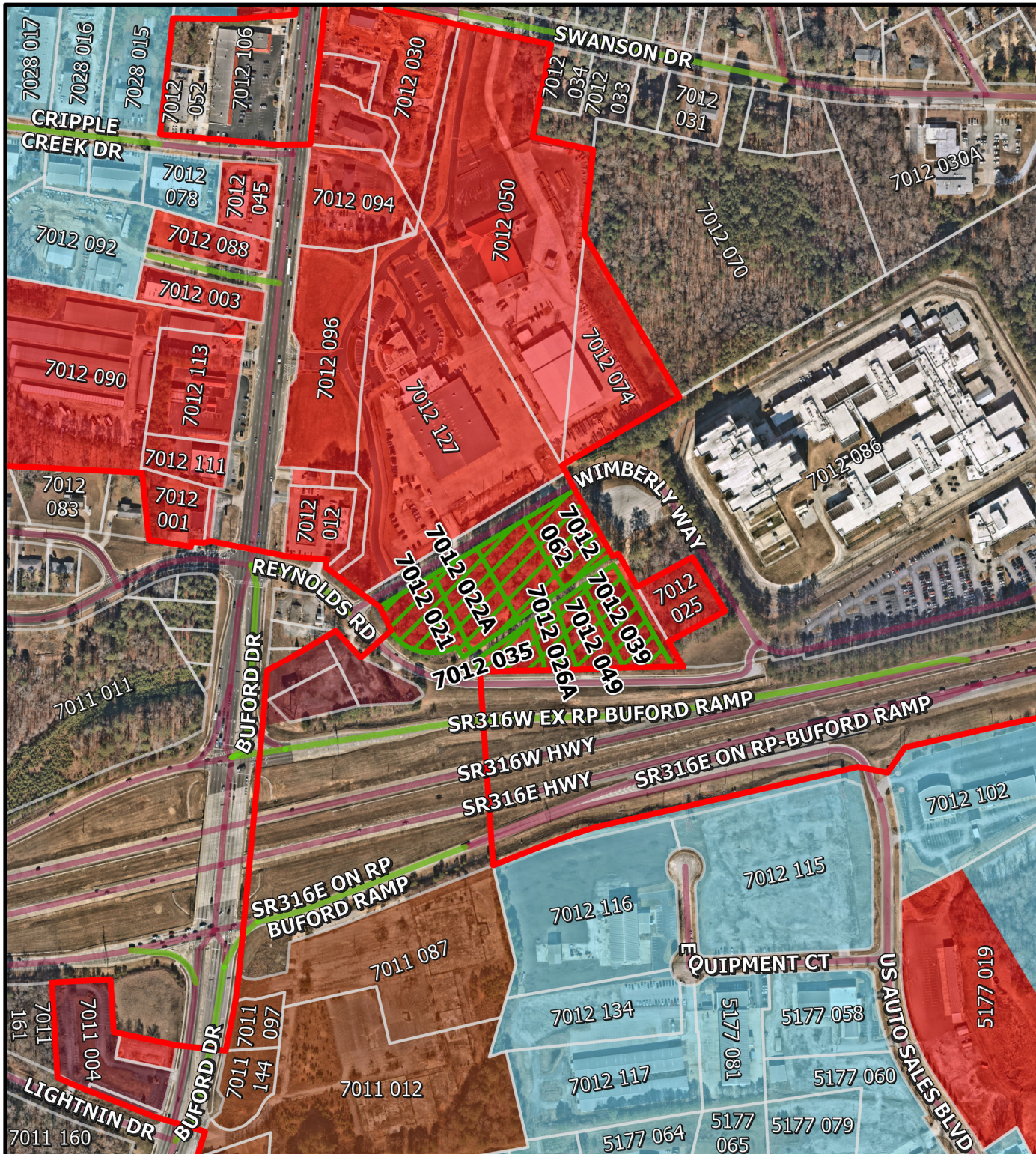
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00058

Applicant: Alec Richardson

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Zoning Districts**
 -  BG General Business
 -  HSB Highway Service Business
 -  LM Light Manufacturing
 -  CMU Community Mixed Use





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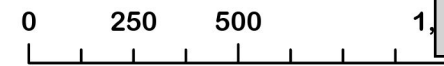
GEORGIA

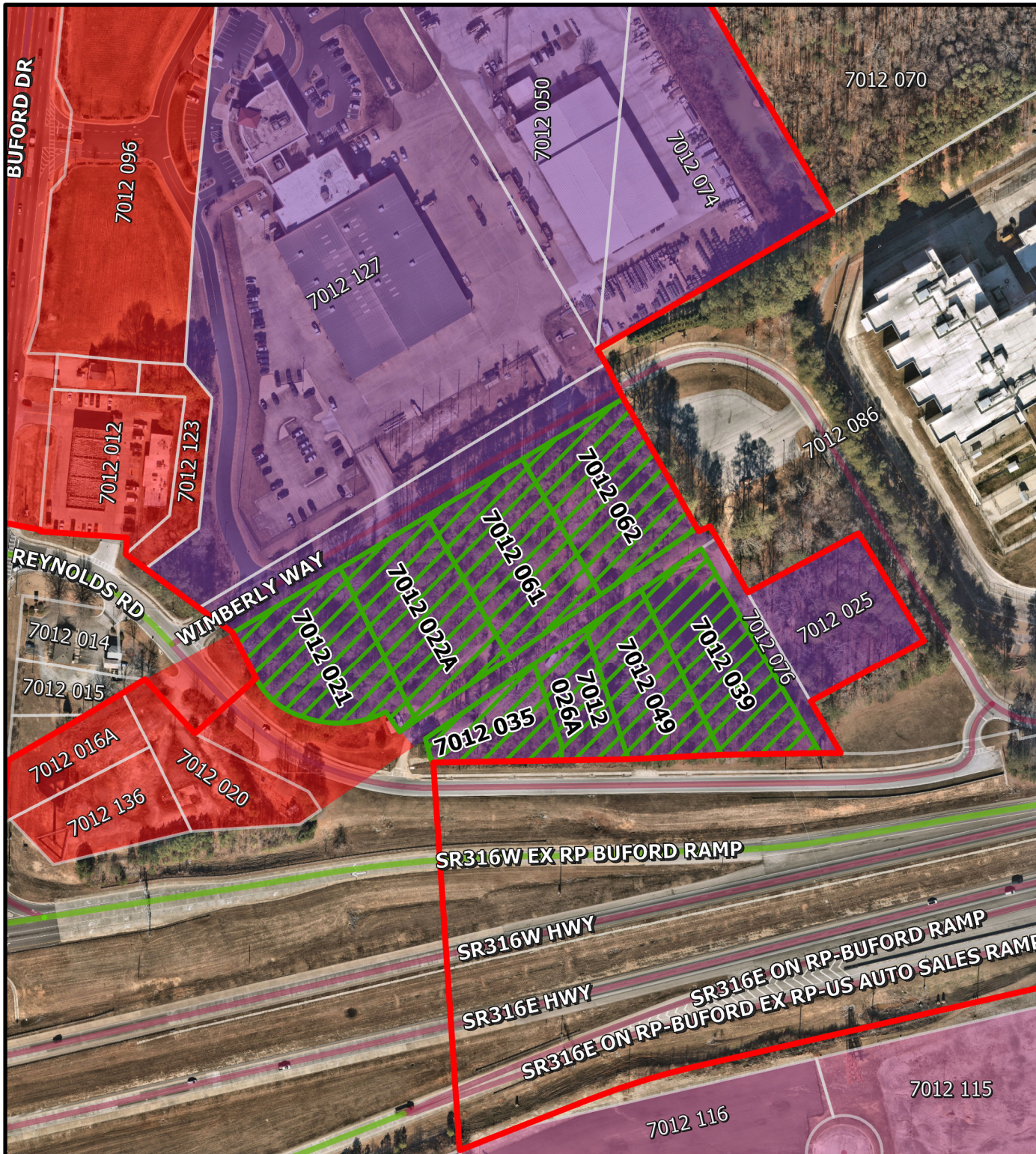
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00058

Applicant: Alec Richardson

- Lawrenceville City Limits
- Subject Property
- Parcels
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- City Maintained Streets
- Zoning Districts**
 - BG General Business
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 - LM Light Manufacturing
 - CMU Community Mixed Use





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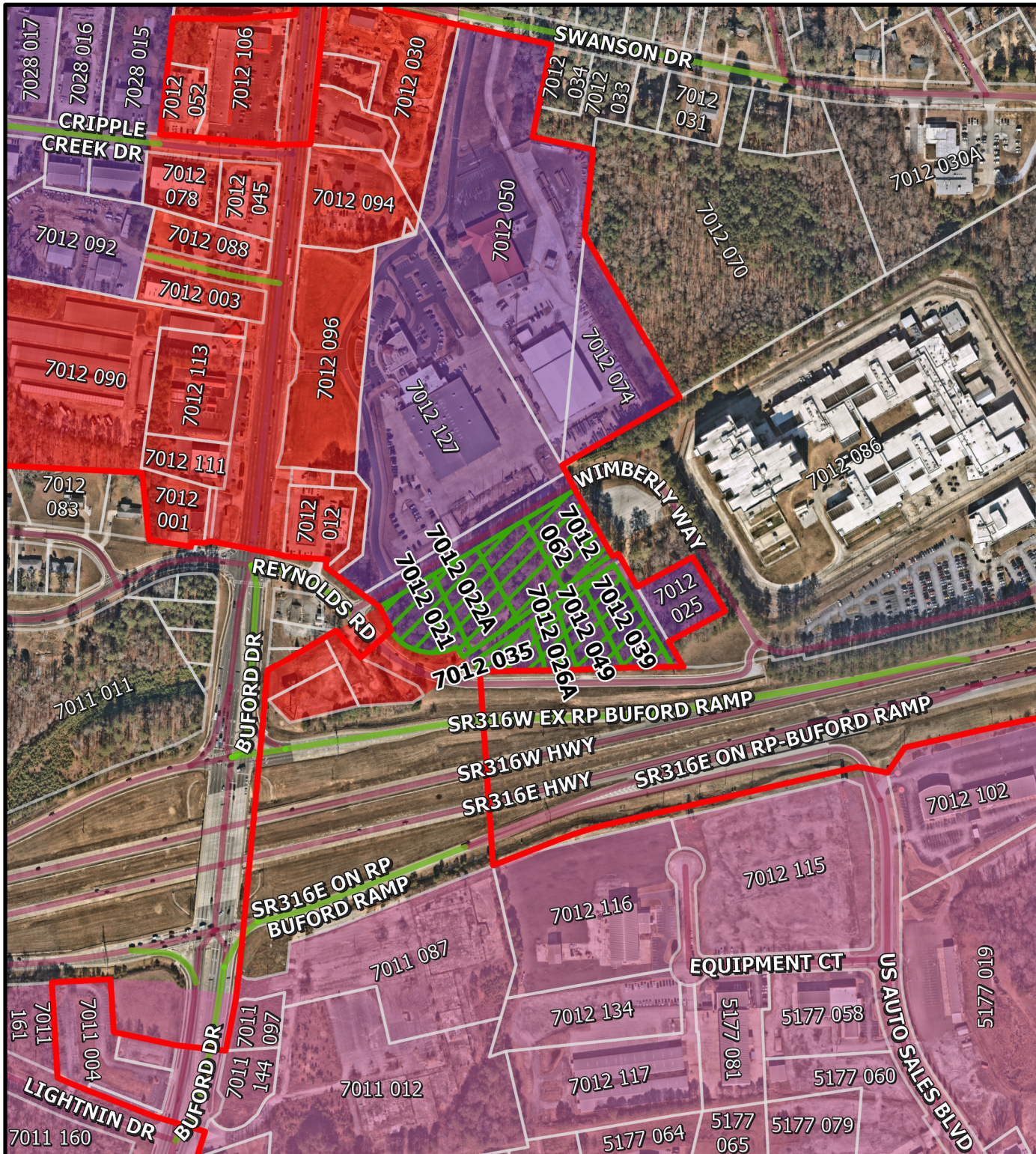
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZC2024-00058

Applicant: Alec Richardson

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- 2045 Character Areas**
 - Community Mixed Use
 - Commercial Corridor
 - Industrial





LAWRENCEVILLE

GEORGIA

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

File # RZC2024-00058

Applicant: Alec Richardson

- Lawrenceville City Limits
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets
- 2045 Character Areas**
 - Community Mixed Use
 - Commercial Corridor
 - Industrial





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, JULY 22, 2024
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive
Department:	Planning and Development
Date of Meeting:	Monday, July 22, 2024
Applicant Request:	Rezone subject property from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District)
Presented By:	Todd Hargrave, Director of Planning and Development
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Conditions

Summary: The applicant requests a rezoning for 0 Hillside Green Drive and 298 Dogwood Lane from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District to allow for the development of 227 multifamily dwelling units consisting of 194 apartment units and 33 front-entry, for-rent townhouse units with a gross density of 13 units per acre (UPA). The subject property consists of two parcels with an area of approximately 17.47 acres located at the northernmost extent of Hillcrest Green Drive and Dogwood Lane, just southeast of GA 316. The majority of the subject property (16.43 acres) is currently vacant and undeveloped, though a single-family home stands on the 0.88-acre parcel at 298 Dogwood Lane (PIN: R7010A018), part of the Northern Heights subdivision.

Attachments/Exhibits:
RZM2024-00016_Report
RZM2024-00016_P&D Recommended Conditions

RZM2024-00016_City Council Recommended Conditions

RZM2024-00016_Application

RZM2024-00016_Letter of Intent

RZM2024-00016_Legal Description

RZM2024-00016_Existing Conditions Survey

RZM2024-00016_Schematic Site Plan

RZM2024-00016_Conceptual Site Plan

RZM2024-00016_Architectural Elevations

RZM2024-00016_Aerial Map – Zoomed In (1:2,750)

RZM2024-00016_Aerial Map – Zoomed Out (1:5,500)

RZM2024-00016_Zoning Map – Zoomed In (1:2,750)

RZM2024-00016_Zoning Map – Zoomed Out (1:5,500)

RZM2024-00016_Character Areas Map – Zoomed In (1:2,750)

RZM2024-00016_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER:	RZM2024-00016
APPLICANT:	BILL DIEHL
OWNER(S):	TRINA HURT, DONALD LOGGINS, AND JOHN TAYLOR
LOCATION(S):	0 HILLCREST GREEN DRIVE & 298 DOGWOOD LANE
PARCEL ID(S):	R7010 009 & R7010A018
APPROXIMATE ACREAGE:	17.47 ACRES
ZONING PROPOSAL:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO RM-24 (MULTIFAMILY RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	194 APARTMENTS AND 33 TOWNHOMES
DEPARTMENT RECOMMENDATION:	APPROVAL AS CMU (COMMUNITY MIXED-USE DISTRICT) WITH CONDITIONS

VICINITY MAP





The subject property has been zoned RS-120 / RS-150 (Single-Family Residential District) since 1986, which is the earliest zoning record on file for the parcel. There are no rezoning cases on record for the subject property.

The applicant requests a rezoning for 0 Hillside Green Drive and 298 Dogwood Lane from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District) to allow for the development of 227 multifamily dwelling units consisting of 194 apartment units and 33 front-entry, for-rent townhouse units with a gross density of 13 units per acre (UPA). The subject property consists of two parcels with an area of approximately 17.47 acres located at the northernmost extent of Hillcrest Green Drive and Dogwood Lane, just southeast of GA 316. The majority of the subject property (16.43 acres) is currently vacant and undeveloped, though a single-family home stands on the 0.88-acre parcel at 298 Dogwood Lane (PIN: R7010A018), part of the Northern Heights subdivision.



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11.

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ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the property to RM-24 (Multifamily Residential District) in order to develop a 227-unit, mixed housing-style community featuring 194 apartment units and 33 for-rent, front-entry townhomes at a gross density of 13 units per acre (UPA).

According to the letter of intent provided by the applicant, the development will be designed according to a new urbanist, walkable layout that employs modern farmhouse architecture, prioritizes luxury units intended for a professional market. The development will include modern amenities such as a clubhouse, resort-style pool, playground, multiuse trail (which will connect to the future city trail along the Colonial Pipeline easement), and a dog park.

If approved, the proposed development will require variances from the minimum Land Use Mix as follows:

Article 1 Districts, Section 102.9 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and [Article 6. Architectural Standards and Design Guidelines](#).

Land Use	Percentage of Gross Land Area	
	Minimum	Maximum
Residential Uses	30%	75%
Civic/Institutional Uses	15%	50%
Commercial/Retail, Light Industrial or Office Uses	15%	50%

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. Single-family detached dwellings on large lots (at least 9,500 sq. feet)
b. Single-family detached dwellings on mid-size lots (7500-9499 sq. feet)
c. Single-family detached dwellings on small lots (4500-7499 sq. feet)
d. Townhouses (see RM-8 standards above)
e. Multifamily (see RM-12 and RM-24 standards above)



LAWRENCEVILLE

11.

Planning & Development

C. Lot Development Standards

Project Area Standard			Off Internal Streets or Private Driveways		
Minimum	Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 ft.	25-40 ft.

- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

The requested variances are as follows:

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of



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11.

Planning & Development

Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.

- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (at least 9,500 sq. feet).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (4,500-7,499 sq. feet).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to Hillcrest Green Drive from five to fifteen feet (5-15 ft.) to zero.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to S.R. 316, U.S. Hwy 20) from five to fifteen feet (5-15 ft.) to thirty feet (30 ft.).



LAWRENCEVILLE

11.

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Article 4 Buffers, 403 Buffers Table (CMU)

403 Buffers Table

New Development	MINIMUM BUFFER REQUIREMENTS																		
	Existing Adjacent Development																		
	AR	CMU	RS-180	RS-150	RS-60	RM-12	RM-8	RM-6	RM-4-C	M	MH	ON	OI	BN	BG	BGC	HSB	LM	HM
AR																			
CMU	75		50	50	25				25	25	25								
RS-180																			
RS-150																			
RS-60																			
RM-24	50		50	50	25														
RM-12	50		50	50	25														
RM-8	50		50	50	25														
MH	75	75	75	75	75	75	75	75	75										
OI	50		50	50	25	25	25	25	25	25	25								
BN	50		50	50	50	35	35	35	35	35	35								
BG	75		75	75	50	50	50	50	50	50	50								
BGC	65		50	50	50	50	50	50	50	50	50								
HSB	85		85	85	85	70	70	70	70	70	70								
LM	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50		
HM	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100		

- A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a fifty percent (50%) reduction of minimum buffer requirements between dissimilar zoning classifications (CMU and RS-150) (adjacent to Dogwood Lane) from fifty feet (50 ft.) to twenty-five feet (25 ft.).

Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required

Standard	Requirement	Proposal	Recommendation
Townhome	2 spaces per dwelling unit (66 spaces)	4 spaces per dwelling unit (132 spaces)	N/A
Multifamily	1.5 spaces per dwelling unit (291 spaces)	1.62 spaces per dwelling unit (317 spaces)	N/A

The proposal meets or exceeds the minimum standard.



LAWRENCEVILLE

11.

Planning & Development

SURROUNDING ZONING AND USE

The area around the subject property consists of a wide variety of use and zoning categories. Immediately to the east of the property exists the Lawrenceville Gateway mixed use development zoned CMU (Community Mixed Use District), which is currently under construction. To the southeast are the Greens at Hillcrest garden apartments, which are zoned RM-12 (Multifamily Residential District). The properties along Belmont Drive to the south are zoned LM (Light Manufacturing District), though they are mostly undeveloped. The Northern Heights residential subdivision is to the southwest of the subject property, containing single-family homes zoned RS-150 (Single-Family Residential District). Finally, to the west of the subject property is an office subdivision called Springfield Park zoned OI (Office Institutional District), though it too is currently undeveloped.

The proposed request to rezone the property to RM-24 is consistent with the existing zoning patterns and uses in the general area, including an established development in the Greens at Hillcrest garden apartments as well as under development Lawrenceville Gateway project. Furthermore, the conceptual plan invokes a transect model of development, in which the highest intensity elements (apartment buildings) are anchored to the east of the property – adjacent to existing high-density housing – whereas the lower intensity elements in townhomes are located on the western side of the property, where it borders a single-family neighborhood.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



LAWRENCEVILLE

11.

Planning & Development




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

File # RZM2024-00016
Applicant: Bill Diehl

 Subject Property
 Parcels
 County Maintained Streets
 City Maintained Streets

Zoning Districts
 HSB Highway Service Business
 LM Light Manufacturing
 OI Office/Institutional
 CMU Community Mixed Use
 RM-12 Multifamily Residential
 RS-150 Single-Family Residential


0 125 250 500 Feet



LAWRENCEVILLE

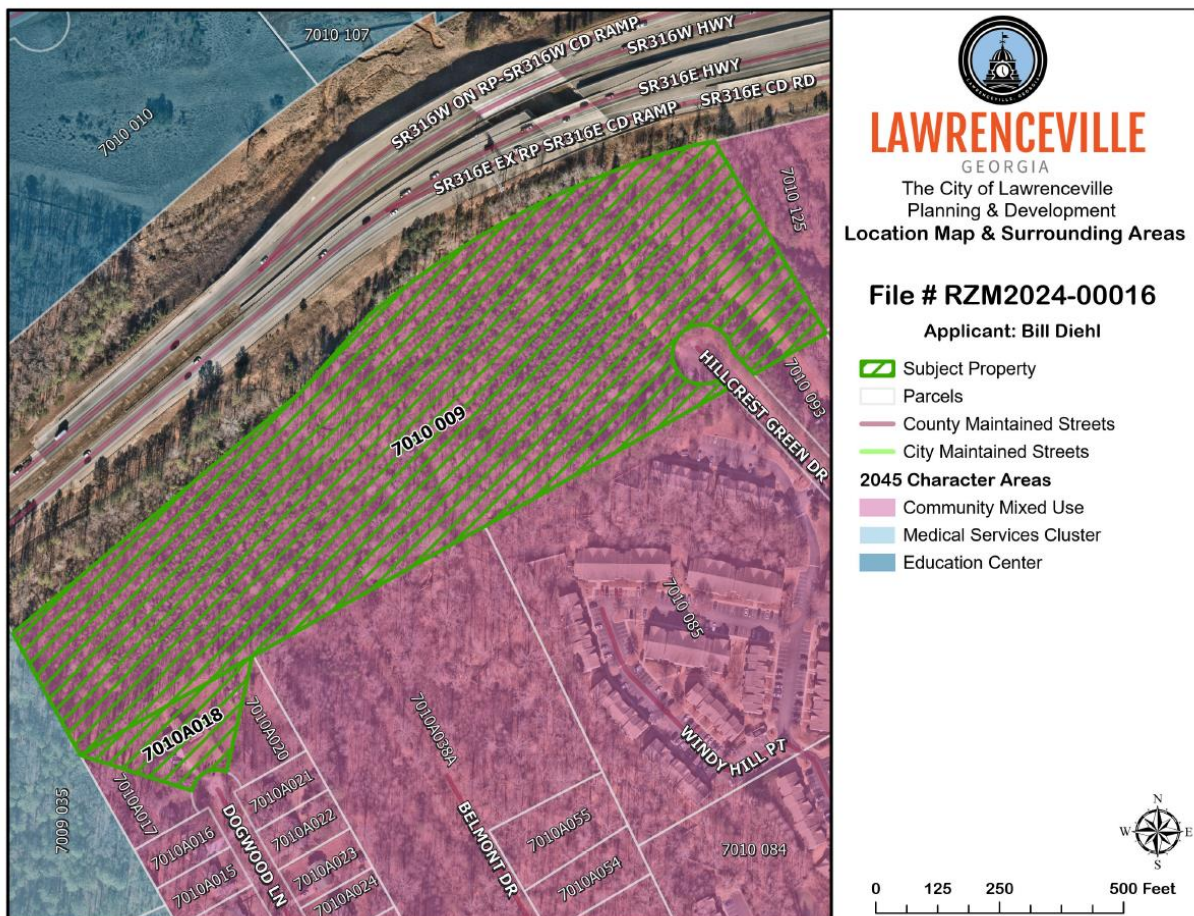
11.

Planning & Development

2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use character area. The Community Mixed Use character area capitalizes on Lawrenceville's economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community. Such a development meets the standards of development as established by the 2045 Comprehensive Plan.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





LAWRENCEVILLE

11.

Planning & Development

STAFF RECOMMENDATION

In conclusion, the proposal is consistent with both the existing uses and zoning patterns of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan; policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby.

This proposal would continue with the precedent set by RZM2021-00009, when City Council approved a request to rezone the properties to the east to CMU (Community Mixed Use District) to allow for the construction of a mixed-use development containing approximately 500 multifamily units at Lawrenceville Gateway.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL AS CMU COMMUNITY MIXED-USE WITH CONDITIONS** for the proposed rezoning.



LAWRENCEVILLE

11.

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

11.

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

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

Yes. The surrounding area contains a wide range of uses at various densities, including both single-family homes as well as apartment buildings.

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

No. As discussed, the area is already predominantly mixed use in nature.

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

Yes; the property could be developed a single-family subdivision similar to the Northern Heights subdivision to the south / southwest.

- 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 project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning condition and active planning efforts moving forward.

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Community Mixed Use character area is intended as a mixed-use district that includes both apartments as well as townhomes, so this rezoning conforms with the long-range plan.



LAWRENCEVILLE

11.

Planning & Development

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

The proposal would continue with the precedent set by the Lawrenceville Gateway rezoning to the east in March 2022 (RZM2021-00009).

PLANNING COMMISSION

RECOMMENDED CONDITIONS_06202024

RZM2024-00016

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

1. To restrict the use of the property as follows:
 - A. Multifamily and townhouse residential dwellings, dwelling units, and accessory structures. Multifamily dwelling units shall be limited to a maximum of one hundred ninety-four (194) dwelling units. Townhouse dwelling units shall be limited to a maximum of thirty-three (33) dwelling units.
 - B. The development shall be in general accordance with the submitted site plans and architectural renderings provided by the applicant, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
 - C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - D. The standard multifamily residential section of the development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week.
 - E. Garages shall be provided for a minimum of 15% of the standard multifamily units (29 garage units). Garage units shall be limited to the interior of the development.
 - F. In the event of residential tenant eviction, any belongings of the tenant shall be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by Law.

2. To satisfy the following site development considerations:

- A. Provide a 30-foot-wide building setback adjacent to all right-of-way, including SR 316.
- B. Natural vegetation shall remain on the property until the issuance of a development permit.
- C. New billboards or oversized signs shall be prohibited.
- D. Outdoor storage shall be prohibited.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- F. Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- G. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The owner shall repaint or repair any graffiti or vandalism within 72 hours of notice from the City.
- J. Maximum multifamily building height shall be 70 feet.
- K. The required parking ratio for the multifamily section of development shall be 1.62 spaces per unit.
- L. The required parking ratio for the townhouse section of development shall be 4 spaces per unit.
- M. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

3. To abide by the following requirements, dedications and improvements:

- A. The developer shall dedicate at no cost to the City a twenty-foot (20 ft.) wide multiuse trail easement adjacent to the existing gas pipeline easement as shown on the submitted "Zoning Site Plan," titled "Hurricane Shoals Rd @ Belmont Dr. A Master Planned Residential Development" prepared for "McKinely Homes," prepared by "Planners & Engineers Collaborative + (PEC)," dated March 27, 2024. The dedicated 20-foot multiuse trail easement shall consist of a pedestrian path measuring a minimum ten-foot (10 ft.) to twelve-foot (12 ft.) in width.
 - B. The 20-foot easement and pedestrian path shall be permitted and constructed prior to the issuance of a Certificate of Occupancy related to the construction of any multifamily and townhouse-family dwellings or dwelling units, subject to the stipulation that the CO shall not be withheld based on the City's inability to deliver necessary right-of-way or easements for trail construction or for delays in permitting from GDOT.
 - C. Developer shall be responsible for obtaining permission from the Gas provider for construction. All design and construction shall be approved by the City Engineer.
4. The following variances are requested:
- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
 - B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
 - C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.

- D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.
- E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (at least 9,500 sq. feet).
- F. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet).
- G. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (4,500-7,499 sq. feet).
- H. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to Hillcrest Green Drive from five to fifteen feet (5-15 ft.) to zero.
- I. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to S.R. 316, U.S. Hwy 20) from five to fifteen feet (5-15 ft.) to thirty feet (30 ft.).
- J. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table – to allow a fifty percent (50%) reduction of minimum buffer requirements between dissimilar zoning classifications (CMU and RS-150) (adjacent to Dogwood Lane) from fifty feet (50 ft.) to twenty-five feet (25 ft.).

CITY COUNCIL

RECOMMENDED CONDITIONS_07092024

RZM2024-00016

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

1. To restrict the use of the property as follows:
 - A. Multifamily and townhouse rental residential dwellings, dwelling units, and accessory structures not to exceed thirteen units per acre (13 UPA). Multifamily dwelling units shall be located east of the existing stream and townhouse dwelling units shall be located west of the existing stream.
 - B. The development shall be in general accordance with the submitted site plan, with changes necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. Architectural renderings shall maintain seventy-five percent (75%) masonry for all sides of all structures.
 - C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - D. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week.
 - E. The development shall include the following amenities:
 - i. Dog park
 - ii. Pool
 - iii. Fitness area
 - iv. Club/Community Room
 - v. Co-working spaces
 - vi. The trail area and creek area to be landscaped and picnic tables and tables provided. Outdoor ping pong and corn hole, etc. provided.

- vii. Playground
 - viii. EV charging stations
 - ix. Bike racks
- F. Garages shall be provided for a minimum of fifteen percent (15%) of the standard multifamily units. Garage units shall be limited to the interior of the development and the architectural renderings shall match the multifamily facility.
- G. In the event of residential tenant eviction, any belongings of the tenant shall be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by Law.
- G. Multifamily and Townhome Units shall meet the following standards:
- 1. Multifamily and townhouse-family four (4) bedroom dwelling units shall be prohibited.
 - 2. Townhouse dwellings and dwelling units shall consist of rear-entry two-car garages.
 - 3. Townhouse rear-entry garages (rear elevation) shall be adjacent to a forty foot (40 ft.) Private Access Drive. A private access drive shall consist of a minimum pavement width of twenty feet (20 ft.). Two-foot (2 ft.) Curb and gutter shall be required (dimensions are measured back of curb-to-back of curb). Turning radius shall be subject to the review and approval of the Gwinnett County Department of Planning and Development Fire Plan Review Section.
 - 4. Townhouse rear-entry garages shall be adjacent to or across the street from an external property line only. The façade (front elevation) of each townhouse dwelling unit shall be adjacent to a common area such as a public green, park, or square. The minimum size of the common area shall be three thousand square feet (3,000 sq. ft.).
 - 5. Multifamily and townhouse-family dwelling unit shall include granite counter tops and stainless-steel appliances.

M2024-00016_CM RECO COND (CLN)_07032024

6. Multifamily and townhouse-family dwelling unit rates shall be market rent except that ten percent (10%) of the overall units shall meet eighty percent (80%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.
2. To satisfy the following site development considerations:
- A. Provide a thirty-foot-wide (30 ft.) building setback adjacent to all right-of-way, including SR 316.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. New billboards or oversized signs shall be prohibited.
 - D. Outdoor storage shall be prohibited.
 - E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - F. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft.) in width and thirty feet (30 ft.) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - G. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - H. Peddlers and/or parking lot sales shall be prohibited.
 - I. The owner shall repaint or repair any graffiti or vandalism within seventy-two hours (72 hrs.) of notice from the City.
 - J. The maximum multifamily building height shall be seventy feet (70 ft.).
 - K. The required parking ratio for the multifamily section of development shall be 1.62 spaces per unit.

- L. The required parking ratio for the townhouse section of development shall be four (4) spaces per unit.
 - M. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
 - N. Provide a minimum ten foot (10 ft.) wide multiuse trail through the development connecting Dogwood Lane to the “future” city multiuse trail at the eastern part of the site.
 - O. Vehicular access to Dogwood Lane is prohibited except for emergency access only. Construction access to Dogwood Lane is also prohibited.
3. The following variances are requested:
- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
 - B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
 - C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.

M2024-00016_CM RECO COND (CLN)_07032024

- D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.
- E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (at least 9,500 sq. feet).
- F. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet).
- G. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (4,500-7,499 sq. feet).
- H. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to Hillcrest Green Drive from five to fifteen feet (5-15 ft.) to zero.
- I. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to S.R. 316, U.S. Hwy 20) from five to fifteen feet (5-15 ft.) to thirty feet (30 ft.).
- J. A variance from the Subdivision Regulations, Section 2. Required Improvements, Subsection 2.14 Street Design Standards, Table C. Minimum Pavement Width (Ft.), Local Street *** to allow a reduction in the minimum pavement width from twenty-four feet (24 ft.) to twenty feet (20 ft.). A two-foot (2 ft.) curb and gutter shall be required (dimensions are measured back of curb-to-back of curb).

- K. A variance from the Subdivision Regulations, Section 2. Required Improvements, Subsection 2.20 Private Access Drives to allow a reduction in the minimum width of a right-of-way (Private Access Drive) from fifty feet (50 ft.) to forty feet (40 ft.).



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

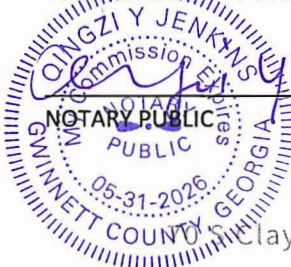
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>McKinley Homes, LLC</u> c/o Smith, Gambrell & Russell, LLP	NAME: <u>(See Attached Pages)</u>
ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>	
ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>	

AW. M. 5-2-2024
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

Henry W. Massie
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME



NOTARY PUBLIC

DATE

05-02-2024

NOTARY PUBLIC

DATE

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



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GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>McKinley Homes, LLC</u> c/o Smith, Gambrell & Russell, LLP	NAME: <u>Donald G. Loggins</u>
ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>	ADDRESS: <u>3770 Bold Springs Road</u>
CITY: <u>Atlanta</u>	CITY: <u>Monroe</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30656</u>
CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>	
ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>	

RZM2024-00016
RECEIVED: JUNE 17, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC

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LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>McKinley Homes, LLC</u> c/o Smith, Gambrell & Russell, LLP	NAME: <u>Estate of Charles L. Arnold</u>
ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>	ADDRESS: <u>1645 Ivy Lea Court</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30045</u>
CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>	
ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>	

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Trina A. Hurt 04/26/2024

SIGNATURE OF OWNER DATE
Trina A. Hurt as Administrator of the

Estate of Charles L. Arnold, Sr.

TYPED OR PRINTED NAME

Williams 04/26/2024

NOTARY PUBLIC

DATE



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RZM2024-00016
RECEIVED: JUNE 17, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>McKinley Homes, LLC</u> c/o Smith, Gambrell & Russell, LLP	NAME: <u>Estate of Salena O. Arnold</u>
ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>	ADDRESS: <u>1376 Joe Cooper Road</u>
CITY: <u>Atlanta</u>	CITY: <u>Danielsville</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30633</u>
CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>	
ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>	

SIGNATURE OF APPLICANT

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

TYLER HALL
NOTARY PUBLIC DATE
Madison County
State of Georgia
My Comm. Expires January 10, 2028



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>McKinley Homes, LLC</u> c/o Smith, Gambrell & Russell, LLP	NAME: <u>Allen Wilfredo & Juana Ardon Rodriguez</u>
ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u>	ADDRESS: <u>298 Dogwood Lane</u>
CITY: <u>Atlanta</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Dennis J. Webb Jr.</u> PHONE: <u>404-815-3620</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>R7010-A018</u> ACREAGE: <u>1.170</u>	
ADDRESS OF PROPERTY: <u>298 Dogwood Lane, Lawrenceville GA (made in connection with 0 Hillcrest Drive)</u>	

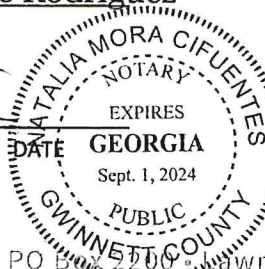
[Signature] 05/20/2024
SIGNATURE OF APPLICANT DATE

[Signature] 05/20/2024
SIGNATURE OF OWNER DATE

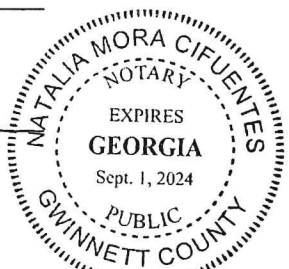
Juana Ardon Chavez De Rodriguez
TYPED OR PRINTED NAME

Allen Wilfredo Rodriguez
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC 5/20/24



[Signature]
NOTARY PUBLIC 5/20/24



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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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LAWRENCEVILLE
GEORGIA

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

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

PARCEL I.D. NUMBER: R7 - 010 - A018
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date _____

Type or Print Name and Title

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

TAX COMMISSIONER'S USE ONLY

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

Jacqueleen Garcia

NAME _____

05/15/2024

DATE _____

Tax Associate II

TITLE

LAWRENCEVILLE
GEORGIA

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

PARCEL I.D. NUMBER: R7 - 010 - 009
(Map Reference Number) District Land Lot Parcel

Date _____

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

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

Tax Associate II

TITLE

DATE _____

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Diehl, William

From: Tax <Tax@gwinnettcountry.com>
Sent: Wednesday, May 15, 2024 5:17 PM
To: Diehl, William
Subject: R7010A018 R7010 009 RE: Property Tax Verification
Attachments: Verification R7010 009 SIGNED.pdf; Verification R7010 A018 SIGNED.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for emailing the Tax Commissioner's office.

Please see attached signed tax form for R7010A018, R7010 009, 2023 and prior years are paid in full.

The 2024 taxes will be mailed out in the month of August. They have yet to be determined at this time.

Thanks,



Jacqueline Garcia

Tax Associate II | Call Center | Gwinnett County Tax Commissioner's Office
 Denise R. Mitchell, MPA, Tax Commissioner
 770-822-8800 | www.GwinnettTaxCommissioner.com

'Distinction in government and exemplary service.'

NOTE: Email is provided to employees for the administrative needs of the county. Email correspondence to/from a county email account is considered public information and subject to release under Georgia laws or pursuant to subpoena.



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From: Diehl, William <wdiehl@sgrlaw.com>
Sent: Tuesday, May 14, 2024 9:32 AM
To: Tax <Tax@gwinnettcountry.com>
Subject: Property Tax Verification

CAUTION: This email originated from outside of Gwinnett County Government. Maintain caution when opening links, attachments, or responding. When in doubt, contact phishing@gwinnettcountry.com.

Good Morning,

The City of Lawrenceville requires tax verifications for rezoning applications. Could your office verify property taxes are paid on the two parcels referenced in the attached verifications?

Thank you for your help and please let me know if any further information is needed.

Thanks,

William (Bill) Diehl
Associate

p | 404-815-3627
f | 404-685-6927
e | wdiehl@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | [My Bio](#)



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FIRST AMENDED
LETTER OF INTENT
and
IMPACT ANALYSIS

and

Other Material Required by
City of Lawrenceville Zoning Ordinance
for the
Rezoning and Concurrent Variance Application

of

MCKINLEY HOMES, LLC

for

± 17.47 Acres of Land
located at 0 Hillcrest Green Drive
PIN: R7010 009 & R7010 A018 Gwinnett County, Georgia

**From RS-150 to RM-24 and
Associated Concurrent Variances**

Submitted for Applicant by:

Dennis J. Webb, Jr.
William J. Diehl
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

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I. INTRODUCTION

This project proposes the development of Class A luxury rental units with mixed densities and housing-products on an undeveloped lot currently zoned RS-150. The property is a 17.47 acre assemblage (Property Identification Numbers: R7010 009 & R7010 A018) adjoining Highway 316 to the north and the Groves of Lawrenceville apartment community and Dogwood Lane neighborhood to the south (the “Subject Property”). This proposal seeks rezoning to the RM-24 zoning district and concurrent variances to the setbacks from Highway 316 and from the right of way from the cul-de-sac at the termination of Hillcrest Green Drive, as required by the City of Lawrenceville Zoning Ordinance (the “Zoning Ordinance”). The development envisions the construction of a 227-unit, mixed housing-style community featuring 194 apartment units and 33 townhomes developed in a new urbanist, walkable layout and employing modern farmhouse architecture. The Development results in a density of 12.99 units per acre and will prioritize luxury units intended for a professional market. In keeping with this upscale concept, the Development will include modern amenities such as a clubhouse, resort style-pool, playground, multiuse trail and dog park, among other amenities.

The site is in close proximity to expanding employment centers in the City, such as Northside Hospital Gwinnett and Georgia Gwinnett College (“GGC”), positioning the development to support anticipated (and significant) increases in employment opportunities and population growth within the City. The development expands Lawrenceville’s limited Class A rental inventory, while embracing the high standard for development set by the Lawrenceville Lawn and other similar developments. The resulting product is a community that is connected, vibrant, and intentionally developed to highlight Lawrenceville’s amenities and to provide an attractive and modern gateway into the City from Highway 316.

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Access to Lawrenceville's trail system is particularly important to this Development and its goals for providing walkability, active amenities and convenience. A portion of land in the northeast corner of the Property will be dedicated to the City, providing the City's trail system with critical connectivity under Highway 316 and dedicated pedestrian access between GGC and downtown Lawrenceville. This civic space amenity is intentionally highlighted by the development plans, with buildings and landscaping oriented to address and facilitate connectivity with the Development. Further, the primary multi-family building is oriented to face the multi-use trail, providing an inviting and attractive architectural façade from the path. An internal multi-use trail will connect all the units in the community and the Dogwood Lane community to the Lawrenceville trail system via a dedicated pedestrian path. The improvements will help foster a walkable and new-urbanist feel to the development, as opposed to the vehicle-centric, garden style multifamily development of decades past.

Residents entering and exiting the development by vehicle will utilize Hillcrest Green Drive which has direct connectivity to Hurricane Shoals Road at a signalized intersection with designated lefthand turning lanes. The site also benefits from easy connectivity to major transportation thoroughfares, such as Highway 316, Duluth Highway and Collins Hill Road. Residents utilizing the adjoining trail system to access retail facilities (many of which are slated for considerable improvements in connection with an adjoining development) or GGC have less than a half mile walk to GGC or to the retail/grocery amenities on Collins Hill Road. The development will be parked above standards, with parking spaces dispersed throughout the community to ensure accessible parking facilities and reduce concentrations of impervious surfaces. Some of the parking facilities will be improved with unit garages available for residents. The garages will be constructed with masonry materials and will be fully enclosed. An additional

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emergency access point will be developed from Dogwood Lane. To preserve the established residential neighborhood on this street, this access point will be gated with a knox-box and will be used as an emergency-only entrance. Additionally, recreational amenities will be developed on portions to enhance the amenity offerings for residents. The property will preserve tree cover and landscaping will be supplemented where necessary to enhance screening.

The rezoning is supported by the Comprehensive Plan, which places the Property in the Community Mixed Use area. The Character Area envisions higher-density residential communities that “promot[e] walkability and enhance[e] the overall accessibility and convenience of the neighborhood.” (Comp. Plan, pg. 53). As discussed in greater detail below, the development provides additional and newer multifamily inventory, a priority identified in the Comprehensive Plan and the City’s recently adopted Housing Study. That study specifically identified the need for diversifying and re-energizing the City’s aging multifamily housing inventory (See Housing Strategy, p. 8). Expanding rental inventories and products for younger or recently relocated professionals is central to the City’s goals of fostering and retaining an engaged population with the means and desire to make long-term investments within the City.

Lawrenceville’s need for multifamily housing may be more acute than those of other communities within Gwinnett County, particularly given the expansion of Northside Hospital and growth of GGC. Lawrenceville’s projected demographics when compared to other communities, lean more heavily toward younger professionals (employed at Northside Hospital, Gwinnett County or the City of Lawrenceville) and students attending GGC and nearby Philadelphia College of Osteopathic Medicine (“PCOM”) (See Comp. Plan pp. 33 & 40 (recognizing changing demographics and shifts those changes may have on housing preferences)). These individuals often have the incomes to support higher-quality housing but are not interested in longer-term housing

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ownership, either enjoying Lawrenceville's amenities during their limited tenures at local colleges, or during their transitions to homeownership. Additionally, this demographic is more likely to utilize public amenities (such as trails) and is more likely to patronize local restaurant and retail establishments.

The development team sees this community not only as a landing spot for these young and new residents of the City but also as a launching-off point, helping to foster subsequent investment in for-sale housing products in the area as residents' careers and families expand. This development introduces Lawrenceville to new residents in a centrally located and amenitized community that is connected to and a part of Lawrenceville's expanding employment and commercial centers. The Development incorporates two distinct housing products within the centrally managed property, including 33 two-car garage townhomes and 194 multi-family homes divided among three buildings. This configuration allows for variations in unit sizes, which broaden offerings and extend the appeal to residents, particularly younger professionals with varying needs for square footages. The community will be maintained and operated by an established and committed management team, which will ensure that residents receive the Class-A apartment product they desire, with exquisite amenities and essentially no-maintenance obligations on residents.

In addition to this rezoning request, the Applicant also seeks variances from the setback requirements of the Zoning Ordinance. A reduction in the setback from Highway 316 is requested, reducing the buffer from 50 feet to 30 feet. This design is necessitated by the shape of the lot and the perennial stream that splits the lot widthwise and, accordingly, reduces access points. Even with this reduction, the size of the existing right-of-way from Highway 316 will significantly set

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the development back from the highway. Further, the Property's topography and the existing buffer will reduce direct sightlines between the development and the highway.

A variance in the setback from Hillcrest Green Drive is also sought, requesting a reduction from 50 feet to 0 feet from the right-of-way. Hillcrest Green Drive is a public road that terminates in a currently developed cul-de-sac with a right-of-way dedication on the Property of over 100 feet in diameter. Extending an additional 50-foot setback from this cul-de-sac would eliminate large portions of developable land on the Property. Further, the Development's desire to emphasize a new urbanist style with connectivity to the multi-use trail requires that setbacks from parking and transportation rights-of-way be minimized. Doing so allows the development to better emphasize and address public amenities such as the trail. It also provides a better transition between the uses of land. A strict application of the Zoning Ordinance and these setbacks would result in a hardship upon the Property's reasonable development given the unique geographic and topological features of this Property. Additionally, the variances allow for higher quality architectural and site design features of this community.

II. IMPACT ANALYSIS FOR REZONING

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 Development's proposed multifamily residential use is compatible with surrounding development and uses of land. To the southeast of the Property is the Groves of Lawrenceville, a multifamily rental development currently zoned RM-12. The rental-community development was constructed in 2002 and features older, townhome-style, two-story apartments with no covered parking. To the Southeast of the Property is a large commercial shopping center anchored by Kohl's and Walmart. The Northern boundary of the Property abuts Highway 316.

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Other multifamily communities exist within close proximity to the Property. In Lawrenceville's municipal limits, the SYNC at Ten Oaks apartment community is similarly located between a commercial center (now the Northside Resource Center and Primary Care facilities) and Highway 316. Other apartment communities along the same road (Walther Road) but located in unincorporated Gwinnett County are the Sugar Mill and Parc @ 980 communities. Both developments are within approximately half a mile of the Property and each were developed in 1997. Along Collins Hill Road is an approved multi-family and mixed used community, with approximately 300-units being constructed, additional commercial and retail space, and slated improvements to the facades of existing buildings.

Development patterns and uses, thus, are of relatively high intensities and are compatible with the denser multifamily community envisioned here. The surrounding uses show a clear precedent for multifamily development along this corridor. Many of the surrounding multifamily developments, like the community envisioned here, adjoin the Highway 316 and are accessed by minor collector streets. Moreover, the development reduces its density as it transitions toward the more established residential communities on Dogwood Lane, reducing the impact of the development on this established community. Additional housing units will not interfere with the surrounding uses.

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

As previously described, the surrounding uses are of similar densities and intensity of uses. Other multifamily developments exist within the area and are similarly situated on parcels that adjoin Highway 316. Although this precedent exists, this development will not create an oversupply of multifamily units. The City has an identified need to expand multifamily housing units, particularly with newer units developed for young professionals in the healthcare and public

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administration industries. The demand arises not only from demand for new rental housing¹ but also an by housing turnover, increase in housing demand arising from the desired replacement of depreciated multifamily units with newer, modern facilities as renters look to upgrade their rental housing. In all, the Comprehensive plan identifies the need for more than 1,000 total rental units in the City over the next twenty years (Comp. Plan p. 122).

The proposed multifamily use will be complementary to the surrounding commercial and institutional uses. New residents will provide an active consumer base for surrounding commercial and retail properties. The development of the multi-use trail on the northeastern section of the Property will provide residents with safe and pedestrian-specific walking access to commercial businesses, many of which are located less than half a mile from the Property. The trail also permits residents to access GGC and downtown Lawrenceville, helping to foster meaningful pedestrian activity across important economic and institutional sectors of the City. The Development's proximity to the college and the commercial/retail amenities is approximately the same distance from Lawrenceville City Hall to the Historic Courthouse, making walking or biking a feasible and attractive option for many residents. Further, the site plan will emphasize this connectivity and encourage use by providing landscaping, signage, and hardscaping to direct residents to the trail.

The development also addresses important housing shortcomings recognized in the Comprehensive Plan and the 2022 Housing Study. The study recognizes that well over 12,000 people are employed in Lawrenceville's the Public Administration and Health Care industries. (See Housing Study Presentation, p. 7). Despite large numbers of employees engaged in relatively high paying jobs, few of those employees live in Lawrenceville. The gap, according to the Housing

¹ The Comprehensive Plan identifies the need for 350 additional new rental housing units in the City within the next twenty years. (Comp. Plan p. 122).

Study, leaves more than 10,000 employees exiting the City at the end of the workday and heading outside of the City to live, shop, and engage (Housing Study Presentation, p. 17).

In large part, this gap is a consequence of the lack of housing supply to address unique demands associated with this particular demographic. This Development provides a mix of housing types and styles, offering professionals looking for rental housing in Lawrenceville with the ability to rent Class A apartment flats or exquisitely maintained and attractive townhomes. Every unit is offered with access to resort style amenities and with no-maintenance obligations. Lawrenceville generally lacks this quality of rental-housing inventory. As currently situated, potential residents must either look toward the relatively few Class A rental apartments units available in the City or look to rent older, more traditional single family homes and assume the obligations for lawn and home maintenance generally associated with these types of rental-housing products. For many, neither is attractive and, when faced with these obstacles, many professionals choose to find other housing options outside of the City and commute into Lawrenceville, as opposed to living in the community.

The development proposed here provides Class A rental units for the growing healthcare and other professional employees working in Lawrenceville and provides housing that attracts employees currently unable to purchase for-sale housing products in close proximity to their work and within the City limits. That is, the development's intended market are younger professionals where residents will first be introduced to the breadth of services, facilities, and lifestyle Lawrenceville offers.

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

The Property's current zoning is RS-150, a large lot single family zoning district. Given the Property's proximity to Highway 316, topography and the surrounding intensity of uses, a low-

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density single-family development is not feasible on nor reasonable for the Property. Intervening zoning districts, likewise, are not feasible for development of the Property. The Property is situated such that only the requested zoning district provides any reasonably economic use.

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 development will not result in an excessive burden to existing infrastructure, utilities, or schools. As will be demonstrated in a traffic study that will be provided in connection with this application, the projected development is not anticipated to create traffic issues. Residents will primarily use Hurricane Shoals to enter and exit the Property, driving east to access Collins Hill Road and west to access Duluth Highway. Hurricane Shoals and Collins Hill Roads are classified as major collector streets. Duluth Highway is classified as a minor Arterial Road. As reflected in the traffic study which will be supplemented with the application, the development is not expected to impact the levels of service for any of these throughfares.

The development is unlikely to have a material impact on schools. The absence of three-bedroom apartments limits the extent to which families with children will likely be residents of the community. Two-bedroom apartments are offered in a roommate layout with separate ensuite bathrooms. The townhome products similarly are not of the style or size that would be attractive to most families. The development is more likely to attract younger professionals and empty nesters than established families with school-aged children. Nevertheless, there appears to be sufficient capacity at Central Gwinnett High School and Lawrenceville Elementary School to accommodate any increase in students.

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

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The Comprehensive Plan, as previously noted, identifies the need for newer rental communities in Lawrenceville (Comp. Plan p. 116). The need arises from projected population growth, fueled largely by the expansion of Northside Hospital and the existing public administration operations within the City (Comp. Plan pg. 106). These expanding industries often employ younger individuals just beginning professional careers, who often lack the immediate desire or ability to purchase for-sale homes (Comp. Plan. pg. 40). Millennial and Generation Z professionals are typically in the market for newer and larger Class A apartment communities with amenities, connectivity, and luxury units. This is a target market for the Development envisioned here and the site plan address these unique demands, providing luxury style apartments, “lock-and-leave” townhome rentals, modern amenities, and connectivity by way of the multiuse trail.

The Comprehensive Plan identifies the lack of higher-end apartment developments in the City. As noted, much of the City’s apartment inventory is more than twenty years old and only 430 new rental units have been constructed since 2010 (Comp. Plan p. 118). This aged inventory, as the Comprehensive Plan identifies, should be “phased out” and replaced by newer developments with modern design and amenity features like those proposed here (Comp. Plan p. 131). The proposed development provides new higher-end multifamily units in-line with the quality of development set by the Lawrenceville Lawn development and other developments which have leveraged their location and outdoor spaces to create more connected communities. This development style is encouraged in the Comprehensive Plan, which calls for “[e]mbracing innovative housing models that align with changing lifestyles and preferences” (Comp. Plan, pg. 125).

This high standard of development is also consistent with the spirit of the Community Mixed Use character area in which the Property is located. The character area envisions “vibrant

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and walkable neighborhoods” that “promot[e] walkability and enhance[e] the overall accessibility and convenience of the neighborhood” (Comp. Plan p. 53). This development meets these standards by utilizing a property that otherwise would be undevelopable for traditional single-family residential or commercial development. Indeed, the site presents development challenges that preclude any development that could meet the quality and standard the City should expect on one of its primary gateways. This development creates a diversity of luxury-style housing options and types. Further, the development provides a community that is connected to GGC and downtown Lawrenceville. While there are no commercial uses within the development, the site plan is specifically engineered to engage the surrounding commercial and retail facilities and encourages residents to utilize the multiuse trail to access those businesses.

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.

Existing and changing conditions support the zoning proposal. Lawrenceville continues to be a target for the expansion of medical and other institutional facilities in the Northeast Georgia area. Northside Hospital Gwinnett will become the hospital’s largest facility in the state, even surpassing its traditional Atlanta campus. These expansions have increased projections for growth within the City, even from the relatively recently adopted Housing Study and the Comprehensive Plan. Accordingly, some of the modeling from each plan may have understated housing demand calculations. Even with the prior calculations, however, the development addresses an undersupply of multifamily housing inventory and recent expansions only further reiterate the unfulfilled demand in the area.

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III. NOTICE OF CONSTITUTIONAL CHALLENGE TO UNDERLYING ZONING AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that the current zoning classification of the Property and any proposed intervening district is unconstitutional and that rules relative to the Property owner's right to use the Property established in the Lawrenceville Zoning Ordinance, to the extent they prohibit this use, constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

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

A refusal to allow the development in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law,

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O.C.G.A. § 36-66-1 *et seq.*, due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

IV. **CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the proposed rezoning be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 14th day of June, 2024.

Respectfully submitted,

/s/ Dennis J. Webb, Jr.
Dennis J. Webb, Jr.
William J. Diehl
Attorneys for Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

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LEGAL DESCRIPTION
OVERALL TRACT

11.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 1/2 inch rebar, said rebar having coordinates of North 1,445,296.0 and East: 2,345,220.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located at the intersection of the southeasterly right of way line of S.R. 316 (a.k.a. U.S. Hwy 20) (variable public right of way) (limited access) and common land lot line between Land Lots 9 and 10; thence along said southeasterly right of way line of S.R. 316 and common land lot line between Land Lots 9 and 10 South 30 degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed along said southeasterly right of way of S.R. 316 the following courses and distances: North 49 degrees 44 minutes 30 seconds East a distance of 759.70 feet to a found right of way monument; North 41 degrees 24 minutes 48 seconds East a distance of 207.49 feet to a found right of way monument; along a curve turning to the right with an arc length of 781.77 feet, having a radius of 1727.54 feet, being subtended by a chord bearing of North 62 degrees 40 minutes 55 seconds East, and a chord length of 775.12 feet to a found concrete monument; thence leaving said southeasterly right of way and proceed South 30 degrees 13 minutes 16 seconds East a distance of 453.72 feet to a found iron pin with cap; thence South 61 degrees 23 minutes 08 seconds West a distance of 163.73 feet to a found iron pin with cap on the northeasterly right of way of Hillcrest Green Drive (60 foot public right o way); thence along said northeasterly right of way the following courses and distances: North 42 degrees 31 minutes 30 seconds West a distance of 51.79 feet to a point; along a curve turning to the right with an arc length of 5.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of North 28 degrees 55 minutes 31 seconds West, and a chord length of 5.22 feet to a point; along a reverse curve turning to the left with an arc length of 295.24 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 23 degrees 50 minutes 07 seconds West, and a chord length of 75.57 feet to a point located on the southwesterly right of way of said Hillcrest Green Drive; thence along said southwesterly right of way the following courses and distances: with a reverse curve turning to the right with an arc length of 14.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of South 79 degrees 49 minutes 08 seconds East, and a chord length of 13.29 feet to a point; South 34 degrees 51 minutes 44 seconds East a distance of 5.72 feet to a found iron pin with cap; thence leaving said southwesterly right of way and proceed South 60 degrees 24 minutes 30 seconds West a distance of 556.73 feet to a found angle iron; thence South 60 degrees 12 minutes 03 seconds West a distance of 534.10 feet to a found 1 1/2 inch open top pipe; thence South 15 degrees 21 minutes 38 seconds West a distance of 230.27 feet to a point on the northerly right of way of Dogwood Lane (60 foot public right of way); thence along said right of way along a curve turning to the left with an arc length of 83.79 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 59 degrees 05 minutes 15 seconds West, and a chord length of 77.14 feet to a point; thence leaving said right of way North 73 degrees 50 minutes 39 seconds West a distance of 228.43 feet to a found 1 3/4 inch open top pipe located on said common land lot line between Land Lots 9 and 10; thence along said common land lot line North 31 degrees 01 minutes 45 seconds West a distance of 280.18 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING.

Tract or parcel contains 760,998 square feet or 17.470 acres.



STRUCTURE LEGEND

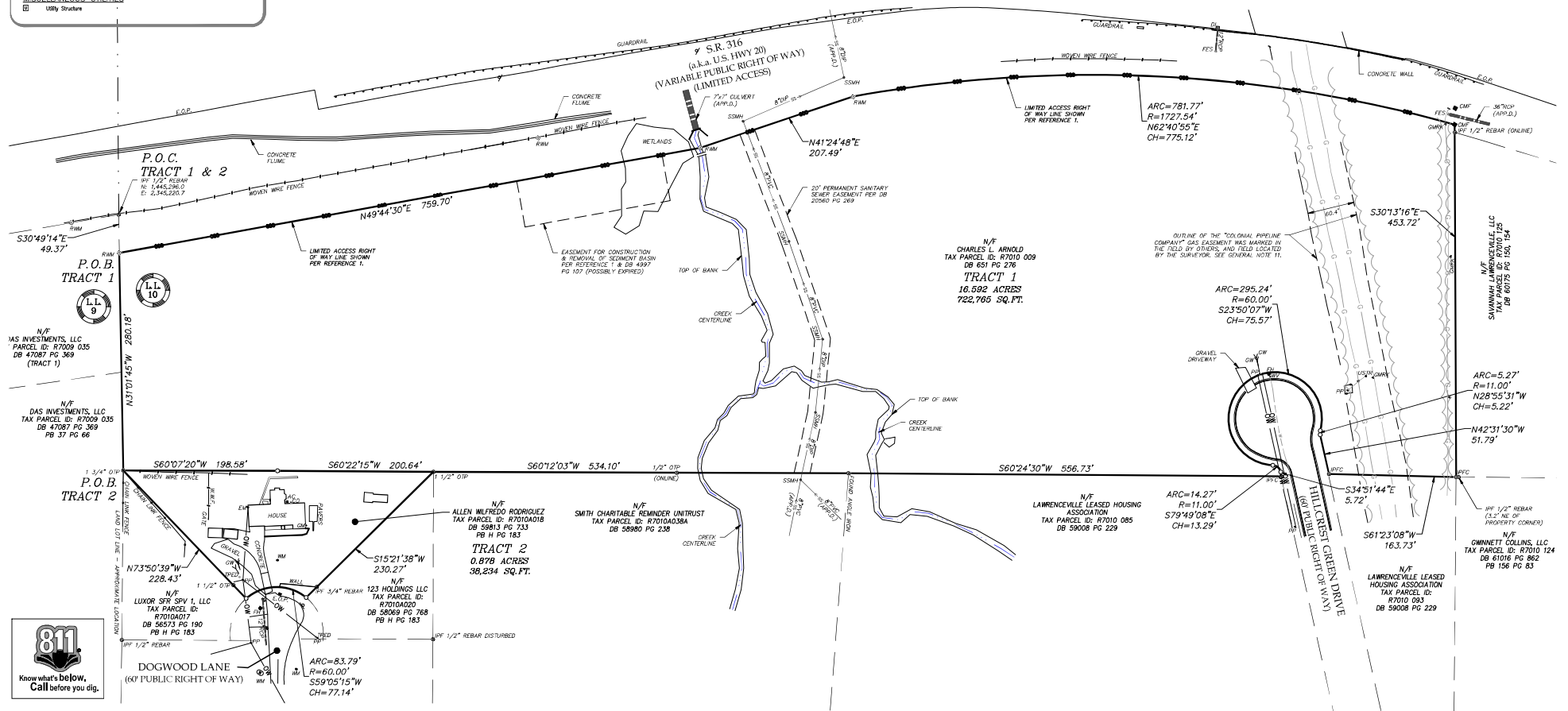
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|--------------------------------|-------------------------------|------------------------------------|-------------------------|
| ELECTRIC/POWER | | SITE / TOPOGRAPHIC FEATURES | |
| ➤ | Gas Wire | Ⓢ | Street Sign |
| ⚡ | Electric Wire | Ⓜ | Air Condition Unit |
| ⚡ | Power Line/Utility Pole | Ⓛ | Marker |
| ☆ | Street Light/Utility Pole | Ⓛ | Land Use Symbol |
| GAS | | STORM / DRAINAGE | |
| Ⓜ | Gas Meter | Ⓢ | Storm Structure (Lid) |
| Ⓜ | Gas Valve | Ⓢ | Storm Drain |
| Ⓜ | Gas Vent Pipe | Ⓢ | Catch Basin |
| Ⓜ | Gas Marker | Ⓢ | Double Wing Catch Basin |
| | | Ⓢ | Double Wing Catch Basin |
| | | Ⓢ | Wet Well |
| | | Ⓢ | Manhole Box |
| | | Ⓢ | Flange-in Section |
| SEWER | | TELEPHONE | |
| Ⓢ | Sanitary Sewer Manhole | Ⓢ | Telephone Terminal Box |
| Ⓢ | Chemical | | |
| Ⓢ | Sanitary Sewer Vent Pipe | | |
| PROPERTY MONUMENTS | | WATER | |
| Ⓢ | Right-of-Way Monument Found | Ⓢ | Fire Hydrant |
| Ⓢ | Concrete Monument Found | Ⓢ | Water Meter |
| Ⓢ | Iron Pin Found | Ⓢ | Water Valve |
| Ⓢ | Iron Pin Found (Rector's Job) | Ⓢ | Water Meter |
| MISCELLANEOUS UTILITIES | | | |
| Ⓢ | Utility Structure | | |

ABBREVIATIONS

- | | | | |
|------|-------------------|-----|---------------------|
| ACRO | Apparatus | IRM | Iron Pipe |
| ALZ | Aluminum | IRP | Right Pipe |
| CB | Carb and Carbon | ML | Monitoring |
| CH | Chemical | OF | Off of Forming |
| CHP | Chemical Pipe | OC | Open Cast Structure |
| CMP | Compressed Pipe | OP | Open Pipe |
| CS | Cross Top Pipe | PF | Pressure |
| DB | Drop | PI | Pipe |
| DI | Drop Head | PN | Pin, Not Set |
| DL | Downstream | PO | Point of Loading |
| EL | Electrical | POC | Point of Connection |
| EPAN | Electric Power | PP | Plastic |
| ES | Electric | PR | Pressure |
| F3 | Flame End Section | PS | Pressure |
| F4 | Flame End Section | PT | Pipe |
| F5 | Flame End Section | PT | Pipe |
| F6 | Flame End Section | PT | Pipe |
| F7 | Flame End Section | PT | Pipe |
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| F93 | Flame End Section | PT | Pipe |
| F94 | Flame End Section | PT | Pipe |
| F95 | | | |

LINETYPES

- | | |
|------------------------------------|-----------------------------|
| PROPERTY | EXISTING OVERHEAD |
| _____ Adjacent Property | —OW— Overhead Wires |
| _____ Property Line | EXISTING UNDERGROUND |
| _____ Center of Creek | —C— Cable |
| | —E— Electric |
| FENCE LINES | —FO— Fiber Optic |
| —X— Barb Wire Fence | —G— Gas |
| —○— Chain Link Fence | —T— Telecommunications |
| —□— Wood Fence | —W— Water |
| —#— Woven Wire Fence | —TV— Television |
| | —SS— Storm Drainage Line |
| SITE / TOPOGRAPHIC FEATURES | —SS— Sanitary Sewer |
| ○ Guardrail | |



ALTA/NSPS LAND TITLE SURVEY
FOR
MCKINLEY HOMES
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

CITY OF LAWRENCEVILLE

GWINNETT COUNTY
GEORGIA

SHEET 1 OF 2

DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 21256.01
DATE: 6/5/2024
SCALE: 1" = 60'
DATE OF FIELD WORK: 5/31/24

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13135C00070, PANEL 73 OF 155, EFFECTIVE DATE SEPTEMBER 28, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS8), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMENT NO. 24-0072A WITH AN EFFECTIVE DATE OF 04/16/2024 @ 5:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE NOTED TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY HAS DIRECT ACCESS TO HILLCREST GREEN DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A _____ (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = _____ CM, EQUATING TO +/- _____ CM AT 95% PERCENTILE. ACTUAL NVA ACCURACY WAS FOUND TO BE +/- _____ CM AT THE 95th PERCENTILE.
11. SURVEYOR SUGGEST FOR CLIENT TO CONTACT COLONIAL PIPELINE COMPANY TO VERIFY EXACT LIMITS OF GAS LINE EASEMENT.

REFERENCES

1. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, RIGHT OF WAY OF PROPOSED SR 20 INTERCHANGE, (LSJ01-004-00108), GWINNETT COUNTY, FEDERAL AID PROJECT, PLANS PREPARED BY FBS&A, PLANS COMPLETED DATE 10/11/07, LAST REVISED 01/18/11.

LEGAL DESCRIPTION - TITLE (TRACT 2)

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District of Gwinnett County, Georgia, being Lots 10 and 11, Block 9 of Northern Heights Subdivision as shown on plat of Northern Heights Subdivision as same is recorded in Plat Book H, page 183, Gwinnett County, Georgia Records. The description of said property as contained on said plat is hereby incorporated herein and made an essential part of hereof by reference. Said property having the address of 208 Dogwood Lane according to the present system of numbering houses in the City of Lawrenceville, Gwinnett County, Georgia.



Know what's below.
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330 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30079
(770) 454-5100
C.O.# A-3000004

REVISIONS				
5				
4				
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1				
REV	DATE	DESCRIPTION	BY	

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY: HILLCREST GREEN DRIVE, LAWRENCEVILLE, GA 30092
3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
4. GROSS LAND AREA OF SUBJECT PROPERTY IS 17,470 ACRES.
- 6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THESE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS:
11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.
13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.
14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CLIENT'S DESIGNATED REPRESENTATIVE, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION - OVERALL TRACT (SURVEY)

All that TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 1/2 inch rebar, said rebar having coordinates of North 1,445,286.0 and East: 2,345,220.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located at the intersection of the southeasterly right of way line of S.R. 316 (a.k.a. U.S. Hwy 20) (variable public right of way) (limited access) and common land lot line between Land Lots 9 and 10; thence along said southeasterly right of way line of S.R. 316 and common land lot line between Land Lots 9 and 10 South 30 degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed along said southeasterly right of way of S.R. 316 the following courses and distances: North 49 degrees 44 minutes 30 seconds East a distance of 759.70 feet to a found right of way monument; North 41 degrees 24 minutes 48 seconds East a distance of 207.49 feet to a found right of way monument; along a curve turning to the right with an arc length of 781.77 feet, having a radius of 1727.54 feet, being subtended by a chord bearing of North 62 degrees 40 minutes 58 seconds East, and a chord length of 775.12 feet to a found concrete monument; thence leaving said southeasterly right of way and proceed South 30 degrees 13 minutes 16 seconds East a distance of 453.72 feet to a found iron pin with cap; thence South 61 degrees 23 minutes 03 seconds West a distance of 163.73 feet to a found iron pin with cap on the northeasterly right of way of Hillcrest Green Drive (60 foot public right of way); thence along said northeasterly right of way the following courses and distances: North 42 degrees 31 minutes 30 seconds West a distance of 51.79 feet to a point; along a curve turning to the right with an arc length of 5.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of North 28 degrees 55 minutes 31 seconds West, and a chord length of 5.22 feet to a point; along a reverse curve turning to the left with an arc length of 295.24 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 23 degrees 50 minutes 07 seconds West, and a chord length of 75.57 feet to a point located on the southeasterly right of way of said Hillcrest Green Drive; thence along said southeasterly right of way the following courses and distances: with a reverse curve turning to the right with an arc length of 14.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of South 79 degrees 49 minutes 08 seconds East, and a chord length of 15.29 feet to a point; thence South 34 degrees 51 minutes 44 seconds East a distance of 5.72 feet to a found iron pin with cap; thence leaving said southeasterly right of way and proceed South 60 degrees 24 minutes 30 seconds West a distance of 534.10 feet to a found 1 1/2 inch open top pipe; thence South 60 degrees 22 minutes 15 seconds East a distance of 200.64 feet to a point; thence North 60 degrees 07 minutes 20 seconds West a distance of 198.58 feet to a found 1 3/4 inch open top pipe located on said common land lot line between Land Lots 9 and 10; thence along said common land lot line North 31 degrees 01 minutes 45 seconds West a distance of 280.18 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING.

Tract or parcel contains 760,998 square feet or 17,470 acres.

TITLE EXCEPTIONS - TRACT 2

First American Title Insurance Company Commitment number 24-0072A with an effective date of 04/16/2024 at 5:00 PM was used in the preparation of this survey and the listed exceptions are as follows:

8. All matters as shown on that certain ALTA/NSPS Survey for McKinley Homes U.S. LLC and First American Title Insurance Company prepared by _____ Georgia RLS # _____ dated _____
9. All matters shown on recorded plat filed in Plat Book H, page 183, Gwinnett County, Georgia records.
Comment: Affects subject property, as shown on survey.

LEGAL DESCRIPTION - TRACT 1 (SURVEY)

All that TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 1/2 inch rebar, said rebar having coordinates of North 1,445,286.0 and East: 2,345,220.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located at the intersection of the southeasterly right of way line of S.R. 316 (a.k.a. U.S. Hwy 20) (variable public right of way) (limited access) and common land lot line between Land Lots 9 and 10; thence along said southeasterly right of way line of S.R. 316 and common land lot line between Land Lots 9 and 10 South 30 degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed along said southeasterly right of way of S.R. 316 the following courses and distances: North 49 degrees 44 minutes 30 seconds East a distance of 759.70 feet to a found right of way monument; North 41 degrees 24 minutes 48 seconds East a distance of 207.49 feet to a found right of way monument; along a curve turning to the right with an arc length of 781.77 feet, having a radius of 1727.54 feet, being subtended by a chord bearing of North 62 degrees 40 minutes 58 seconds East, and a chord length of 775.12 feet to a found concrete monument; thence leaving said southeasterly right of way and proceed South 30 degrees 13 minutes 16 seconds East a distance of 453.72 feet to a found iron pin with cap; thence South 61 degrees 23 minutes 03 seconds West a distance of 163.73 feet to a found iron pin with cap on the northeasterly right of way of Hillcrest Green Drive (60 foot public right of way); thence along said northeasterly right of way the following courses and distances: North 42 degrees 31 minutes 30 seconds West a distance of 51.79 feet to a point; along a curve turning to the right with an arc length of 5.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of North 28 degrees 55 minutes 31 seconds West, and a chord length of 5.22 feet to a point; along a reverse curve turning to the left with an arc length of 295.24 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 23 degrees 50 minutes 07 seconds West, and a chord length of 75.57 feet to a point located on the southeasterly right of way of said Hillcrest Green Drive; thence along said southeasterly right of way the following courses and distances: with a reverse curve turning to the right with an arc length of 14.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of South 79 degrees 49 minutes 08 seconds East, and a chord length of 15.29 feet to a point; thence South 34 degrees 51 minutes 44 seconds East a distance of 5.72 feet to a found iron pin with cap; thence leaving said southeasterly right of way and proceed South 60 degrees 24 minutes 30 seconds West a distance of 534.10 feet to a found 1 1/2 inch open top pipe; thence South 60 degrees 22 minutes 15 seconds East a distance of 200.64 feet to a point; thence North 60 degrees 07 minutes 20 seconds West a distance of 198.58 feet to a found 1 3/4 inch open top pipe located on said common land lot line between Land Lots 9 and 10; thence along said common land lot line North 31 degrees 01 minutes 45 seconds West a distance of 280.18 feet to a found right of way monument, said monument being the TRUE POINT OF BEGINNING.

Tract or parcel contains 722,765 square feet or 16,592 acres.

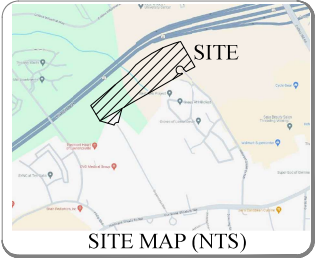
LEGAL DESCRIPTION - TRACT 2 (SURVEY)

All that TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 1/2 inch rebar, said rebar having coordinates of North 1,445,286.0 and East: 2,345,220.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located at the intersection of the southeasterly right of way line of S.R. 316 (a.k.a. U.S. Hwy 20) (variable public right of way) (limited access) and common land lot line between Land Lots 9 and 10; thence along said southeasterly right of way line of S.R. 316 and common land lot line between Land Lots 9 and 10 South 30 degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument; thence leaving said southeasterly right of way of S.R. 316 said continue along said common land lot line South 31 degrees 01 minutes 45 seconds East a distance of 280.18 feet to a found 1 3/4 inch open top pipe, said pipe being the TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed North 60 degrees 07 minutes 20 seconds East a distance of 198.58 feet to a point; thence North 60 degrees 22 minutes 15 seconds East a distance of 200.64 feet to a found 1 1/2 inch open top pipe; thence South 15 degrees 21 minutes 38 seconds West a distance of 203.27 feet to a point on the northerly right of way of Dogwood Lane (60 foot public right of way); thence along said right of way along a curve turning to the left with an arc length of 83.79 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 59 degrees 05 minutes 15 seconds West and a chord length of 77.14 feet to a point; thence leaving said right of way North 73 degrees 50 minutes 39 seconds West a distance of 228.43 feet to a found 1 3/4 inch open top pipe, said pipe being the TRUE POINT OF BEGINNING.

Tract or parcel contains 38,234 square feet or 0.878 acres.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "E5103", "E5105", GEOMAX ZOOM80 ROBOTIC STATION, A GEOMAX ZENUS800 SERIES DATA COLLECTOR, EPOS 201L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 594,403 FEET.

To McKinley Homes and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, which is established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 5/31/2024.

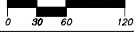
Date of Map or Plat: 6/5/2024

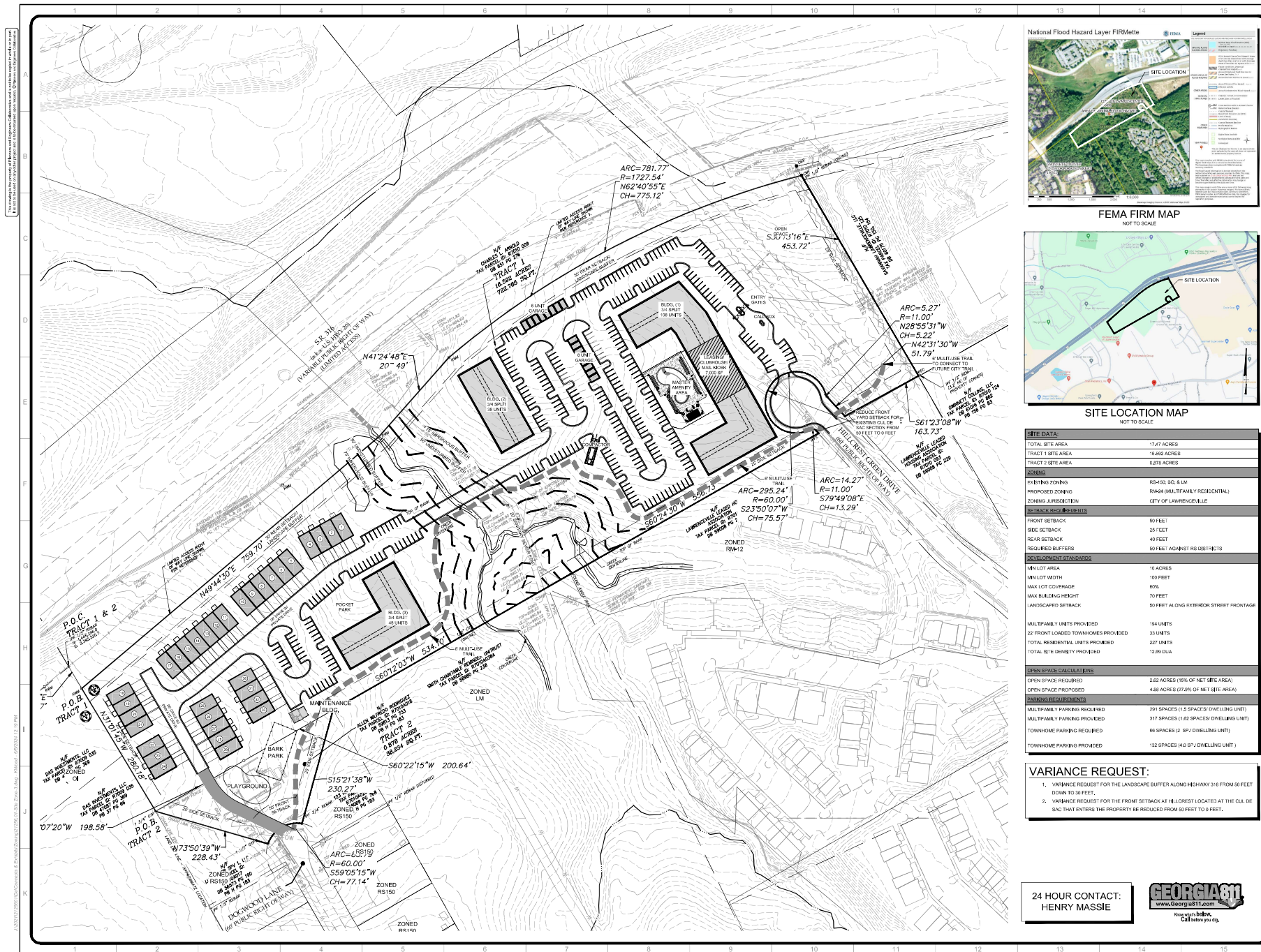
Surveyor's Signature _____

Printed name _____

SHEET 2 OF 2

DRAWN BY: MS
CHECKED BY: JH
FILE NO.: 21256.01
DATE: 6/5/2024
SCALE: 1" = 60'
DATE OF FIELD WORK: 5/31/24



[illegible]



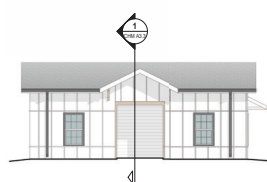


RZM2024-00016
RECEIVED: JUNE 24, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

GENERAL NOTE:
AT ROOF CORNERS, LOCATE DOWNPOLTS
TIGHT TO BUILDING CORNER. AT FIELD
LOCATIONS, CENTER DOWNPOLTS BETWEEN
WINDOWS.

EXTERIOR MATERIAL LEGEND

-  FIBER CEMENT BOARD AND BATTEN
SIDING EQUAL TO JAMES HARDIE.
PAINT COLOR TO BE SELECTED BY
ARCHITECT. FOR HORIZONTAL
BATTEN HEIGHTS, SEE 2 / APT A2.2
-  FIBER CEMENT LAP SIDING EQUAL TO
JAMES HARDIE. SMOOTH TEXTURE WITH "F"
EXPOSURE. PAINT COLOR TO BE
SELECTED BY ARCHITECT.
-  FIBER CEMENT PANEL EQUAL TO JAMES
HARDIE. SMOOTH TEXTURE. PAINT COLOR
TO BE SELECTED BY ARCHITECT.
-  STAINED WOOD FRAMING / TRIM
COMPONENTS
-  EXHAUST VENT CAPS -
SEE MECHANICAL FOR
SIZES. PAINT TO MATCH
ADJACENT SIDING.
PROVIDE SINGLE 1X
FIBER CEMENT TRIM
BACKER BLOCK
CENTERED ON VENT
CAP. SEE ADJACENT
DRAWING.
-  1X TRIM BLOCK
-  VENT CAP



7 MAINTENANCE EAST
CHM A2.1
18' x 10'



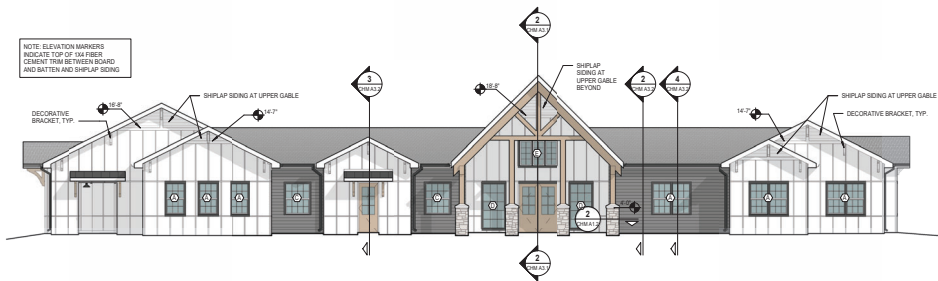
6 MAINTENANCE NORTH
CHM A2.1
18' x 10'



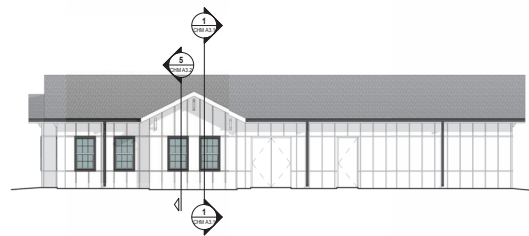
5 MAINTENANCE WEST
CHM A2.1
18' x 10'



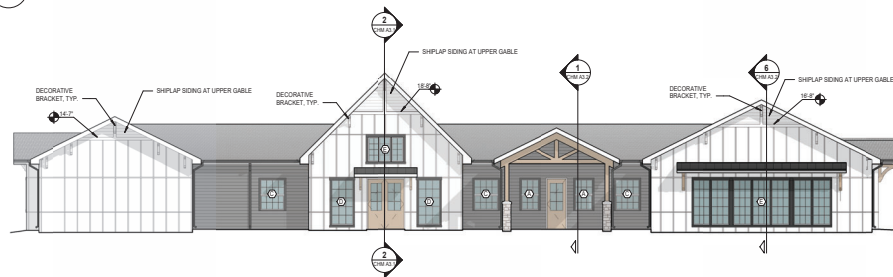
4 MAINTENANCE SOUTH
CHM A2.1
18' x 10'



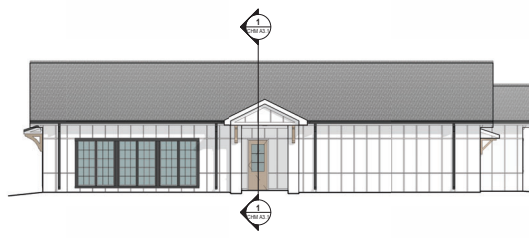
8 CLUBHOUSE SOUTH
CHM A2.1
18' x 10'



3 CLUBHOUSE EAST
CHM A2.1
18' x 10'



2 CLUBHOUSE NORTH
CHM A2.1
18' x 10'



1 CLUBHOUSE WEST
CHM A2.1
18' x 10'

RZM2024-00016
RECEIVED: JUNE 24, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

Martinson Tract Apartments
Huntsville, AL

EXTERIOR ELEVATIONS - CLUBHOUSE

PROJECT NO: FPA-071523
DRAWN: Author
CHECKED: Checker
ISSUE: 80% Design
DATE: 6/20/2024

REVISIONS

This document is the property of Fugua & Partners Architects. It is to be used only for the project and site specified on the title block. Any other use without the written consent of Fugua & Partners Architects is prohibited.









LAWRENCEVILLE

GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
-  Downtown Development Authority Boundary



0 125 250



LAWRENCEVILLE

GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
-  Downtown Development Authority Boundary



0 250 500



LAWRENCEVILLE

GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

- Subject Property
 - Parcels
 - County Maintained Streets
 - City Maintained Streets
- Zoning Districts**
- HSB Highway Service Business
 - LM Light Manufacturing
 - OI Office/Institutional
 - CMU Community Mixed Use
 - RM-12 Multifamily Residential
 - RS-150 Single-Family Residential



0 125 250



LAWRENCEVILLE

GEORGIA

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

File # RZM2024-00016

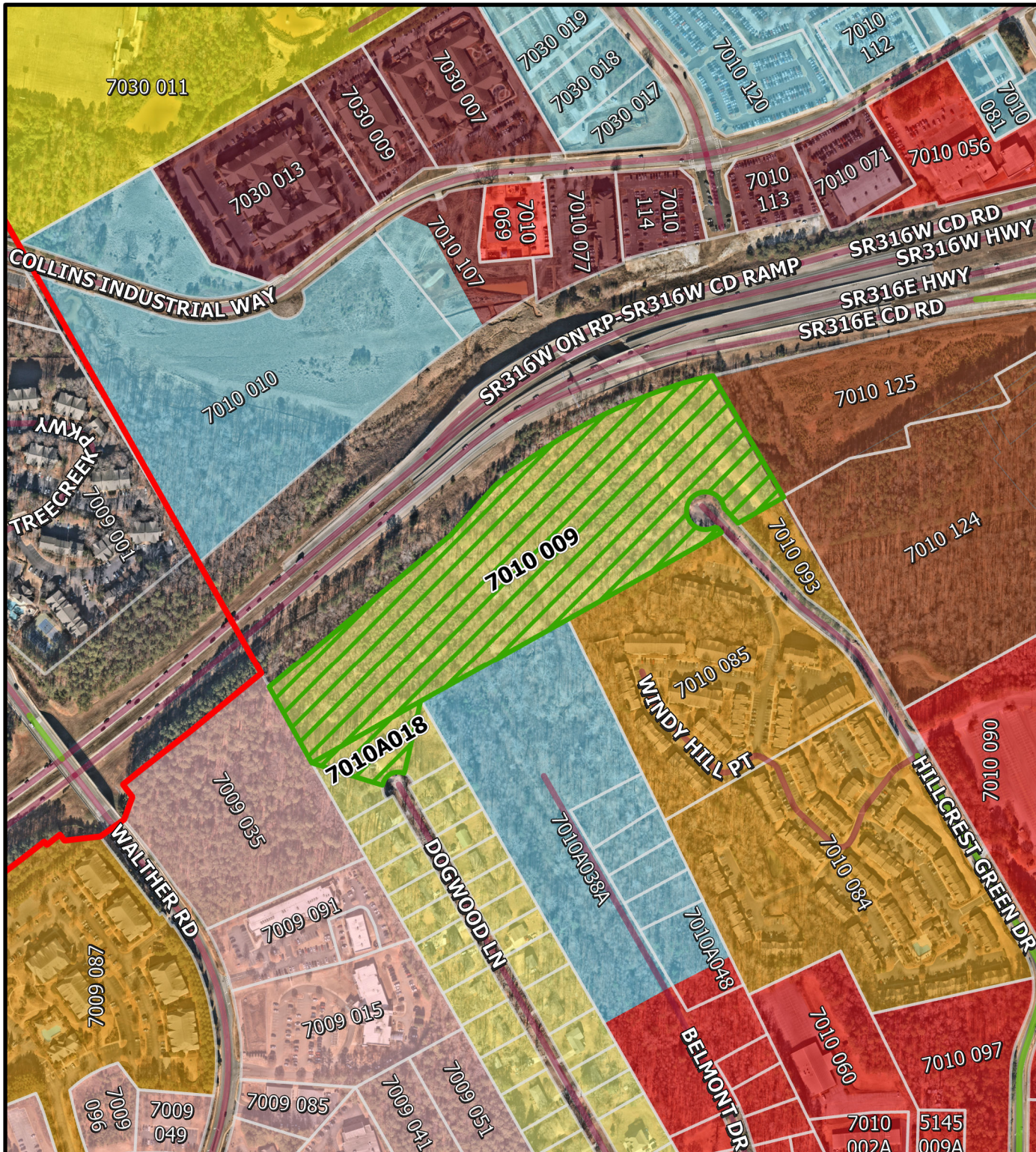
Applicant: Bill Diehl

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Zoning Districts**
 -  BG General Business
 -  HSB Highway Service Business
 -  LM Light Manufacturing
 -  OI Office/Institutional
 -  CMU Community Mixed Use
 -  RM-12 Multifamily Residential
 -  RS-150 Single-Family Residential
 -  RS-180 Single-Family Residential



0 250 500

Page 140





LAWRENCEVILLE

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

File # RZM2024-00016

Applicant: Bill Diehl

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
 -  Community Mixed Use
 -  Medical Services Cluster
 -  Education Center



0 125 250

GEORGIA

File # RZM2024-00016

Applicant: Bill Diehl

-  Lawrenceville City Limits
 Subject Property
 Parcels
 County Maintained Streets
 City Maintained Streets
- 2045 Character Areas**
-  Community Mixed Use
 Medical Services Cluster
 Education Center



0 250 500



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway
Department:	Planning and Development
Date of Meeting:	Monday, July 22, 2024
Applicant Request:	Rezone subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District)
Presented By:	Todd Hargrave, Director of Planning and Development
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Conditions

Summary: The applicant requests a rezoning for 448 Grayson Highway from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling units with a Special Use Permit to allow for 22 front-entry units with a gross density of 3.5 units per acre (UPA). The subject property is approximately 14 acres in area and is located on the northeastern right-of-way of Grayson Highway, just northwest of the Wynfield Park subdivision along Kubol Drive. The property is currently vacant and undeveloped aside from a large (approximately 1.74 acre) stormwater pond that serves the general area.

Attachments/Exhibits:

RZR2024-00022 & SUP2024-00090_Report
 RZR2024-00022 & SUP2024-00090_P&D Recommended Conditions
 RZR2024-00022 & SUP2024-00090_Application
 RZR2024-00022 & SUP2024-00090_Letter of Intent

RZR2024-00022 & SUP2024-00090_Legal Description

RZR2024-00022 & SUP2024-00090_Existing Conditions Survey

RZR2024-00022 & SUP2024-00090_Conceptual Site Plan

RZR2024-00022 & SUP2024-00090_Architectural Elevations

RZR2024-00022 & SUP2024-00090_Aerial Map – Zoomed In (1:2,750)

RZR2024-00022 & SUP2024-00090_Aerial Map – Zoomed Out (1:5,500)

RZR2024-00022 & SUP2024-00090_Zoning Map – Zoomed In (1:2,750)

RZR2024-00022 & SUP2024-00090_Zoning Map – Zoomed Out (1:5,500)

RZR2024-00022 & SUP2024-00090_Character Areas Map – Zoomed In (1:2,750)

RZR2024-00022 & SUP2024-00090_Character Areas Map – Zoomed Out (1:5,500)



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12.

Planning & Development

REZONING & SPECIAL USE

CASE NUMBER: RZR2024-00022 & SUP2024-00090

APPLICANT: ANSLEY JOHNSTON, LAND DESIGN SOLUTIONS

OWNER(S): LORENCE T BOWEN TRUSTEE CREDIT SHELTER TRUST

LOCATION(S): 446 GRAYSON HIGHWAY

PARCEL ID(S): R5148 014

APPROXIMATE ACREAGE: 12.97 ACRES

ZONING PROPOSAL: RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
TO RM-12 (TOWNHOUSE RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 34 REAR-ENTRY & 22 FRONT-ENTRY TOWNHOMES

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





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Planning & Development

12.

ZONING HISTORY

The subject property has been zoned RS-150 (Single-Family Residential District) since it was annexed into the city circa April 2004, which is the earliest zoning record on file for the parcel. There are no rezoning cases on record for the subject property.

PROJECT SUMMARY

The applicant requests a rezoning for 448 Grayson Highway from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling units with a Special Use Permit to allow for 22 front-entry units with a gross density of 3.5 units per acre (UPA). The subject property is approximately 14 acres in area and is located on the northeastern right-of-way of Grayson Highway, just northwest of the Wynfield Park subdivision along Kubol Drive. The property is currently vacant and undeveloped aside from a large (approximately 1.74 acre) stormwater pond that serves the general area.

CONCEPT PLAN





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ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to allow for the development of 56 townhouse dwelling (single-family attached) units with a gross density of 3.5 units per acre (UPA). Of these 56 units, 34 (61%) will be front-entry and 22 (39%) will be rear-entry; they are concurrently requesting a Special Use Permit to allow for the front-entry units.

Based on the conceptual site plan provided by the applicant, the development will be designed around maximizing access to public green space, with most of the rear-entry units clustered around a centralized public green. The existing 1.74-acre lake on site presents topographical hardships to the layout of the development (see below for the stream buffer reduction variances requested), but the proposal seeks to maximize its potential as a common space for prospective residents. Due to site-specific considerations, a portion of the proposed townhouse units (22) must be front-entry, but these units are set back and should be largely screened from both the public right-of-way as well as the main east-west private drive.

The development meets the following lot development standards, buffer requirements, and parking requirements as established in the Zoning Ordinance:

Article 1 Districts, Section 102.5 RM-8 Townhouse Residential District, Table B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	5 acres	12.97 acres	N/A
Minimum Unit Width	20 feet	20 feet	N/A
External Minimum Front Setback	25 feet	25 feet	N/A
External Minimum Side Setback	20 feet	20 feet	N/A
External Minimum Rear Setback	20 feet	20 feet	N/A



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Minimum Heated Floor Area	See Table Below	See Table Below	N/A
Impervious Surface Coverage	40%	40%	N/A
Maximum Building Height	35 feet	35 feet	N/A
Green / Common Space %	2.1 acres (15% of gross acreage)	4.88 acres (28% of gross acreage)	N/A
Minimum Public Green Space	3,000 SF	38,173.2 SF	N/A
Adjacency to Public Green Space	28 Rear-Entry Units (50%)	32 Rear-Entry Units (57%)	N/A

Minimum Heated Floor Area

Standard	Requirement	Proposal	Recommendation
1-bedroom	1,000 sq. ft	None	N/A
2-bedroom	1,200 sq. ft	1,200 sq. ft	N/A
3-bedroom	1,400 sq. ft (40%)	1,400 sq. ft (40%)	N/A
4-bedroom	1,600 sq. ft (10%)	None	N/A

Article 4 Buffers, 403 Buffers Table (RM-8)

Adjacent Development	Requirement	Proposal	Recommendation
RS-60	25 feet	25 feet	N/A
RS-150	50 feet	50 feet	N/A
BG	0 feet	0 feet	N/A



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Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required

Standard	Requirement	Proposal	Recommendation
Townhome (Garaged)	2 spaces per dwelling unit (132 spaces)	2 spaces per dwelling unit (132 spaces)	N/A
Townhome (Driveway)	2 spaces per dwelling unit (132 spaces)	2 spaces per dwelling unit (132 spaces)	N/A
Guest Spaces (On-Street)	N/A	21 spaces	N/A

The requested variances are as follows:

1. A variance from the **Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards**. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
2. A variance from the **Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards**. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.

SURROUNDING ZONING AND USE

The area surrounding the subject property consists of both commercial and residential uses and zoning categories. The property immediately to the north/northwest is a self-storage facility zoned BG (General Business District), as are the commercial/retail businesses located across Grayson Highway (including Kroger). The Wynfield Park residential subdivision is located to the south/southeast of the subject property and is zoned RS-60 (Single-Family Residential District). Finally, the Acadia Woods residential subdivision abuts the property on its eastern edge, composed of single-family dwelling units zoned RS-150 (Single-Family Residential District).



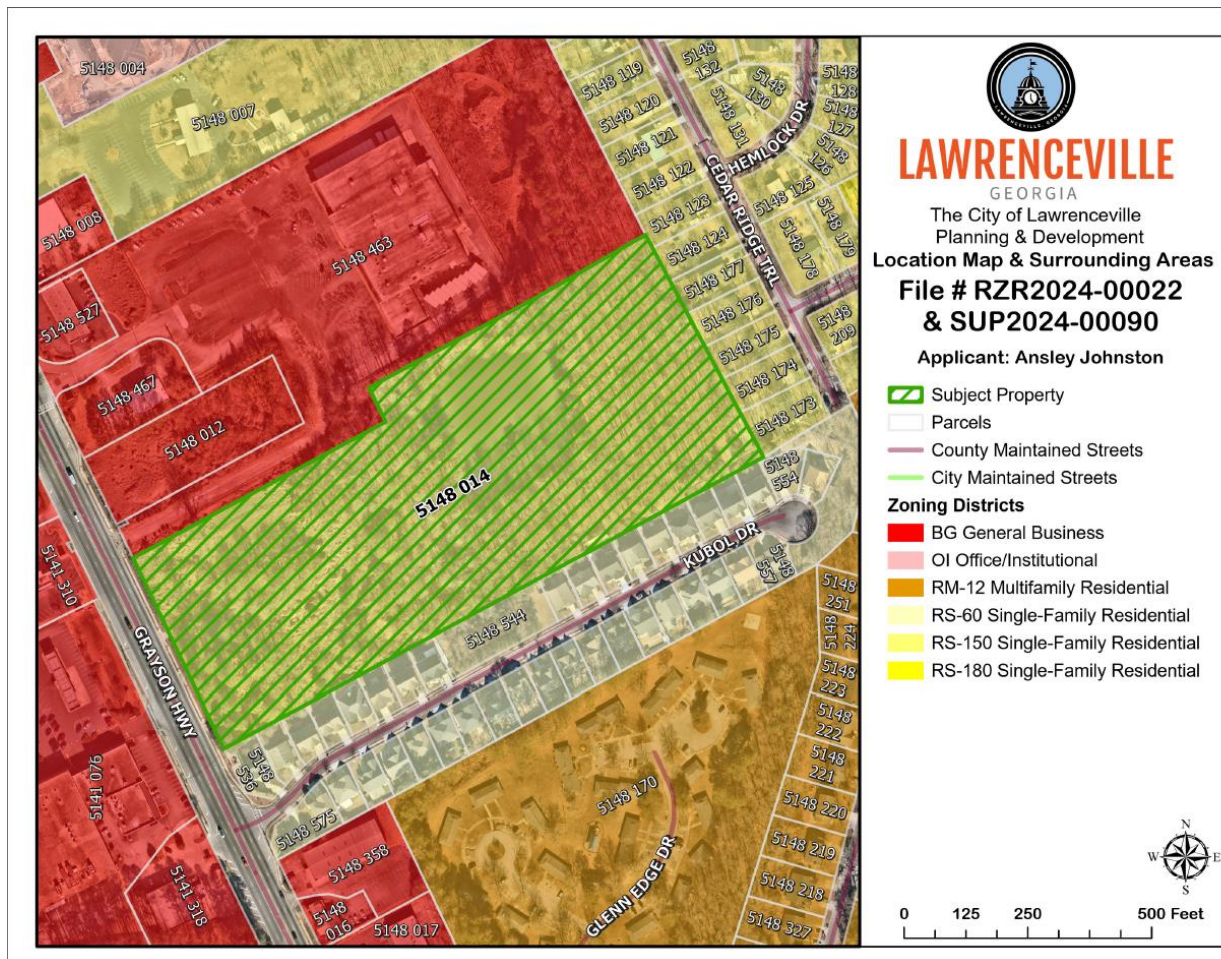
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The proposed request to rezone the property to RM-8 is consistent with the existing zoning patterns and uses in the general area. Indeed, there is recent precedent for such rezoning actions in the general vicinity; both the Towns at Enclave and the Alexander Towns townhouse developments along Gwinnett Drive were rezoned to RM-8 within the last few years – see approvals for RZM2020-00004 and RZM2021-00032, respectively. Furthermore, the proposal invokes a transect model of development, in which the established single-family neighborhoods to the east and south of the subject property would be buffered from more intensive commercial uses to the north and west by higher density single-family use in townhomes.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





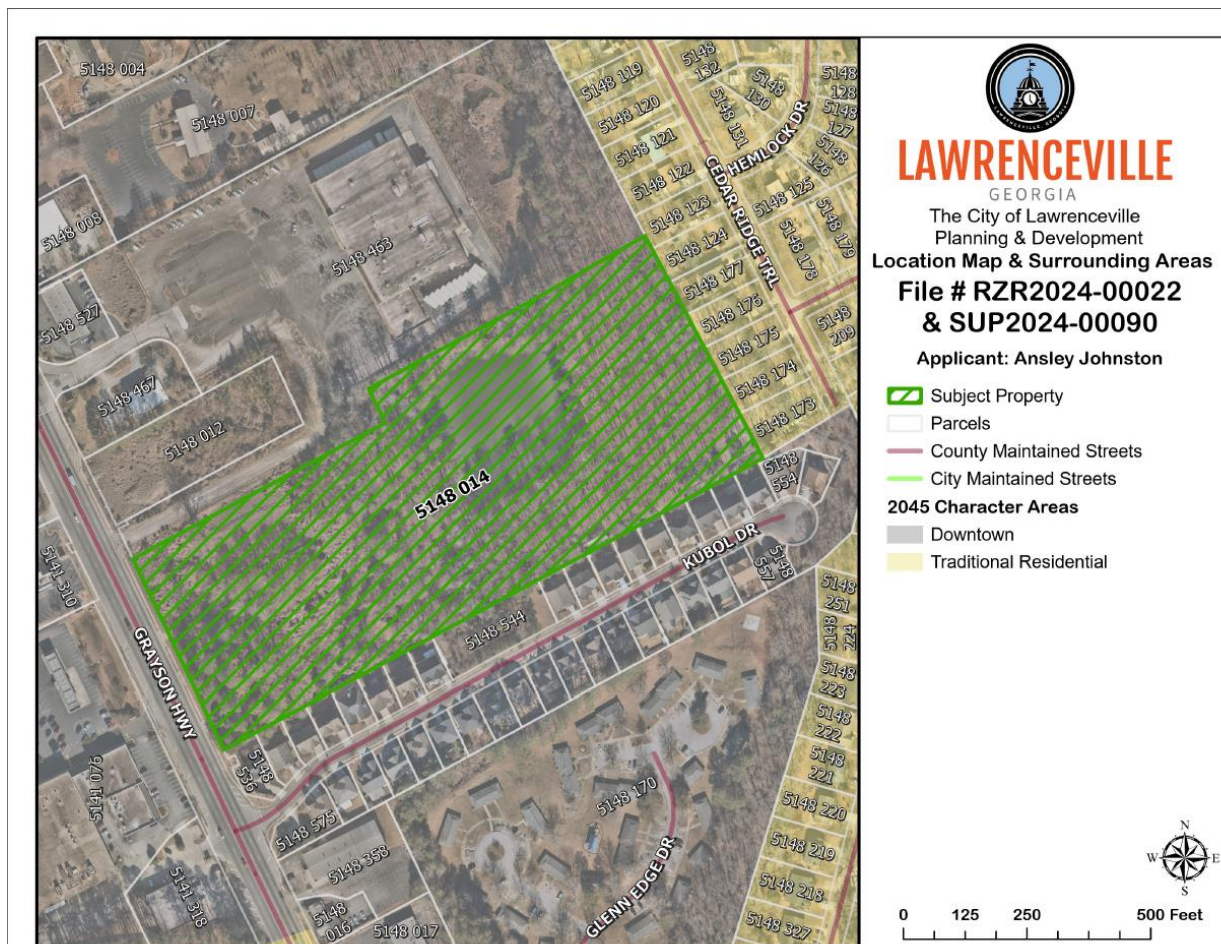
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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown character area. 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 requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which accommodates a wide variety of uses at a range of densities and levels of intensities, townhomes included.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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STAFF RECOMMENDATION

In conclusion, the proposal is consistent with both the existing uses and zoning patterns of the area as well with the long-term vision for the city as established by the 2045 Comprehensive Plan; policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby.

This proposal would continue with the precedent set by RZM2020-00004 and then reinforced by RZM2021-00032, when City Council approved requests to rezone properties along Gwinnett Drive to the west to RM-8 to allow for the construction of similar townhouse developments. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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12.

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

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

Yes. The surrounding area contains a wide range of uses at various densities, including commercial/retail uses, single-family detached dwellings, and townhomes.

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

No. As discussed, the area is already predominantly mixed use in nature.

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

Yes; while the property could be developed as a single-family neighborhood similar to the Wynfield Park subdivision to the south/southeast (zoned RS-60), its location along a major thoroughfare in Grayson Highway may impede such a development.

- 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 project will induce demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools. However, the effects of this demand can be mitigated through zoning conditions and active planning efforts moving forward.

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is intended as a mixed-use district that includes townhomes, so this rezoning conforms with the long-range plan.



LAWRENCEVILLE

12.

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

The proposal would continue with the precedent set by similar recent zoning actions along Gwinnett Drive: 1) RZM2020-00004, approved on September 28, 2020 for the Towns at Enclave townhouse development, and 2) RZM2021-00032, approved on March 28, 2022 for the Alexander Towns townhouse development.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_06262024

RZR2024-00022 & SUP2024-00090

Approval as RM-8 (Townhome Residential District) for a townhouse development, subject to the following enumerated conditions:

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

- A. Residential townhouse units at a maximum of 56 units on approximately 14 acres at a gross density of 3.5 Units Per Acre (UPA).
- B. The maximum number of Front Entry Units shall be limited to twenty-two (22). Front Entry Units shall be prohibited along Grayson Highway.
- C. The development shall be in general accordance with the submitted site plans and architectural renderings provided by the applicant, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- E. The townhouse units shall be designed in general accordance with the elevations being predominantly 3-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding), covered front porches with metal roofs and corner end units having expanded porches for rear entry townhomes. Front entry townhomes shall have a covered rear porch. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- H. All townhouse units shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- I. Development shall be designed and consist of twenty-one (21) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- J. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
- B. All grassed areas on dwelling lots shall be sodded.
- C. All underground utilities shall be provided throughout the development.
- D. The property shall be gated with interior private streets permitted.
- E. The developer shall upgrade off site sewer at no cost to the City of Lawrenceville or Gwinnett County including design, acquisition of easements, and construction in accordance with direction and approval from Gwinnett County.
- F. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- I. Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours of notice from City.
- M. New billboards or oversized signs shall be prohibited.
- N. Outdoor storage shall be prohibited.

3. The following variances are requested:

- A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
- B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

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

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



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

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



LAWRENCEVILLE

GEORGIA

PUBLIC HEARING PROCESS

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

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.
2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.
3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.
4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.
5. If the rezoning application is denied by the Mayor and City Council, any new application for the same zoning classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Embry Development Company LLC</u>	NAME: <u>Lorene T Bowen Trustee Credit Shelter Trust</u>
ADDRESS: <u>667 Main St</u>	ADDRESS: <u>130 Greenfield Way</u>
CITY: <u>Suwanee</u>	CITY: <u>Covington</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30016</u>
CONTACT PERSON: <u>Mike Embry</u> PHONE: <u>404-569-9756</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>Residential Vacant</u> - REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>R5148-014</u> ACREAGE: <u>14</u>	
ADDRESS OF PROPERTY: <u>448 Grayson Highway</u>	

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
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LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: _____	NAME: _____
ADDRESS: _____	ADDRESS: _____
CITY: _____	CITY: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
CONTACT PERSON: _____ PHONE: _____	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): _____ REQUESTED ZONING DISTRICT: _____	
PARCEL NUMBER(S): _____ ACREAGE: _____	
ADDRESS OF PROPERTY: _____	

Mike Embury 4-9-24
SIGNATURE OF APPLICANT DATE

Mike Embury
TYPED OR PRINTED NAME

Terri L. Daniel
NOTARY PUBLIC DATE

Branda Williams
SIGNATURE OF OWNER DATE

Branda Williamson
TYPED OR PRINTED NAME

Ardehide Anderson
NOTARY PUBLIC

RECEIVED: MAY 2, 2024
PLANNING AND 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? _____ Y/N 0

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

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

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

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

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

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



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: R5 - 148 - 014
(Map Reference Number) District Land Lot Parcel

 4/9/2024
Signature of Applicant Date

Mike Embry
Type or Print Name and Title

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

TAX COMMISSIONER’S USE ONLY

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

_____	_____
NAME	TITLE

DATE	

LR2024-00022
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

FEE SCHEDULE

Rezoning, Change-in-Conditions and Special Use Permit Fees-

(Note: a Special Use Permit related to a companion rezoning case shall not incur an additional fee)

For **Single-Family Residential Districts.**

Fee:

- < 5 Acres = \$500
- 5 – 10 Acres = \$750
- 10 – 20 Acres= \$1,000
- 20 Acres or more = \$1,500

For the following: **Multifamily (attached housing); Mixed-Use Districts.**

Fee:

- < 5 Acres = \$500 + \$10 per unit
- 5 – 10 Acres = \$750 + \$10 per unit
- 10 – 20 Acres= \$1,000 + \$10 per unit
- 20 Acres or more = \$1,500 + \$10 per unit

For **Commercial, Office and Industrial Districts.**

Fee:

- < 5 Acres = \$500
- 5 – 10 Acres = \$750
- 10 – 20 Acres= \$1,000
- 20 Acres or more = \$1,500

LETTER OF INTENT FOR REZONING

Embry Development Company, LLC (“The Applicant”) submits this Letter of Intent and attached rezoning application (“The Application”) in order to permit the development residential townhome community on approximately 14 acres of land located on the easterly side of Grayson Highway (State Route 20).

The Property is surrounded by a mix of land uses and zoning classifications. To the east of the property is a row of single-family houses zoned for Single Family Residential SFR. North of The Property is a mini warehouse. West of The Property is a Community Shopping Mall. South of The Property is another row of single-family houses zoned Residential SFR. The Property’s current zoning is Residential Vacant, and the proposed zoning is Townhome Residential District (RM-8.)

The proposed community will consist of fifty-six (56) townhomes. The square footage will have a minimum of 1,600 Sq Ft and 2 car garages. The community is proposing 3.2 UPA. The community will provide 15% of open space/common area.

Variances requested 1. To waive 50 ft undisturbed buffer (maintain 25ft state buffer) 2. To waive 75ft impervious buffer

Warranty Deed — Page 3

Exhibit "A"

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

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

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

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

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

RZR2024-00022 & SUP2024-00090
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

Warranty Deed — Page 4

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

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

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

RZR2024-00022 & SUP2024-00090
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

08/28/2019
MICHAEL S. RILEY, JR. #2113 DATE

INFORMATION OBTAINED FROM
CITY OF LAWRENCEVILLE ZONING

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2019 - BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY
WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 12.956 ACRES / 564,362 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 49180, PAGE 256, PLAT BOOK "D", PAGE 180
FIELDWORK PERFORMED ON 08/16/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 571,626 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL
ACCURACY OF 0.02 FEET.

LEGEND:

- | | | | |
|---|----------------------------------|---|-------------------|
| ○ | PROPERTY CORNER FOUND (AS NOTED) | ⊗ | POWER/LIGHT POLE |
| ● | 1/2" REBAR WITH CAP SET LSF# 839 | < | GUY WIRE |
| ⊗ | R/W MONUMENT | ■ | POWER METER |
| ⊗ | FIRE HYDRANT | ■ | POWER BOX |
| ■ | WATER METER | ■ | A/C UNIT |
| ■ | WATER VALVE | ■ | MANHOLE |
| ⊗ | POWER POLE | ■ | CLEAN OUT |
| ⊗ | LIGHT POLE | ● | JUNCTION BOX |
| | | ■ | OUTFLOW STRUCTURE |
| | | ■ | DRAINAGE INLET |

-  GAS METER
 GAS VALVE
 CABLE BOX
 TELEPHONE BOX
 SIGN
 -W- WATER LINE
 -U- OVERHEAD UTILIT
 -S- SEWER LINE
 -G- GAS LINE
 -C- CABLE LINE

- T- TELEPHONE LINE
 -X- FENCE LINE
 -900- CONTOUR LINE
 BSL BUILDING SETBACK LINE
 CONC. CONCRETE
 EOP EDGE OF PAVEMENT
 L.L. LAND LOT
 N/F NOW OR FORMERLY
 R/W RIGHT-OF-WAY
 P/L PROPERTY LINE

- C.B. CATCH BASIN
CNT CANTILEVER
FFE FINISHED FLOOR ELEVATION
BFE BASEMENT FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
A.K.A. ALSO KNOWN AS

- BOLLARDS
- FLAG POLE
- ◀ LANDSCAPED LIGHT
- N S/W SIDEWALK
- F.K.A. FORMERLY KNOWN AS
- NAD NORTH AMERICAN DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- HARDWOOD TREE
- PINE TREE

- 
- Now what's below.
Call before you dig.

- 
- BOUNDARY**
zone, inc. LAND SURVEYING SERVICES
& LAND PLANNING SERVICE
- SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

- SARASOTA** (772) 271-5772
454 SATELLITE BLVD., SUITE 200
SARASOTA, GA 30024
- ATLANTA** (404) 446-8180
1100 PEACHTREE STREET, SUITE 2
ATLANTA, GA 30309
- KENNESAW** (678) 730-4191
975 COBB PLACE BLVD., SUITE 10
KENNESAW, GA 30144



ADDRESS: 448 GRAYSON HIGHWAY
LAWRENCEVILLE
GWINNETT COUNTY

PARCEL INFO: 5148 014

SITE AREA: 14.0ACRES
LAKE & BUFFERS: 4.05 ACRES
WETLANDS AREA: 0.35 ACRES

CURRENT ZONING: RS-150
PROPOSED ZONING: RM-8

PROPOSED DWELLINGS: 56 SINGLE FAMILY ATTACHED DWELLINGS
34 REAR-ENTRY GARAGE UNITS (20' WIDE)
22 FRONT-ENTRY GARAGE UNITS (24' WIDE)

(SPECIAL USE PERMIT REQUESTED
FOR FRONT-ENTRY GARAGE UNITS)

MIN. LOT AREA (DEVELOPMENT) 5.0 AC
MIN. LOT AREA - DWELLING NONE
MIN. SF AREA - DWELLING HEATED FLOOR AREA
2 BED 1,200 SF
3 BED 1,400 SF

MIN. UNIT WIDTH 20-FT (2-CAR GARAGE REQUIRED)
MAX. BLDG HEIGHT 35-FT

SITE CONFIGURATION:
EXTERNAL FRONT SETBACK 25-FT (FROM GRAYSON HWY)
EXTERNAL SIDE SETBACK 20-FT
EXTERNAL REAR SETBACK 20-FT

MAX. IMPERVIOUS AREA 40% (OF TOTAL DEVELOPMENT LOT)
MINIMUM COMMON AREA 15%
PROVIDED COMMON AREA 28% (3.98 AC OF 14.0 AC)

INCLUDES:
PUBLIC GREEN 1 14,828.7 SF (> MIN. RQD 3,000 SF)
PUBLIC GREEN 2 11,862.8 SF (> MIN. RQD 3,000 SF)
POCKET PARK 1 11,481.7 SF (> MIN. RQD 3,000 SF)
POCKET PARK 2 7,335.5 SF (> MIN. RQD 3,000 SF)

COMMON AREA DOES NOT INCLUDE:
LAKE & 25-FT BUFFER
ZONING BUFFERS
INDIVIDUAL DWELLING LOTS
PROPOSED EASEMENT

SIDEWALK REQUIRED: 5-FT WIDTH,
2-FT OFF BACK OF CURB (B.O.C.)

PARKING:
GARAGE 2-CAR/DWELLING (ALL DWELLINGS)
ON-STREET PARKING 21 ON-STREET, GUEST SPACES
DRIVEWAY SPACES 2/DWELLING

REQUESTED VARIANCES (INCLUDE, BUT NOT LIMITED TO):
LAKE BUFFERS:
WAIVE 50-FT UNDISTURBED BUFFER
WAIVE 75-FT IMPERVIOUS BUFFER

REQUESTED SPECIAL USE PERMIT:
TO ALLOW FOR FRONT-ENTRY GARAGE UNITS
22 OF 56 UNITS ARE PROPOSED AS FRONT-ENTRY GARAGE UNITS



SITE LOCATION MAP (NOT TO SCALE)



Email: LandDesignSolutions,pa@gmail.com
Phone: 404-941-0644

448 GRAYSON HWY
LAWRENCEVILLE
GWINNETT COUNTY, GA
GEORGIA
PARCEL ID 5148 014

PROJ. # 22004

NOT FOR
CONSTRUCTION

06-25-2024

SCALE
0 20 40 60 80 100
1" = 60'

SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER
1.A

EXAMPLE ARCHITECTURAL ELEVATIONS
FOR PROPOSED RM-8 DEVELOPMENT AT
448 GRAYSON HWY, LAWRENCEVILLE, GA

(PROPOSED RE-ZONING WITH SPECIAL USE PERMIT TO ALLOW FOR MIX OF REAR-ENTRY GARAGE & FRONT-ENTRY GARAGE STYLE TOWNHOMES)



TOWNHOME ELEVATIONS
COMMUNITY WITH BOTH FRONT & REAR ENTRY GARAGE DWELLING STYLES



TOWNHOMES
FRONT ELEVATION OF A REAR ENTRY GARAGE STYLE DWELLING



**TOWNHOME
FRONT ELEVATION- VIEW 'A'
FRONT ENTRY GARAGE STYLE DWELLING**



**TOWNHOME
FRONT ELEVATION- VIEW 'B'
FRONT ENTRY GARAGE STYLE DWELLING**

GEORGIA

Location Map & Surrounding Areas

Applicant: Ansley Johnston

-  Subject Property
 Parcels
 County Maintained Streets
 City Maintained Streets



0 125 250

GEORGIA

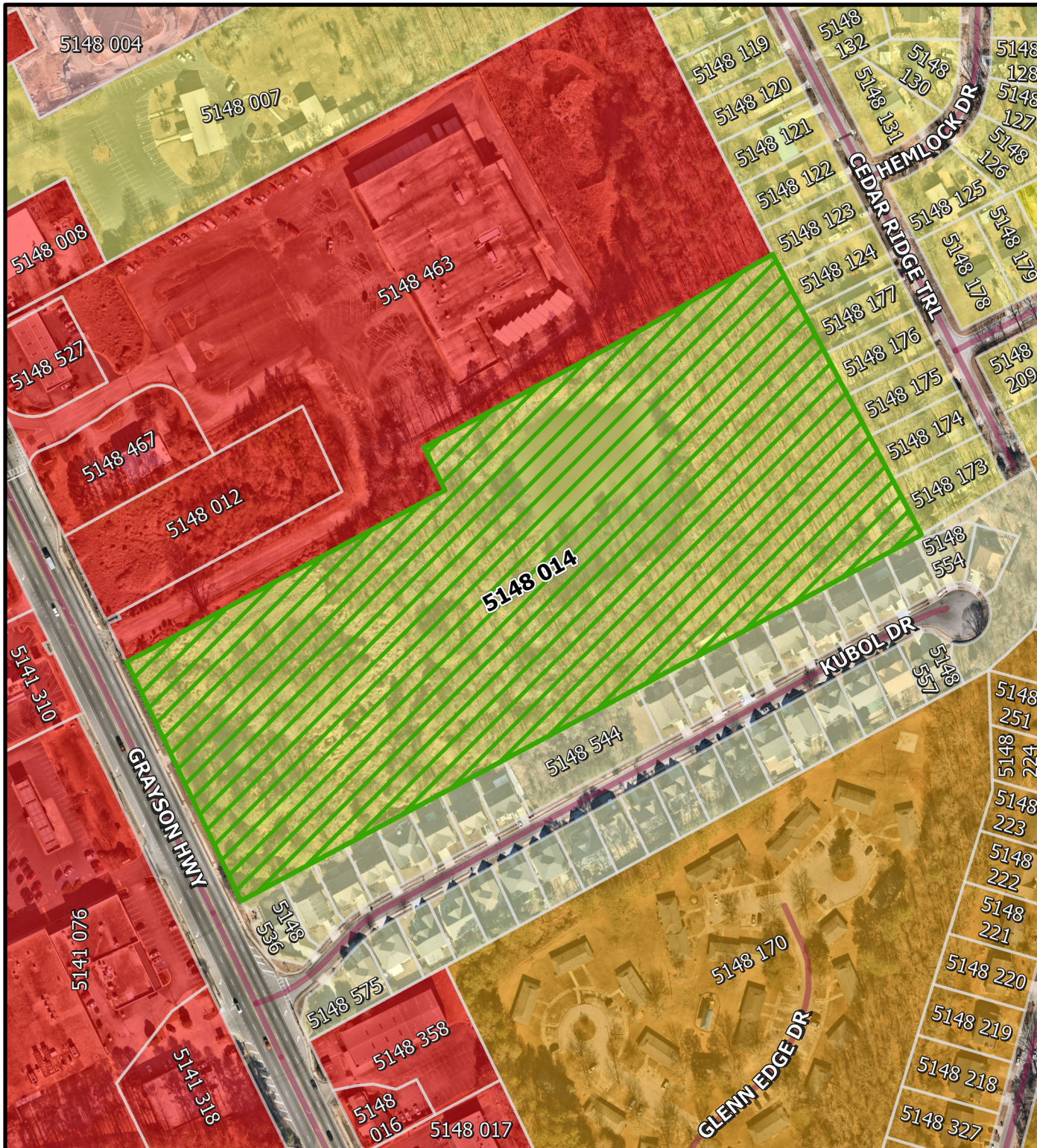
Location Map & Surrounding Areas

Applicant: Ansley Johnston

-  Subject Property
 Parcels
 County Maintained Streets
 City Maintained Streets



0 250 500



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

**File # RZR2024-00022
& SUP2024-00090**

Applicant: Ansley Johnston

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

Zoning Districts

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



0 125 250

GEORGIA

Location Map & Surrounding Areas

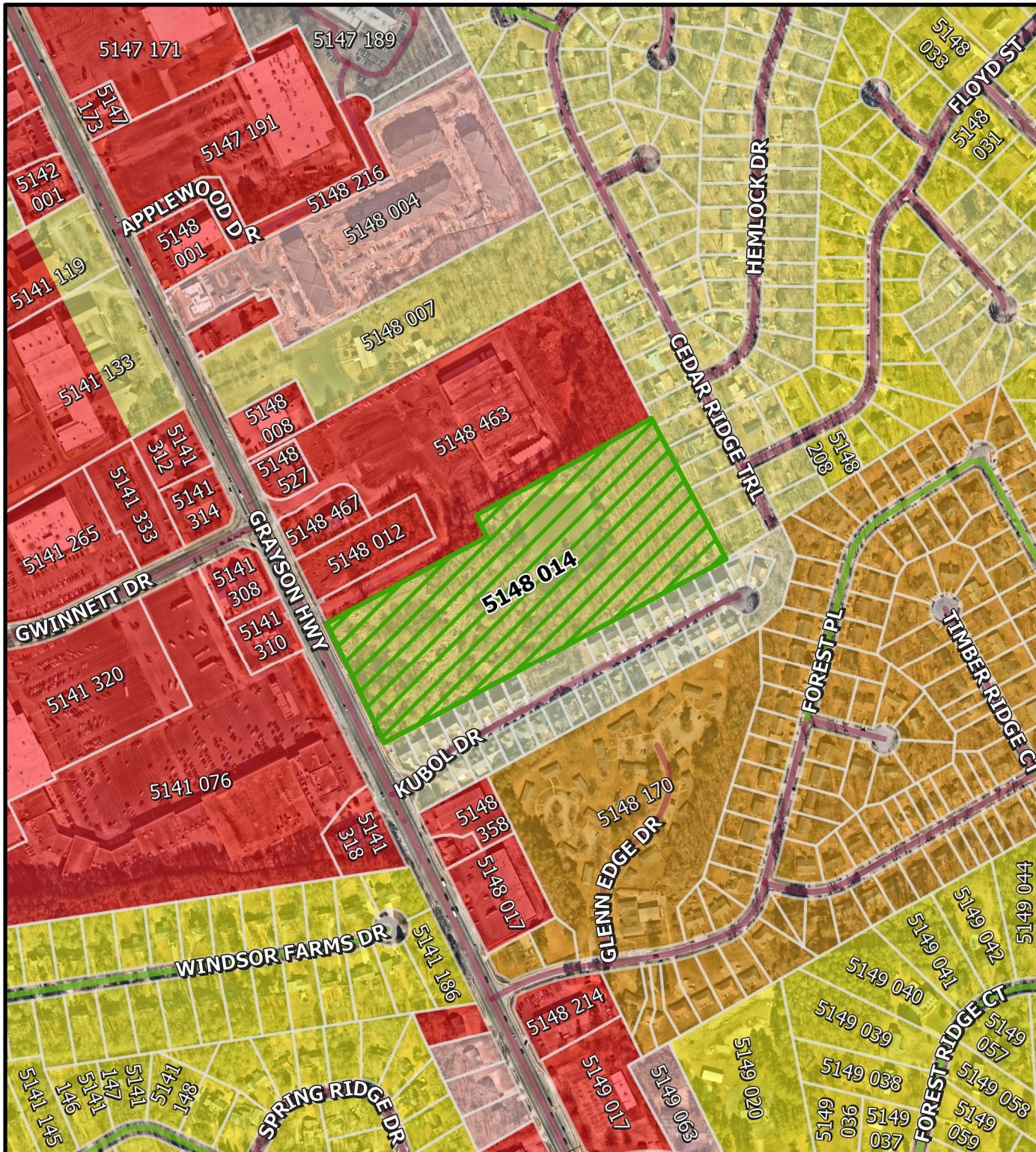
Applicant: Ansley Johnston

- ## Zoning Districts

-  BG General Business
-  OI Office/Institutional
-  RM-12 Multifamily Residential
-  RMHR Multifamily Residence District - High-Rise
-  RS-60 Single-Family Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential



0 250 500



GEORGIA

Location Map & Surrounding Areas

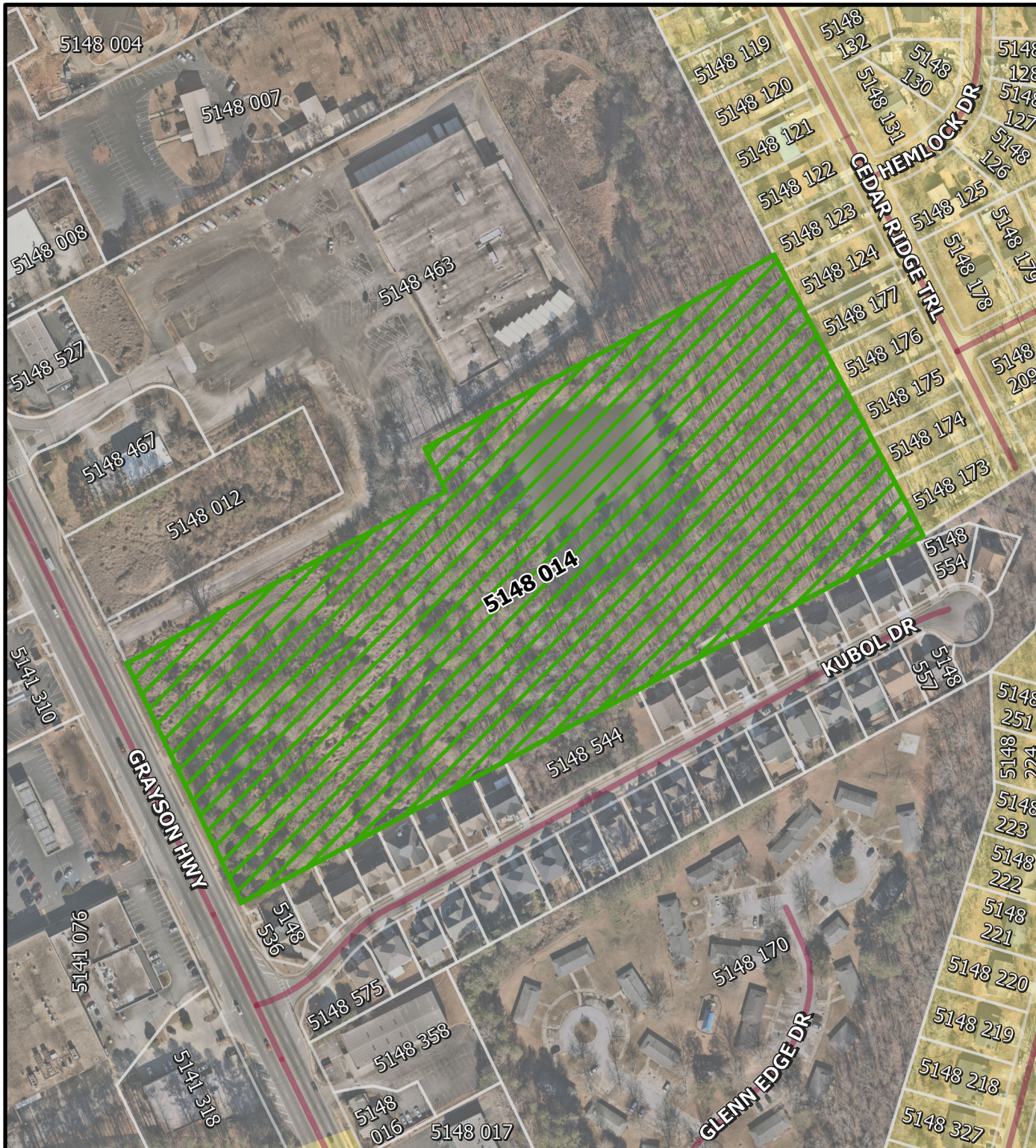
Applicant: Ansley Johnston

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
-  Downtown
-  Traditional Residential

2045 Character Areas



0 125 250





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

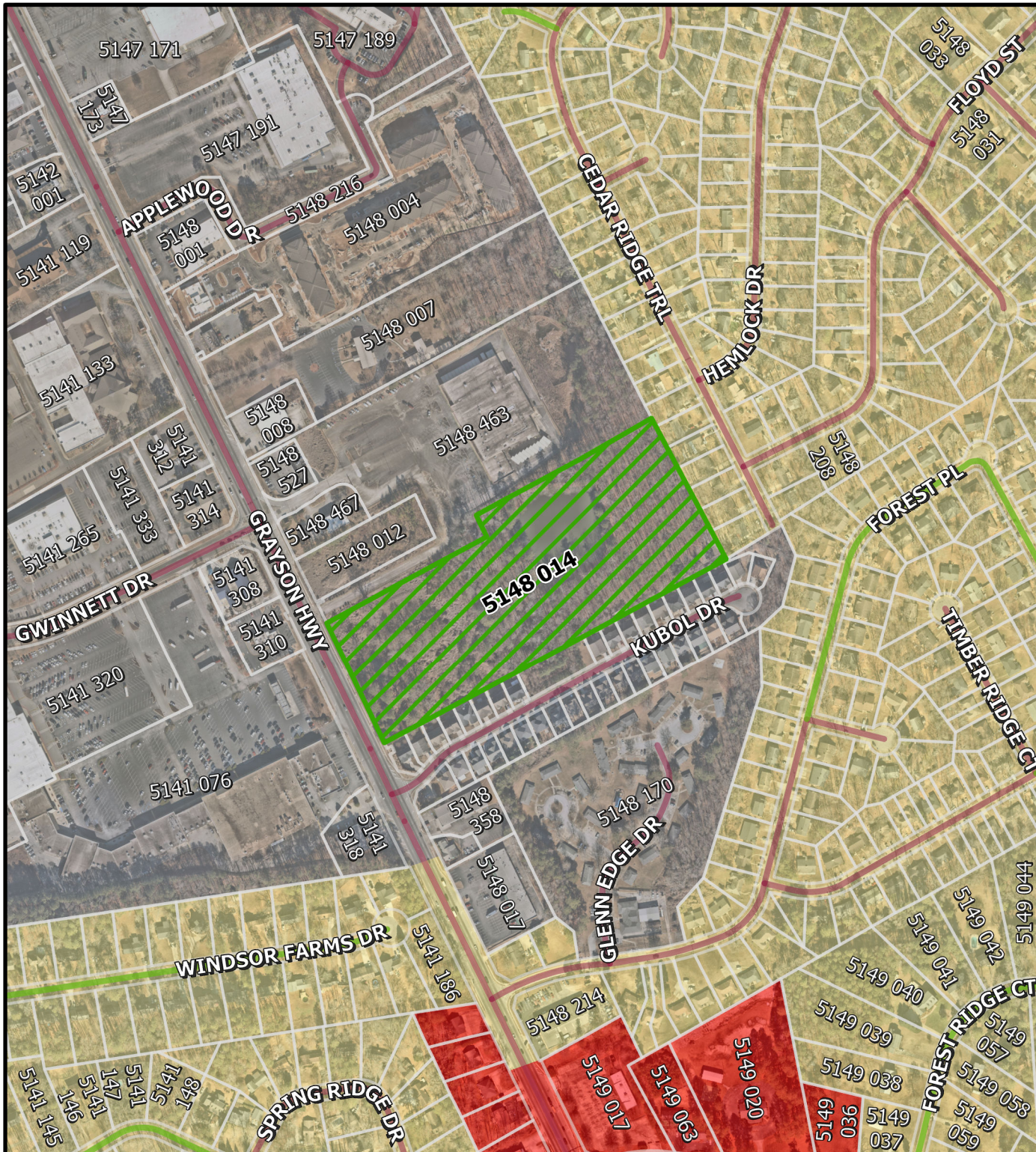
**File # RZR2024-00022
& SUP2024-00090**

Applicant: Ansley Johnston

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

2045 Character Areas

-  Downtown
-  Traditional Residential
-  Commercial Corridor



0 250 500



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	RZR2024-00023; Florentina Fisteag; 0 Curtis Road
Department:	Planning and Development
Date of Meeting:	Monday, July 22, 2024
Applicant Request:	Rezone subject property from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District)
Presented By:	Todd Hargrave, Director of Planning and Development
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Conditions

Summary: The applicant requests the rezoning of an approximately 0.43-acre parcel on the eastern right-of-way of Curtis Road, across from its intersection with Downing Street. The proposed rezoning is from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District) to develop two single-family residential dwelling units on the site. The property is currently vacant and undeveloped.

Attachments/Exhibits:

RZR2024-00023_Report
 RZR2024-00023_P&D Recommended Conditions
 RZR2024-00023_Application
 RZR2024-00023_Letter of Intent
 RZR2024-00023_Legal Description
 RZR2024-00023_Existing Conditions Survey

RZR2024-00023_Proposed Site Plan

RZR2024-00023_Proposed Elevation

RZR2024-00023_Aerial Map – Zoomed In (1:2,750)

RZR2024-00023_Aerial Map – Zoomed Out (1:5,500)

RZR2024-00023_Zoning Map – Zoomed In (1:2,750)

RZR2024-00023_Zoning Map – Zoomed Out (1:5,500)

RZR2024-00023_Character Areas Map – Zoomed In (1:2,750)

RZR2024-00023_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER: RZR2024-00023

OWNER / APPLICANT: FLORENTINA FISTEAG

LOCATION(S): 0 CURTIS ROAD

PARCEL ID(S): R5145 013C

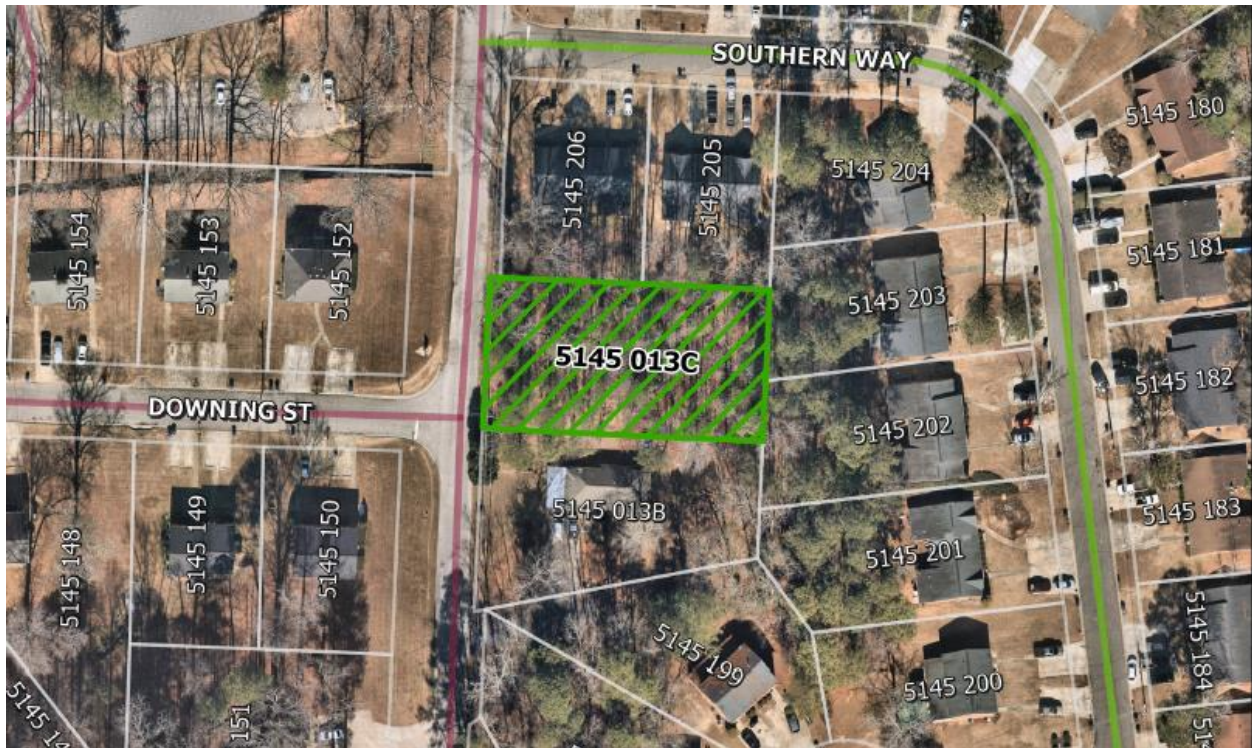
APPROXIMATE ACREAGE: 0.43 ACRES

ZONING PROPOSAL: RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT) TO RS-60 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: TWO SINGLE-FAMILY RESIDENTIAL DWELLINGS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





LAWRENCEVILLE

13.

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the property in order to subdivide the property into two lots and develop two single-family residential dwellings. The exterior of the homes will match the character of the structures surrounding the subject property. The materials will consist of four sides brick with accents of cement / hardie plank siding, in general accordance with the submitted elevations. The proposed dwellings will be connected to the sewer system, as operated by Gwinnett County. If approved, the proposed development will require two variances, see lot development standards:

Article 1 Districts, Section 102.4 RS-60 Single-Family Residential District, Table B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Development Size	10 acres	0.425 acres	<u>VARIANCE</u>
Minimum Lot Area	7,500 sq. ft.	9,230 sq. ft.	N/A
Minimum Lot Width	60 feet	50 feet	<u>VARIANCE</u>
Minimum Front Yard Setback	35 feet	35 feet	N/A
Minimum Side Yard Setback	5 feet	5 feet	N/A
Minimum Rear Yard Setback	20 feet	20 feet	N/A
Minimum Heated Floor Area	1,800 sq. ft. (1 story) 2,000 sq. ft. (2 story)	1,800 sq. ft. (1 story) 2,000 sq. ft. (2 story)	N/A
Max. Lot Coverage	75%	17.5%	N/A
Maximum	35 feet	16 feet	N/A



LAWRENCEVILLE

13.

Planning & Development

Building Height			
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The requested variances are as follows:

1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Development Size. Allows the reduction of the minimum development size from ten (10) acres to 0.43 acres.
2. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Lot Width. Allows the reduction of the minimum lot width from sixty (60) feet to fifty (50) feet.

SURROUNDING ZONING AND USE

The surrounding area consists primarily of two-family homes, all of which are currently zoned RM-12 (Multifamily Residential District). There are two residential subdivisions adjacent to the subject property: Southgate (Unit 1) to the east and north along Southern Way, and Knightsbridge Square (Unit 2), which is across the right-of-way of Curtis Road, along Downing Street. Both subdivisions are zoned entirely RM-12. In addition to these uses, there are commercial uses zoned BG (General Business District) in the general vicinity, to the north along Hurricane Shoals Road. Finally, there are properties used for industrial uses along Maltbie Street to the south zoned HM (Heavy Manufacturing District). Overall, the general character of the surrounding area is primarily residential.

Though the proposed request to rezone the properties to RS-60 may not necessarily be consistent with the established zoning pattern of the area as-is, it would be consistent with recent developments in the area, which include some new single-family residential dwelling units. Such a rezoning has recent precedent in the general vicinity; in February 2023, City Council approved the rezoning of several properties along Northdale Road to the east from RM-12 to RS-150 (Single-Family Residential District).

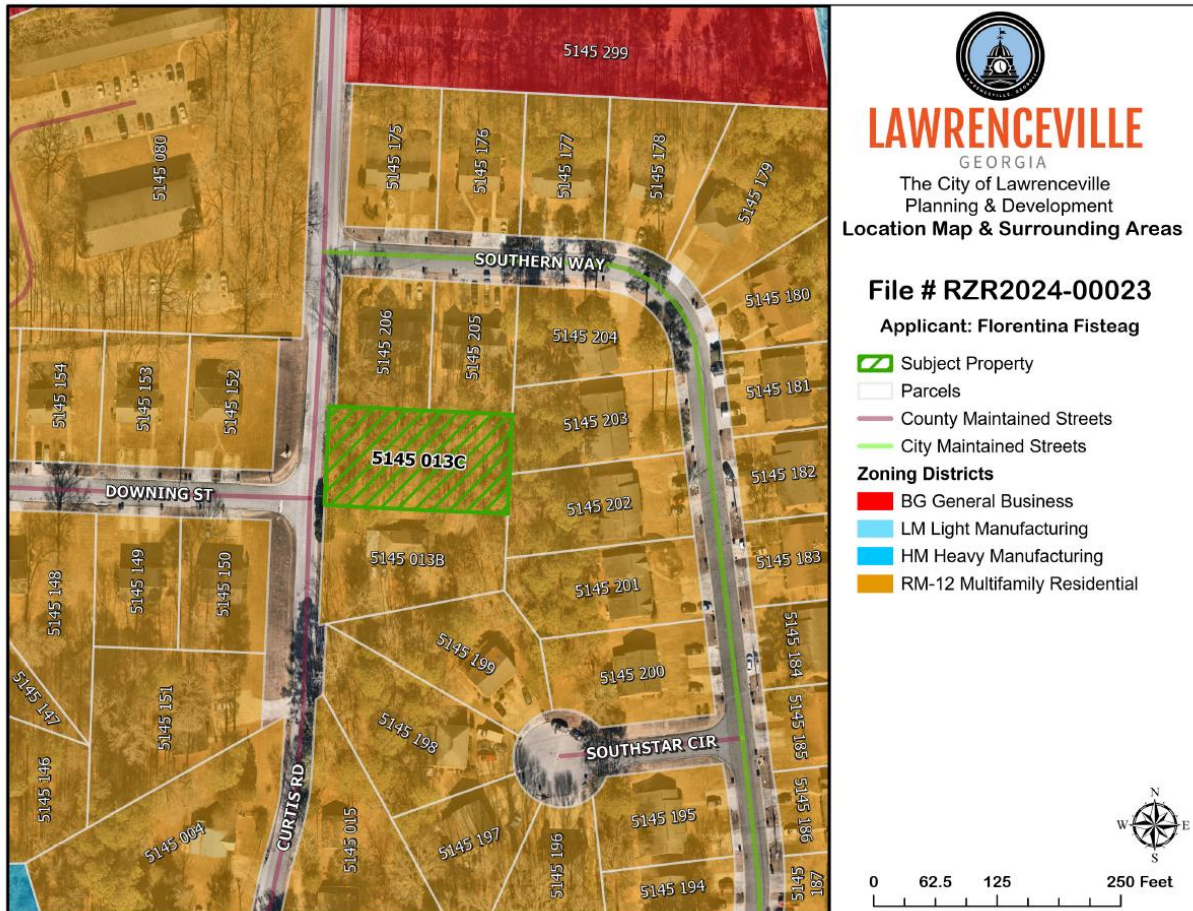


LAWRENCEVILLE

13.

Planning & Development

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown character area. 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 requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which supports a variety of uses at a wide range of density levels.

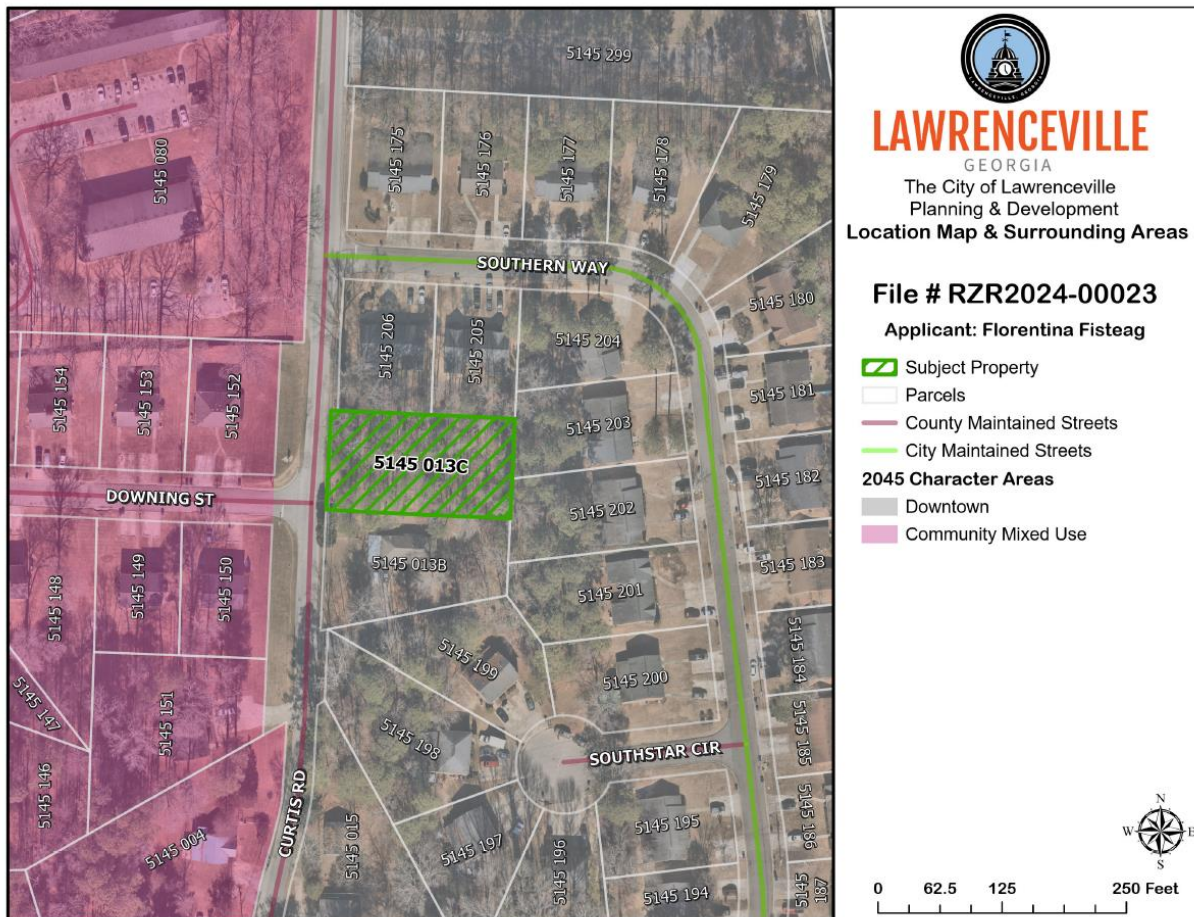


LAWRENCEVILLE

Planning & Development

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LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, the proposal may not be consistent with the established zoning pattern in the immediate area, however, policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a housing stock that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby. This proposal would continue with the precedent set by RZR2022-00015 and RZR2022-00016, when City Council approved city-initiated



LAWRENCEVILLE

13.

Planning & Development

requests to rezone various properties in the general vicinity from RM-12 to RS-150 to allow for the construction of single-family homes along Northdale Road.

Although the approval of this proposal would be a spot-zoning, in that all the surrounding properties will continue to be zoned RM-12, the approval of such a proposal would lead to a positive development for the area. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



LAWRENCEVILLE

13.

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

13.

Planning & Development

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

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

Yes. The surrounding area is already residential in nature, though it is of a higher density than the proposed development.

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

No. As discussed, the area is already residential in nature.

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

Development of such a property as it is currently zoned (RM-12) is complicated due to the fact that multifamily residential developments have a minimum ten (10) acre development area, which cannot be reduced by a variance. With a lot area of approximately 0.43, the property cannot be developed as-is.

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

Transitioning from a higher intensity use (multifamily residential) to a lower intensity one (single-family residential) would reduce the potential demand on public facilities in the form of traffic, utilities, stormwater runoff, and schools.

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. Downtown is intended as a mixed-use district that includes single-family residential housing, so this rezoning conforms with the long-range plan.



LAWRENCEVILLE

13.

Planning & Development

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

The proposal would continue with the precedent set by city-initiated rezonings on Northdale Road in February 2023, with RZR2022-00015 and RZR2022-00016.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_06172024

RZR2024-00023

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

- 1. To restrict the use of the property as follows:**
 - A.** New Construction of Single-family detached dwellings and dwelling units, accessory uses, and structures at maximum of two (2) dwelling units on approximately zero & forty three hundredths (0.43) acres at a density of four and six tenths (4.6) Units Per Acre (UPA).
 - B.** The development shall be in general accordance with the concept plan titled “Rezoning Plat for Florentina Fisteag,” prepared by Georgia Premier Land Services, Inc. on April 29, 2024. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C.** The façade, rear and side elevations of the single-family detached residential dwellings and dwelling units shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be in general accordance with the provided elevations and shall be subject to final review and approval of the Director of the Planning and Development Department.
 - D.** The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,000 square feet for two-story homes.
 - E.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling units shall include a two (2) car garage, with a driveway measuring twenty (20) feet in width and thirty-six (36) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- G.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - H.** The Front Yard Area shall be adjacent to Curtis Road. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
 - I.** The Rear Yard Area shall have a Building Setback of twenty (20) feet.
 - J.** The Side Yard Area shall have a Building Setback of five (5) feet.
 - K.** Vehicular access to the subject property shall be provided by a pair of new curb cuts along Curtis Road.
- 2. To satisfy the following site development considerations:**
- A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
 - B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Curtis Road right-of-way.
 - C.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - D.** Any utility relocations shall be the responsibility of the developer.
 - E.** Property shall be subdivided before any development activity commences.
- 3. The following variances are requested:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Development Size. Allows the reduction of the minimum development size from ten (10) acres to 0.43 acres.
 - B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Lot Width. Allows the reduction of the minimum lot

width from sixty (60) feet to fifty (50) feet.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

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

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



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

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



LAWRENCEVILLE

GEORGIA

PUBLIC HEARING PROCESS

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

1. Approximately one week prior to the scheduled Planning Commission Meeting, the Planning Staff Report and Recommendation will be available at the Planning and Development office.
2. The applicant shall appear before the City of Lawrenceville Planning Commission to present their case in support of the rezoning application. Any opposition to the rezoning request will be given equal time to present its case. The Planning Commission may ask questions of the applicant and the opposition. The Planning Commission is a recommending body. Their recommendation will be forwarded to the City Council.
3. The applicant shall be present at the City Council Work Session. The applicant may be asked to present their case, or to answer questions, at the desire of the City Council.
4. The applicant shall appear before the City Council for the Public Hearing. The applicant and any opposition will be given equal time to present their cases. The City Council may ask questions of the applicant and opposition prior to making their final decision regarding the application.
5. If the rezoning application is denied by the Mayor and City Council, any new application for the same zoning classification on subject property may not be submitted for at least twelve (12) months from the date of denial. Application for a different zoning classification may be submitted after six (6) months from the date of the denial.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Florentina Fisteag</u>	NAME: <u>Florentina Fisteag</u>
ADDRESS: <u>1264 Lob lolly way</u>	ADDRESS: <u>1264 Lob lolly way</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Florentina Fisteag</u> PHONE: <u>678-668-4731</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>R-60</u>	
PARCEL NUMBER(S): <u>5145 013 C</u> ACREAGE: <u>0.4</u>	
ADDRESS OF PROPERTY: <u>Curtis Rd. Lawrenceville GA 30046</u>	

SIGNATURE OF APPLICANT Florentina Fisteag DATE 4/24/2024
 SIGNATURE OF OWNER Florentina Fisteag DATE 4/24/2024

TYPED OR PRINTED NAME Florentina Fisteag
 TYPED OR PRINTED NAME Florentina Fisteag

NOTARY PUBLIC [Signature] DATE 4/24/2024
 NOTARY PUBLIC [Signature] DATE 4/24/2024

NOTARY PUBLIC [Signature] DATE 4/24/2024
 NOTARY PUBLIC [Signature] DATE 4/24/2024



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)
<u>NA</u>		

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

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

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

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



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER:

(Map Reference Number)

5 - 145 - 013 C
 District Land Lot Parcel

Signature of Applicant

Date

Florentina 9. 4-24-2024

Type or Print Name and Title

Florentina Fistean Owner

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

TAX COMMISSIONER'S USE ONLY

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

Kathy Lyles
 NAME

TSA
 TITLE

4/24/24
 DATE



LAWRENCEVILLE

GEORGIA

FEE SCHEDULE

Rezoning, Change-in-Conditions and Special Use Permit Fees-

(Note: a Special Use Permit related to a companion rezoning case shall not incur an additional fee)

For Single-Family Residential Districts.

Fee:

< 5 Acres = \$500
 5 – 10 Acres = \$750
 10 – 20 Acres= \$1,000
 20 Acres or more = \$1,500

For the following: Multifamily (attached housing); Mixed-Use Districts.

Fee:

< 5 Acres = \$500 + \$10 per unit
 5 – 10 Acres = \$750 + \$10 per unit
 10 – 20 Acres= \$1,000 + \$10 per unit
 20 Acres or more = \$1,500 + \$10 per unit

For Commercial, Office and Industrial Districts.

Fee:

< 5 Acres = \$500
 5 – 10 Acres = \$750
 10 – 20 Acres= \$1,000
 20 Acres or more = \$1,500

SAMPLE LETTER

(TO BE SENT TO NEIGHBORING PROPERTY OWNERS)

Addressee Info

Dear Sir/Madam:

Please be advised that **(APPLICANT NAME)** has applied for a rezoning of property located at **(PROPERTY ADDRESS)** from **(PRESENT ZONING)** to **(PROPOSED ZONING)** to allow **(PROPOSED USE OR DEVELOPMENT)**.

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

If you would like to comment on the rezoning request, please plan to attend these meetings. The public is allowed to speak during both the Planning Commission meeting and City Council public hearing.

If you plan to speak in opposition to this request, please be advised that in accordance with Chapter 36-67A-3(c) of the Code of Georgia, if you have made, within the two years immediately preceding the filing of this zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider this application, you must contact this Department to obtain the appropriate Campaign Contributions Disclosure Form. This disclosure requirement must be filed at least five calendar days prior to the first public hearing by the Planning Commission.

Sincerely,

Applicant Name

Enclosures:

Applicant and contact information

Copy of rezoning application

Copy of letter of intent

Site plan

Vicinity map

REZONING APPLICAN'S LETTER OF INTENT

The Applicant and Owner , Florentina Fisteag requests a rezoning for the property located at Curtis Rd Lawrenceville, GA 30046

The property is currently zoned RM- 12 and the request is to rezone the property to R-60 to allow the development of 2 single family homes.

The character of these homes is in compliance with single family houses surrounding the property.

The homes will be a minimum square feet of 1,800 for a one story home. The exterior of the homes will be in general accordance with the summited elevation, homes will be 4 sides with brick with accents of cement siding /hardiplanc . Homes will be connected to Sewer System. Separate permits will be obtain from Gwinnett County.

Variances to allow the two single family residential structures subject to the following:

1. Variance from the Zoning Ordinance ,Article 1 section 102.4 Subsection B. Lot Development Standards. minimum development size requirements, allows the percent reduction of the minimum development size requirement from ten acres to 0.45 acres.

2. Variance from the Zoning Ordinance ,Article 1 section 102.4 Subsection B. Lot Development Standards. Lot width, allows the reduction the minimum lot width from sixty feet to fifty feet.

This will increase the value of the area and by allowing others to see new infrastructure being build and it will be a great represent for the neighborhood around and for the City of Lawrenceville.

I, the applicant , respectfully request your approval of this application.

Thank you !

Respectfully submitted,

Florentina F.

5/1/2024

Florentina Fisteag

Curtis Road Rezoning
Tax Parcel No. 5145 013C

All that tract of parcel of land lying and being in Land Lot 145 of the 5th Land District, Gwinnett County, Georgia, and being more particularly described as follows;

To find the point of beginning, commence at the centerline intersection of Curtis Road and Downing Street; THENCE traveling South 64 Degrees 16 Minutes 52 Seconds East for a distance of 16.66 feet to a point on the easterly right of way of Curtis Road (right of way varies), said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, traveling on said easterly right of way North 03 Degrees 30 Minutes 05 Seconds East for a distance of 100.02 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way South 87 Degrees 24 Minutes 26 Seconds East for a distance of 184.29 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 02 Degrees 37 Minutes 35 Seconds West for a distance of 99.94 feet to a point, said point marked by a ½ inch rebar pin found; THENCE North 87 Degrees 25 Minutes 42 Seconds West for a distance of 185.81 feet to a point on the easterly right of way of Curtis Road (right of way varies), said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.425 Acres.

RZR2024-00023
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

UTILITY NOTE:
UTILITY LINES TRAVERSING PROPERTY MAY CONTAIN AN EASEMENT.
NO RECORD OF EASEMENT WAS FOUND, HOWEVER, THE CLIENT IS
ADVISED TO CONTACT THE UTILITY COMPANY IF WORK IS PLANNED IN
THIS AREA.

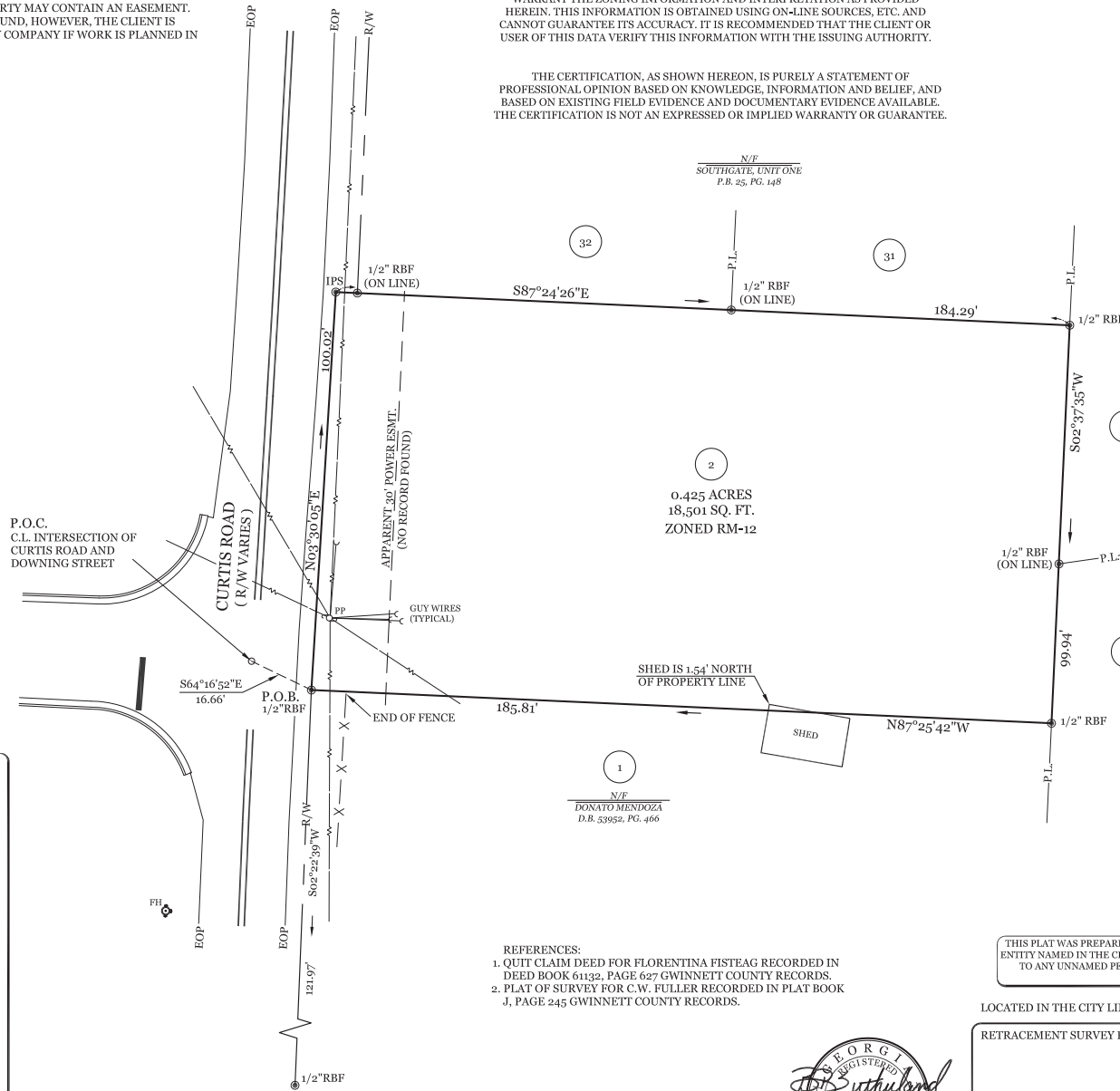
GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT
WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED
HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND
CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR
USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF
PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND
BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

A TRIMBLE S-7 TOTAL STATION WAS
USED TO OBTAIN THE LINEAR AND ANGULAR
MEASUREMENTS USED IN THE PREPARATION
OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 15,339
FEET AND AN ANGULAR ERROR OF 12"
PER ANGLE POINT, AND WAS ADJUSTED USING
THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 75,692
FEET AND CONTAINS 0.425 ACRES.



NO PORTION OF SUBJECT PROPERTY LIES
WITHIN A DESIGNATED 100 YEAR FLOOD
HAZARD AREA AS DEPICTED BY SCALED MAP
LOCATION AND GRAPHIC PLOTTING ONLY PER
F.I.R.M. PANEL NO. 13135C0073F,
DATED SEPTEMBER 29, 2006.



- REFERENCES:
1. QUIT CLAIM DEED FOR FLORENTINA FISTEAG RECORDED IN
DEED BOOK 61132, PAGE 627 GWINNETT COUNTY RECORDS.
 2. PLAT OF SURVEY FOR C.W. FULLER RECORDED IN PLAT BOOK
J, PAGE 245 GWINNETT COUNTY RECORDS.

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

LOCATED IN THE CITY LIMITS OF LAWRENCEVILLE

RETRACEMENT SURVEY FOR:

FLORENTINA FISTEAG

CURTIS ROAD
PARCEL NO. 5145 013C

**GEORGIA PREMIER
LAND SERVICES, INC.**

PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUDORF, GEORGIA 30519
(770) 614-9004 FAX (770) 614-9956
LAND SURVEY FIRM COA #177

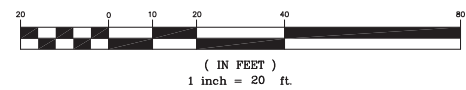
Date: 04.29.2024	Land Lot: 145	District: 5th
County: GWINNETT, GEORGIA	Scale: 1" = 20'	
Project: 24097	Drawn By: AS	

2024-00023
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED
BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO
ACCURACY OR COMPLETENESS.

GRAPHIC SCALE



No.	By	Date	Revision
ACAD FILE: 24/24097/CurtisRoad/097Rezone.DWG			

UTILITY NOTE:
UTILITY LINES TRAVERSING PROPERTY MAY CONTAIN AN EASEMENT.
NO RECORD OF EASEMENT WAS FOUND, HOWEVER, THE CLIENT IS
ADVISED TO CONTACT THE UTILITY COMPANY IF WORK IS PLANNED IN
THIS AREA.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT
WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED
HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND
CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR
USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF
PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND
BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

A TRIMBLE S-7 TOTAL STATION WAS
USED TO OBTAIN THE LINEAR AND ANGULAR
MEASUREMENTS USED IN THE PREPARATION
OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 15,339
FEET AND AN ANGULAR ERROR OF 12"
PER ANGLE POINT, AND WAS ADJUSTED USING
THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 75,692
FEET AND CONTAINS 0.425 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES
WITHIN A DESIGNATED 100 YEAR FLOOD
HAZARD AREA AS DEPICTED BY SCALED MAP
LOCATION AND GRAPHIC PLOTTING ONLY PER
F.L.R.M. PANEL NO. 13135C0073F,
DATED SEPTEMBER 29, 2006.



Know what's below.
Call before you dig.

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

LOCATED IN THE CITY LIMITS OF LAWRENCEVILLE

REZONING PLAT FOR:

FLORENTINA FISTEAG

CURTIS ROAD
PARCEL NO. 5445 013C

**GEORGIA PREMIER
LAND SERVICES, INC.**

PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3995
LAND SURVEY FIRM COA #1177



Date: 04.29.2024 Land Lot: 145 District: 5th
County: GWINNETT, GEORGIA Scale: 1" = 20'
Project: 24097 Drawn By: AS

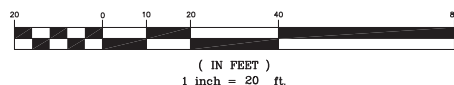
2024-00023
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



- REFERENCES:
1. QUIT CLAIM DEED FOR CE SMITH FAMILY, LLLP RECORDED IN
DEED BOOK 58177, PAGES 580-581 GWINNETT COUNTY RECORDS.
 2. PLAT OF SURVEY FOR C.W. FULLER RECORDED IN PLAT BOOK
J, PAGE 245 GWINNETT COUNTY RECORDS.

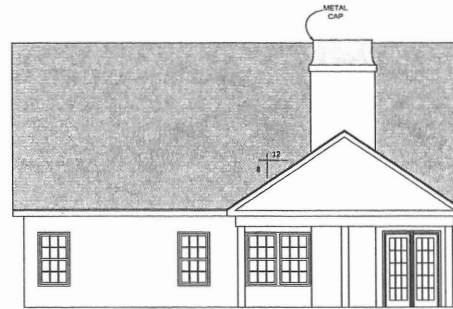
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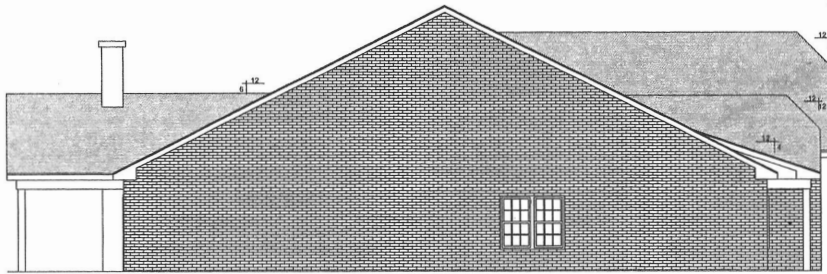


LEGEND

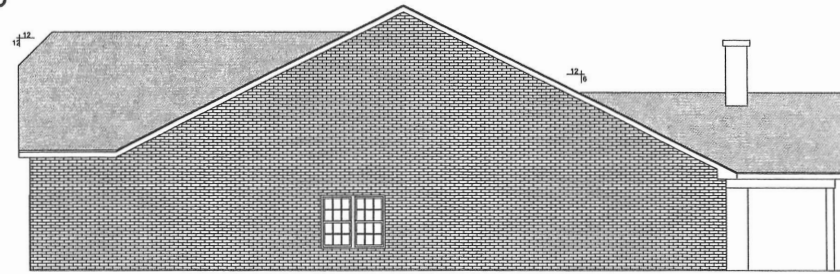
RBF	REBAR FOUND
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
PP	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTD	OPEN TOP PIPE
THM	TRIM MARK
CTP	CURB TOP PIPE
CVO	CURB VENT OR UTILITY POLE
ICV	IRRIGATION CONTROL VALVE
DH	DEED HOLE
LL	LAND LOT LINE
PL	PROPERTY LINE
CL	CENTERLINE
BSL	BUILDING SETBACK LINE
BCV	BRIGHT-GRAY
SR	SANITARY REWER EASEMENT
DE	DEED EASEMENT
CRG	CURB & GUTTER
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
TC	TOP OF CURB
GMD	GEORGIA METEOR DISTRICT
PRPG	PLAT BOOK / PAGE
DBPG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
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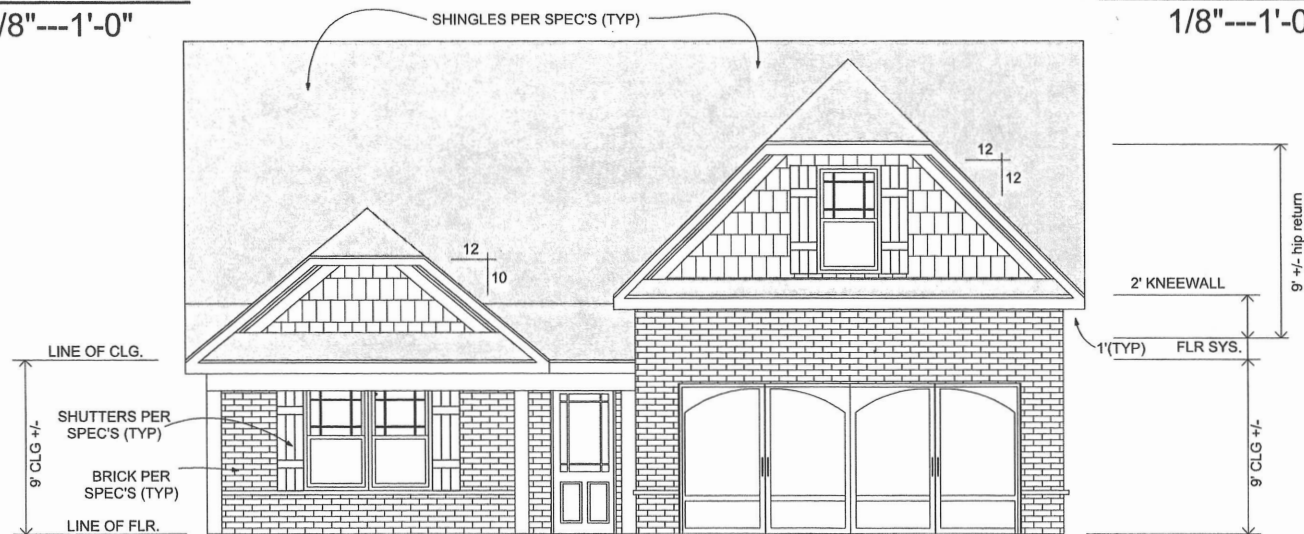
REAR ELEVATION
1/8"---1'-0"



LEFT ELEVATION
1/8"---1'-0"



RIGHT ELEVATION
1/8"---1'-0"



FRONT ELEVATION
1/4"---1'-0"

REV.

DATE

ALL PLANS HAVE BEEN
COPYRIGHTED © BY
WE PLAN HOMES, LLC.

WE PLAN
HOMES, LLC.
TEL: 704.616.0141
WWW.WEPLANHOMES.COM

THE CRAPE MYRTLE

ELEVATIONS-B

DWG. BY:
PWL/SAM

DATE:
4-29-24

SHEET:

1



LAWRENCEVILLE

GEORGIA

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

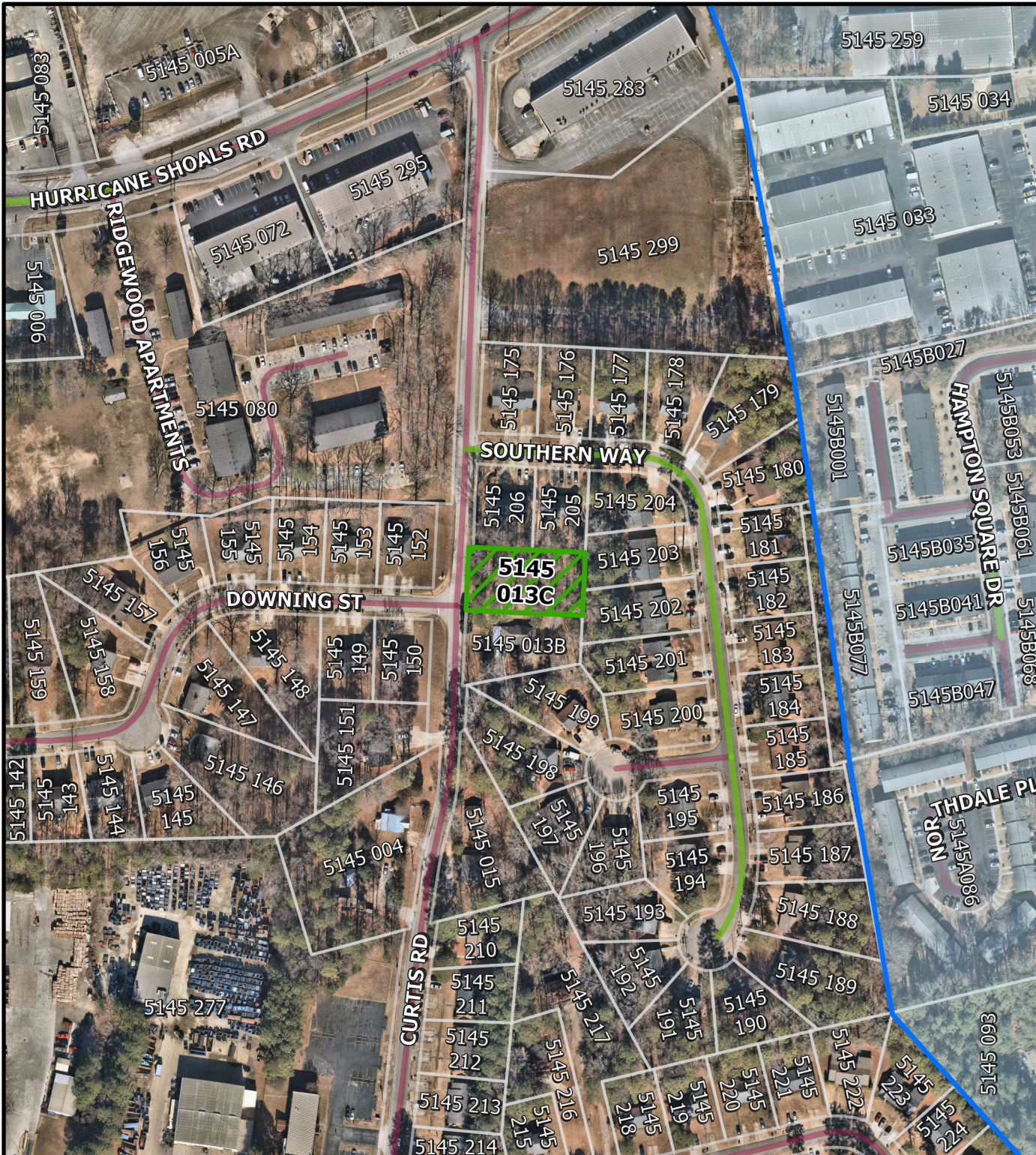
File # RZR2024-00023

Applicant: Florentina Fisteag

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



0 62.5 125



LAWRENCEVILLE

GEORGIA

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

File # RZR2024-00023

Applicant: Florentina Fisteag

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
-  Downtown Development Authority Boundary



0 125 250



LAWRENCEVILLE

GEORGIA

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

File # RZR2024-00023

Applicant: Florentina Fisteag

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Zoning Districts**
 -  BG General Business
 -  LM Light Manufacturing
 -  HM Heavy Manufacturing
 -  RM-12 Multifamily Residential



0 62.5 125

GEORGIA

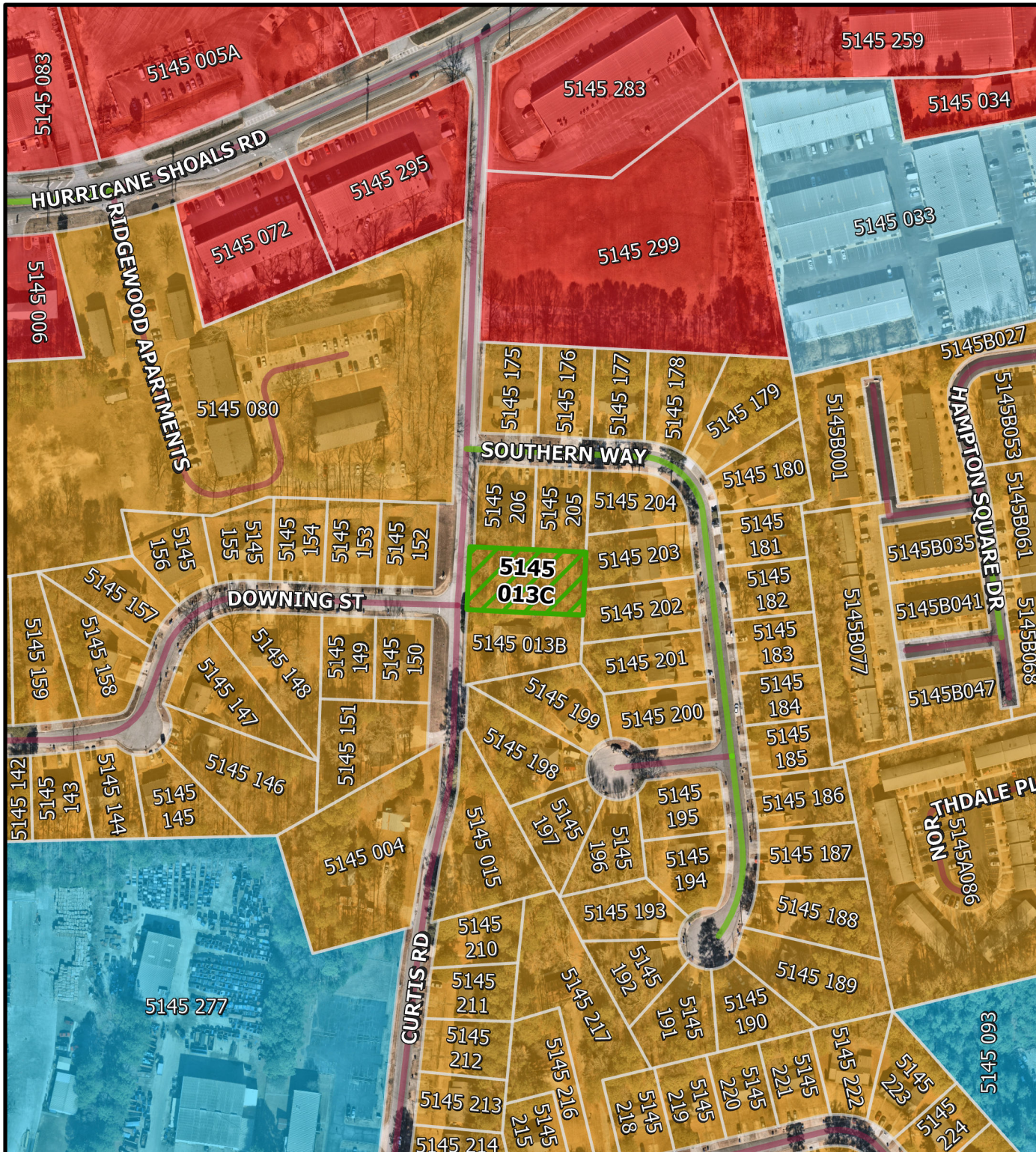
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Planning & Development
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-  Subject Property
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 LM Light Manufacturing
 HM Heavy Manufacturing
 RM-12 Multifamily Residential





LAWRENCEVILLE

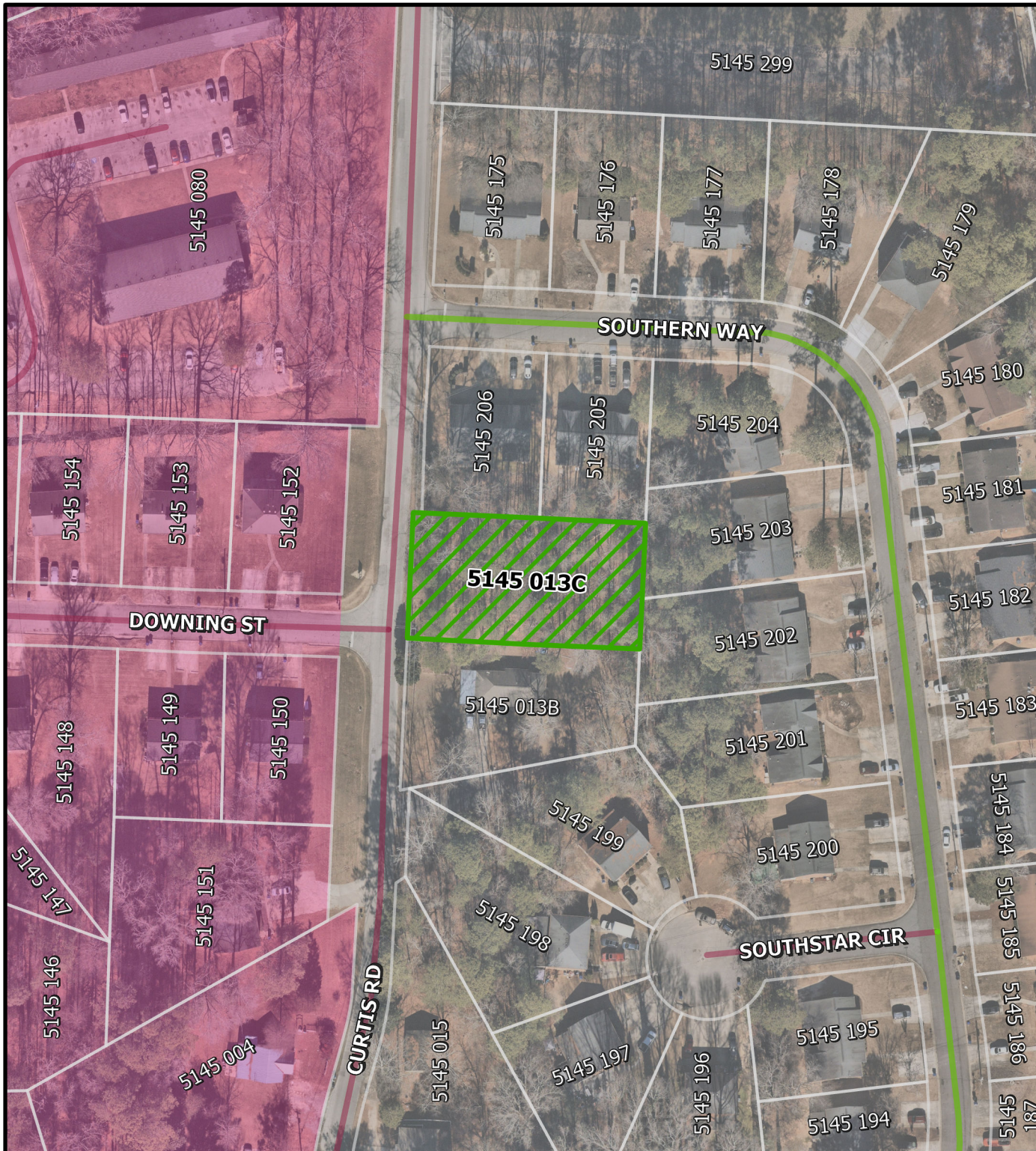
GEORGIA

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

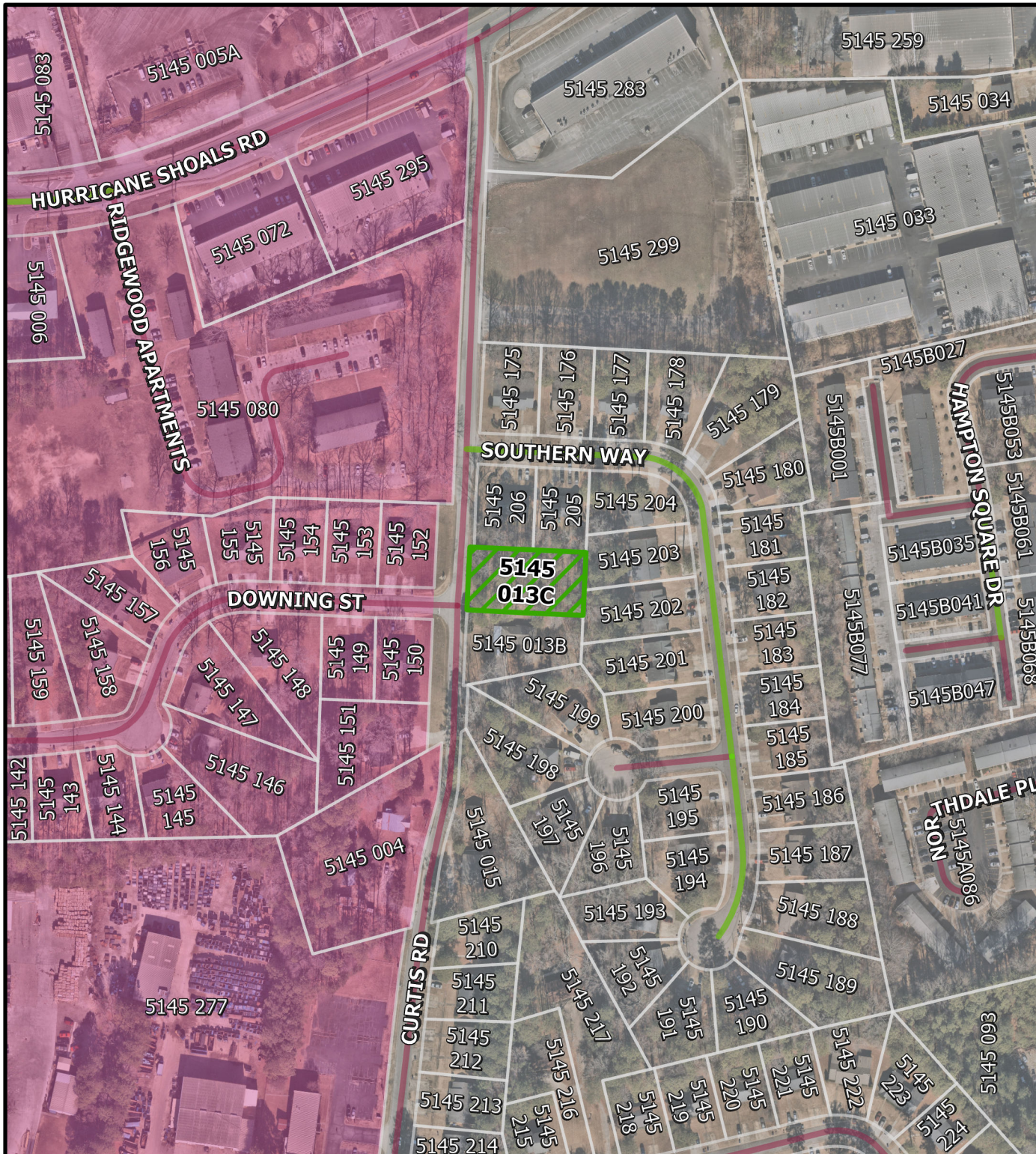
File # RZR2024-00023

Applicant: Florentina Fisteag

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
 -  Downtown
 -  Community Mixed Use



0 62.5 125



LAWRENCEVILLE

GEORGIA

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

File # RZR2024-00023

Applicant: Florentina Fisteag

-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
 -  Downtown
 -  Community Mixed Use



0 125 250



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2024-00091; Mushtaq Pasha; 860 Collins Hill Road
Department:	Planning and Development
Date of Meeting:	Monday, July 22, 2024
Applicant Request:	Allow a Place of Worship in a property zoned LM (Light Manufacturing District)
Presented By:	Todd Hargrave, Director of Planning and Development
Department Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Conditions

Summary: The applicant requests a Special Use Permit to allow a Place of Worship in a property zoned LM (Light Manufacturing District) at 860 Collins Hill Road. The subject property is approximately 0.63 acres, located on the southeastern right-of-way of Collins Hill Road south of its intersection with Collins Industrial Way. According to the Gwinnett County tax assessor, the property is currently being used as a Medical Office.

Attachments/Exhibits:

SUP2024-00091_Report
 SUP2024-00091_P&D Recommended Conditions
 SUP2024-00091_Application
 SUP2024-00091_Letter of Intent
 SUP2024-00091_Legal Description
 SUP2024-00091_As-Built Survey

SUP2024-00091_Existing Floor Plan

SUP2024-00091_Aerial Map – Zoomed In (1:2,750)

SUP2024-00091_Aerial Map – Zoomed Out (1:5,500)

SUP2024-00091_Zoning Map – Zoomed In (1:2,750)

SUP2024-00091_Zoning Map – Zoomed Out (1:5,500)

SUP2024-00091_Character Areas Map – Zoomed In (1:2,750)

SUP2024-00091_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

14.

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER:	SUP2024-00091
APPLICANT / CONTACT:	MUSHTAQ PASHA
OWNER:	GKA PROPERTIES LLC
LOCATION(S):	860 COLLINS HILL ROAD
PARCEL ID(S):	R7010 063
APPROXIMATE ACREAGE:	0.63 ACRES
CURRENT ZONING:	LM (LIGHT MANUFACTURING DISTRICT)
ZONING PROPOSAL:	TO ALLOW A PLACE OF WORSHIP
PROPOSED DEVELOPMENT:	PLACE OF WORSHIP
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS
VICINITY MAP	





LAWRENCEVILLE

Planning & Development

14.

ZONING AND DEVELOPMENT STANDARDS

The existing structure on the site was built in 1990, consisting of 6,000 square feet of office space with its associated landscaping, parking, and driveways.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Place of Worship	<i>Special Use Permit</i>	<i>Special Use Permit</i>	<i>Approval w/ Conditions</i>

The landscaping is existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. Additionally, the parking lot is in need of repaving to bring it up to the city's property maintenance standards, as described in Chapter 10 of the Code of Ordinances and well as Article 5 of the Zoning Ordinance. The property's forty-six (46) existing parking spaces is sufficient to accommodate up to 184 seats, according to the minimum parking and loading requirements of Article 5 – Parking, which one parking space per four seats in a Place of Religious Worship.

As a condition for approval, the Planning & Development department recommends that the existing parking lot shall be repaired and properly maintained, and the landscaping shall be brought up to the standards of the 2020 Zoning Ordinance.

SURROUNDING ZONING AND USE

The surrounding area consists primarily of office and commercial uses and zoning districts. The parcels immediately surrounding the subject property to the north and west are all used as offices and are zoned LM, the same zoning district as the subject property. The property located immediately to the south of the subject property is zoned BG (General Business District) and is used as an auto dealer. The properties across the right-of-way of Collins Industrial Way are also zoned LM and are used for classroom/office space for Georgia Gwinnett College. Overall, the proposed request to use the property for a Place of Worship is consistent with the uses surrounding the subject property, which are primarily institutional in nature.

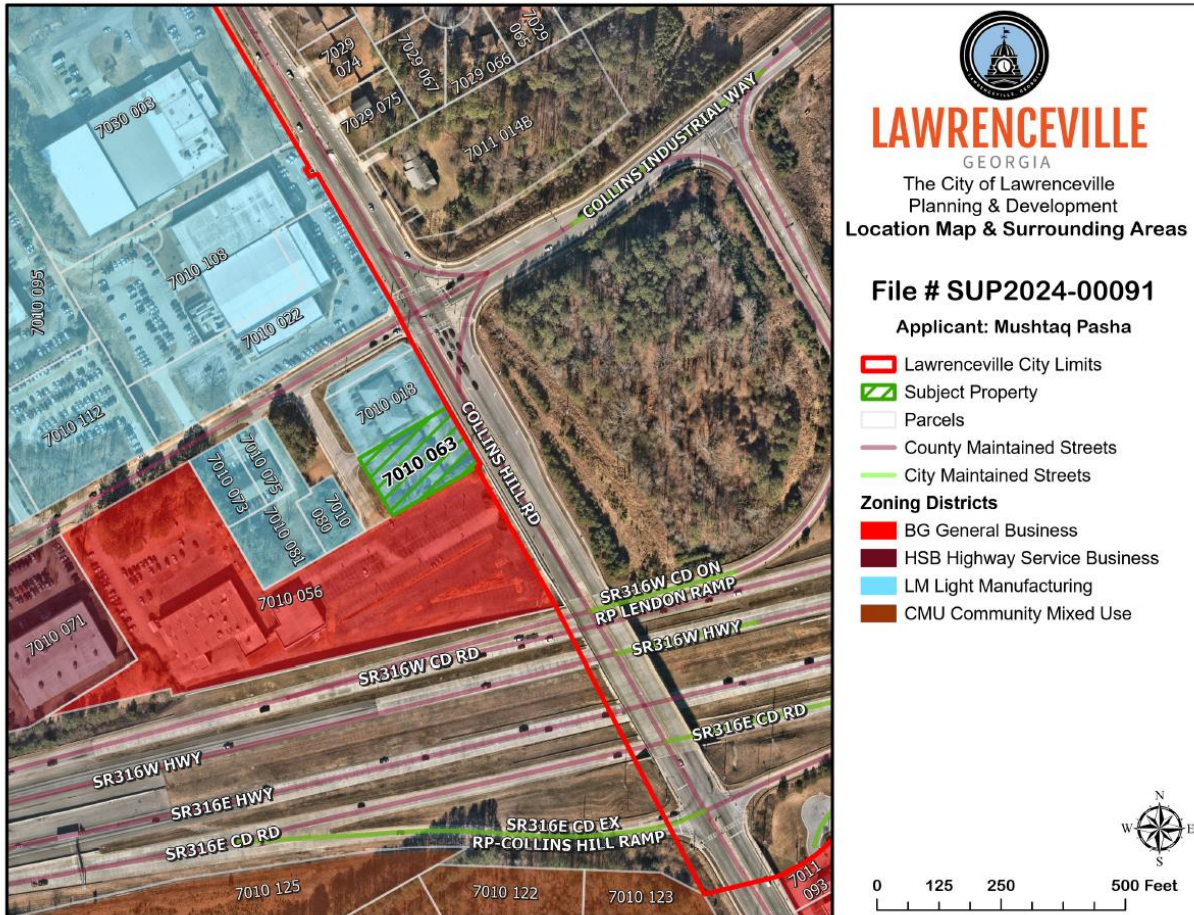


LAWRENCEVILLE

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Planning & Development

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2045 COMPREHENSIVE PLAN

The City of Lawrenceville 2045 Comprehensive Plan and Future Development Map indicate the subject property is located within the Education Center character area. The Education Corridor character area leverages Lawrenceville's educational assets to create a vibrant, knowledge-driven district. With a strong educational and medical infrastructure, this area integrates housing, retail, office spaces, and green areas to support academic and community growth. The proposed use for the property as a Place of Worship would not be inconsistent with the goals of the 2045 Comprehensive Plan.

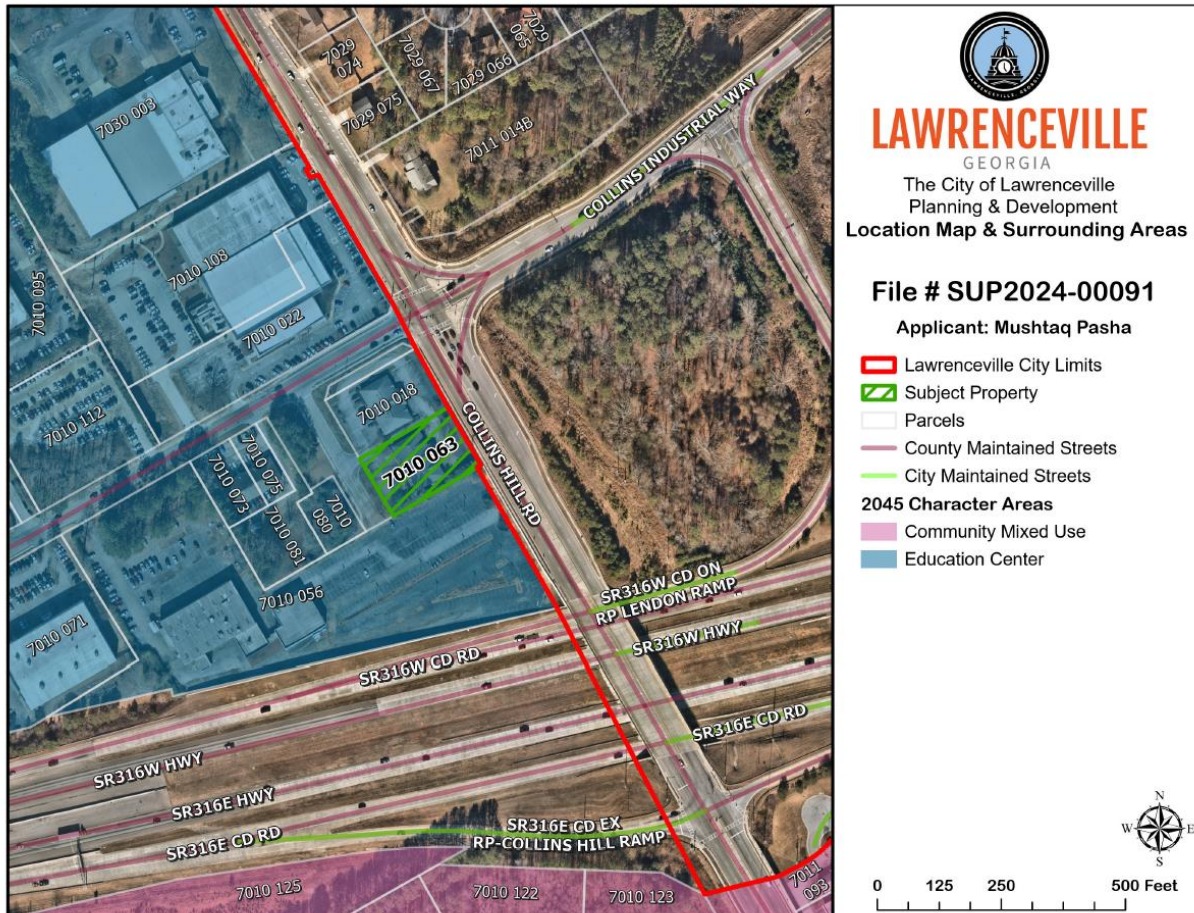


LAWRENCEVILLE

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Planning & Development

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, the proposed use for the site as a Place of Worship is consistent with the existing uses and zoning districts in the immediate area. Furthermore, the proposal aligns with the city's long term vision for the area as described in its 2045 Comprehensive Plan. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning.



LAWRENCEVILLE

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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

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

- 1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;**

Yes; the existing structure was built to commercial standards, with sufficient parking and access provided.

- 2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;**

Yes; on-site facilities are generally sufficient. However, additional maintenance may be necessary for the parking lot and the landscaping.

- 3. Ensuring that the special use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;**

No; Places of Worship are not a noxious use and they do not produce any more of a nuisance to the surrounding area than other office-based uses.

- 4. Ensuring that the special use will not impede the normal and orderly development of surrounding property for uses predominant in the area;**

No; the proposed use for the property as a Place of Worship is consistent with the uses surrounding the property, which are predominantly commercial and institutional in nature.

- 5. Ensuring that the location and character of the special use is considered to be consistent with a desirable pattern of development for the city, in general;**

Based on the City's 2045 Comprehensive Plan, the subject property is within the Education Center character area. The Education Center character area consists of many institutional uses, of which a Place of Worship falls within.



LAWRENCEVILLE

14.

Planning & Development

- 6. Ensuring that the special use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools;**

As established, a Place of Worship is not a noxious use and does not require separation from existing uses such as residences, government buildings, parks, churches, or schools.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_06182024

SUP2024-00091

Approval of a Special Use Permit for a Place of Worship in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

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

- A.** Light Industrial uses, which may include a Place of Worship as a special use.
- B.** 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 or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- D.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E.** Outdoor storage shall be prohibited.

2. To satisfy the following site development considerations:

- A.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- B.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- C.** The property's parking lot shall be brought into a state of good repair and maintenance. This includes cleaning out runoff that has built up, repairing cracks that have formed, and restriping the parking bays.
- D.** The property's landscaping shall be replanted and consistently maintained so that patches of bare dirt and soil are minimized.
- E.** Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council or this Special Use Permit is void. The name of the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupational Tax Certificate.



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MUHTAR PASHA</u>	NAME: <u>GKA Properties LLC</u>
ADDRESS: <u>2756 Old Peachtree Road</u>	ADDRESS: <u>PO Box 490550</u>
CITY: <u>Dacula GA</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30049</u>
PHONE: <u>706-461-2946</u>	PHONE: <u>770-962-5905</u>
CONTACT PERSON: <u>MUHTAR PASHA</u> PHONE: <u>706-461-2946</u>	
CONTACT'S E-MAIL: <u>MUHTARPASHA@HOTMAIL.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>7th</u> ACREAGE: <u>0.6764</u>	
PARCEL NUMBER(S): <u>R 7010063</u>	
ADDRESS OF PROPERTY: <u>860 Gollins Hill Road, Lawrenceville, GA 30043</u>	
PROPOSED SPECIAL USE: <u>Place of worship</u>	

SIGNATURE OF APPLICANT: [Signature] DATE: 5/2/24
 TYPED OR PRINTED NAME: MUHTAR PASHA
 DATE: 5/03/24

SIGNATURE OF OWNER: [Signature] DATE: 5/2/24
 TYPED OR PRINTED NAME: Kathy Bostock
 NOTARY PUBLIC: [Signature] DATE: 5/03/24



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

SUP2024-00091
 RECEIVED: MAY 3, 2024
 PLANNING AND 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? N

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

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

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

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.

SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 7th - 10 - R 7010063
(Map Reference Number) District Land Lot Parcel

[Signature] 5/2/2024
Signature of Applicant Date

MUSHOAR PASHA / purchaser
Type or Print Name and Title

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

REVENUE TECHNICIAN'S USE ONLY

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

NAME TITLE

DATE

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SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

Date: May 2nd, 2024

City of Lawrenceville,
Gwinnett County

Re: Special Use Permit for the Property located at 860 COLLINS HILL ROAD
Lawrenceville, GA 30043 ("Property")

TO WHOM IT MAY CONCERN:

Dear Commissioner:

This letter shall serve as a LETTER OF INTENT evidencing the desire of Mushtaq Pasha ("Buyer") to purchase the above referenced property and convert into a place of worship, the ("Property") from GKA PROPERTIES LLC ("Seller").

This is intended as a Letter of Intent to change the current zoning from OI to Place of worship. The Seller has granted permission to apply for the Special Use Permit "SUP" on the application form.

Sincerely,



Buyer: Mushtaq Pasha

SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10 of the 7th District of Gwinnett County, City of Lawrenceville, Georgia, and being designated as Tract 2 containing 0.43 acres according to a survey for Collins Hill Professional Center, City of Lawrenceville, dated April 18, 1999 and prepared by Ringo Abernathy & Associates, more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin found located at the intersection of the southwesterly right-of-way line of Collins Hill Road (80 foot right-of-way) and the southeasterly right-of-way line of Collins Industrial Way (60 foot right-of-way); run thence along the southeasterly right-of-way line of Collins Industrial Way South 58 degrees 41 minutes 59 seconds West a distance of 218.40 feet to a point marked by an iron pin set; leaving said right-of-way line run thence South 31 degrees 18 minutes 00 seconds East a distance of 167.0 feet to a point marked by an iron pin set, said point being the TRUE POINT OF BEGINNING; run thence South 31 degrees 18 minutes 00 seconds East a distance of 132.09 feet to a point marked by an iron pin set; run thence South 58 degrees 55 minutes 00 seconds West a distance of 145.78 feet to a point marked by an iron pin set; run thence North 31 degrees 40 minutes 22 seconds West a distance of 120.54 feet to a point marked by an iron pin set; run thence North 58 degrees 42 minutes 00 seconds East a distance of 35.0 feet to a point marked by an iron pin set; run thence North 31 degrees 18 minutes 00 seconds West a distance of 11.0 feet to a point marked by an iron pin set; run thence North 58 degrees 42 minutes 00 seconds East a distance of 111.57 feet to a point marked by an iron pin set, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District of Gwinnett County, Georgia, and lying within the city limited of Lawrenceville, Georgia, more particularly described as follows:

BEGINNING at the intersection formed by the southerly 80 foot right of way of Collins Hill Road and the northwesterly right of way of Georgia Highway 316; thence proceeding northwesterly along said right of way of Collins Hill Road 333.60 feet to a point which point represents the TRUE POINT OF BEGINNING; thence proceeding south 58 degrees 55 minutes 00 seconds west 218.40 feet to a point; thence proceeding north 31 degrees 18 minutes 00 seconds west 134.50 feet to a point; thence proceeding north 58 degrees 42 minutes 05 east 218.40 feet to a point on the southerly 80 foot right of way of Collins Hill Road; thence proceeding south 31 degrees 18 minutes 00 seconds east along said right of way 135.32 feet to a point which represents the TRUE POINT OF BEGINNING.

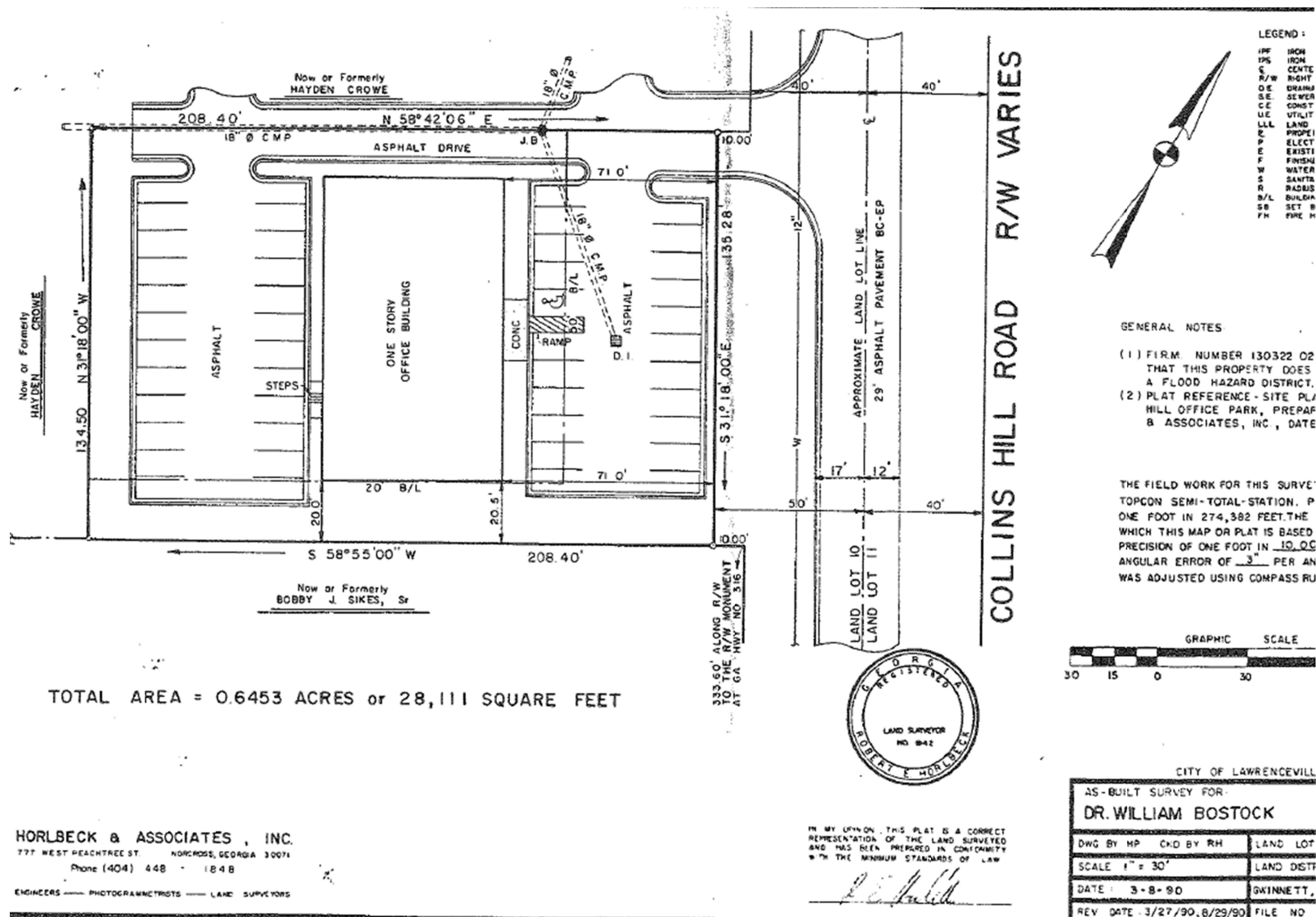
The hereinabove described tract encloses 0.6764 acres and is shown as Tract 1, Building 1 on a plat prepared by Horlbeck & Associates, Inc. for Macor Properties, Inc. dated March 8, 1990.

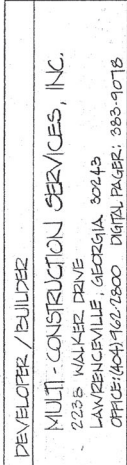
Less and except any of the above property conveyed pursuant to those certain Final Order and Judgments recorded in Deed Book 51560, Page 393, Gwinnett County, Georgia records, and recorded in Deed Book 51562, Page 836, Gwinnett County, Georgia records.

PROVIDED SURVEY - COMPONENT #1

SUP2024-00091
 RECEIVED: MAY 3, 2024
 PLANNING AND DEVELOPMENT DEPARTMENT

EXHIBIT V

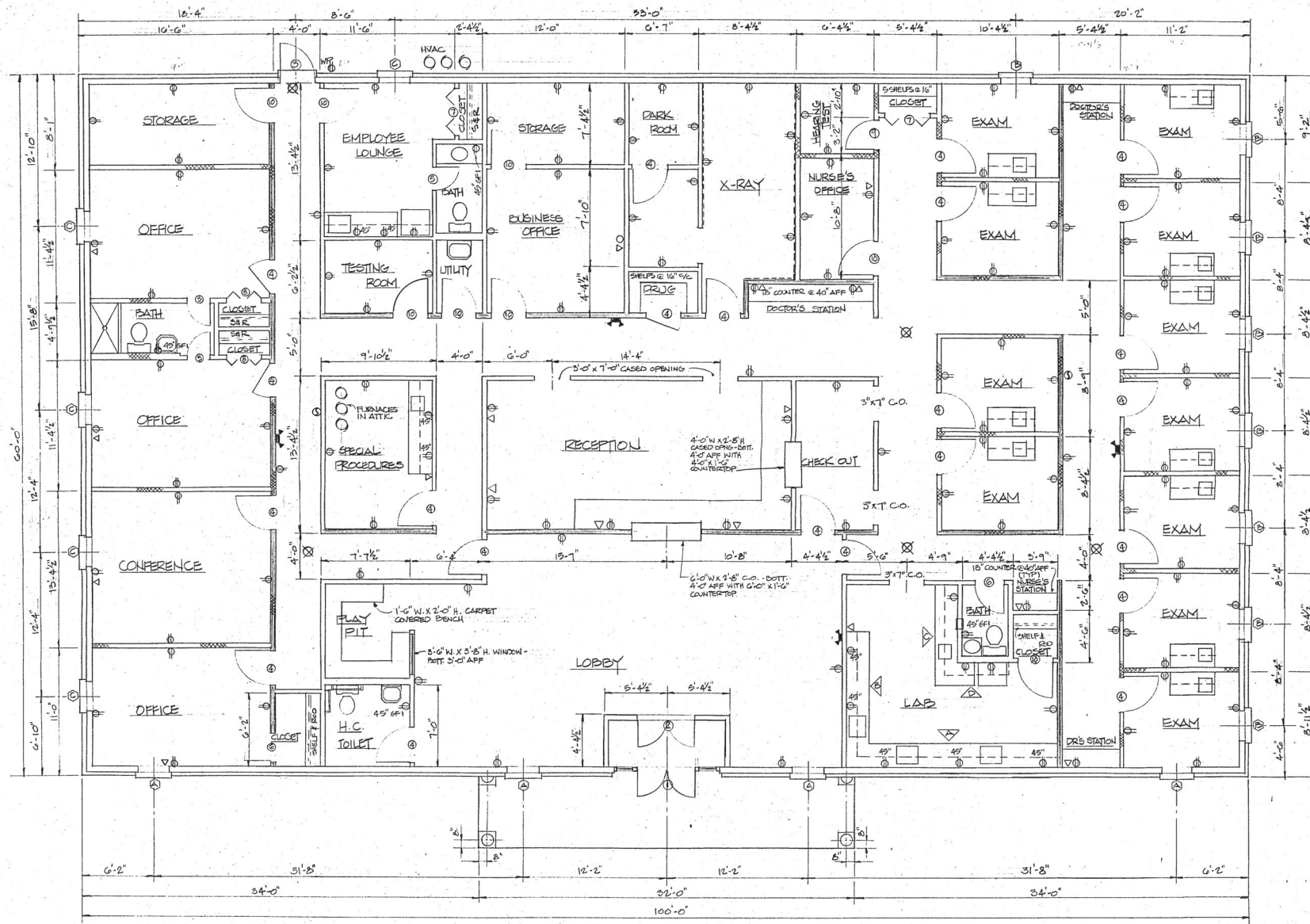




FILE NUMBER 9011	CONTACT JIM WALKER, PRES.	DATE MARCH 7, 1990	SCALE: 1/4" = 1'-0"
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OFFICE FOR

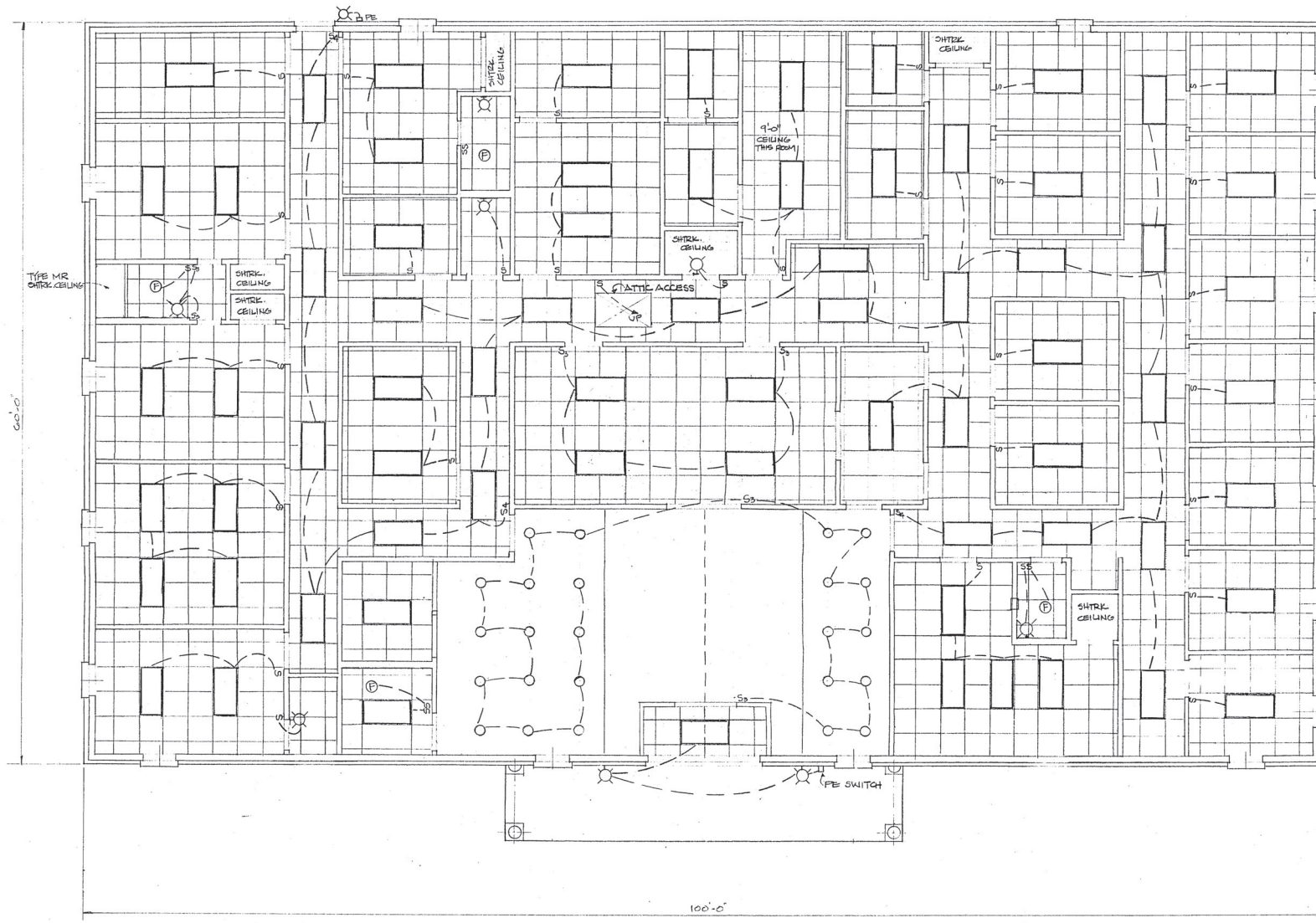
Page 233



PARTITION AND ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

OFFICE FOR	FILE NUMBER 91011	DEVELOPER / BUILDER MULTI-CONSTRUCTION SERVICES, INC.	DRAWING NUMBER A2
	CONTACT JIM WALKER, PRES.	22305 WALKER DRIVE LAWRENCEVILLE, GEORGIA	SHEET 2 OF 10
	DATE MARCH 7, 1970	OFFICE (404) 962-2800 DIGITAL PAGER 383-7013	

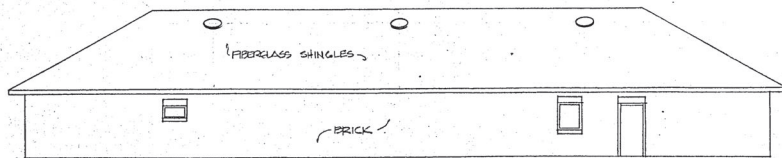


SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

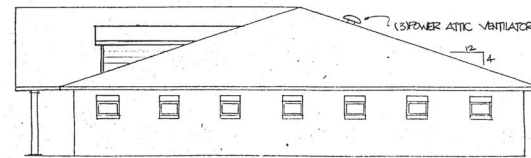
DRAWING NUMBER
A3
SHEET 3 OF 10

DEVELOPER / BUILDER
MULTI-CONSTRUCTION SERVICES, INC.
2238 WALKER DRIVE
LAWRENCEVILLE, GEORGIA 30043
OFFICE: (404) 962-2800 DIGITAL PAGES: 333-9013

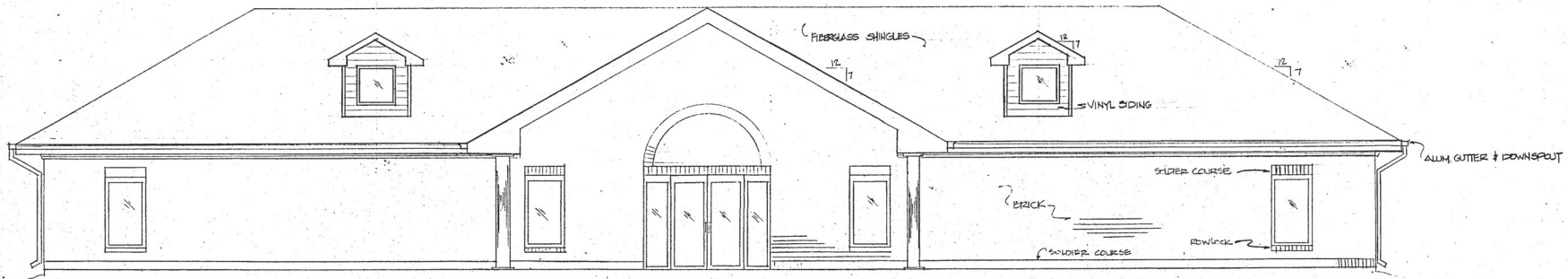
FILE NUMBER
1011
CONTACT
JIM WALKER, PRES.
DATE
MAY 7, 1990
SCALE
1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

OFFICE FOR	FILE NUMBER 1011	DEVELOPER / BUILDER MULTI-CONSTRUCTION SERVICES, INC. 2238 WALKER DRIVE LAWRENCEVILLE, GEORGIA 30243 OFFICE: (404) 716-1200 DIGITAL PAPER: 383-9015	FRAMING NUMBER A4
	CONTRACT JIM WALKER, PRES. DATE MARCH 7, 1990 SCALE NOTED.		SHEET 4 OF 10

SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

DOOR SCHEDULE						
MARK	SIZE	TYPE	FRAME	HEADER & LINTEL	THRESHOLD	REMARKS
1	2'0" x 6'8" x 1 1/8"	OUTDEPEND	ALUM.	1 1/2" x 3 1/2" x 2 1/2" W/ 1/2" BATT TO DBL. 2 1/2" W/ 1/2" PLYWOOD SPACER	ALUM.	W/ SLOATED OVERALL W/ 1/2" P/4"
2	2'0" x 6'8" x 1 1/8"	"	"	"	NONE	"
3	2'0" x 6'8" x 1 1/8"	RUSH METAL	METAL	1 1/2" x 3 1/2" x 2 1/2" W/ 1/2" BATT TO DBL. 2 1/2" W/ 1/2" PLYWOOD SPACER	ALUM.	"
4	2'0" x 6'8" x 1 1/8"	S.C. WOOD	WOOD	1 1/2" x 3 1/2" x 2 1/2" W/ 1/2" BATT TO DBL. 2 1/2" W/ 1/2" PLYWOOD SPACER	NONE	PREFIN. W/ TRIM
5	2'0" x 6'8" x 1 1/8"	"	H.C. WOOD	"	"	"
6	2'0" x 6'8" x 1 1/8"	"	"	"	"	"
7	4'0" x 6'8" x 1 1/8"	4 PNL. BIRD	"	"	"	"
8	3'0" x 6'8" x 1 1/8"	"	"	"	"	"
9	2'0" x 6'8" x 1 1/8"	S.C. WOOD	"	"	"	PREFIN. W/ TRIM
10	2'0" x 6'8" x 1 1/8"	H.C. WOOD	"	"	"	"

WINDOW SCHEDULE					
MARK	SIZE	TYPE	FRAME	HEADER & LINTEL	REMARKS
A	2'-0" x 5'-0" H	FIXED GLASS	ALUM.	1 1/2" x 3 1/2" x 2 1/2" W/ 1/2" BATT TO DBL. 2 1/2" W/ 1/2" PLYWOOD SPACER	20. PER MANUF.
B	2'-0" x 1'-4" H	"	"	"	"
C	2'-0" x 3'-4" H	"	"	"	"
	2'-0" x 2'-8" H	"	"	DBL. 2 1/2" x 4" W/ 1/2" PLYWOOD SPACER	DEPT. M.B.R.

DESIGN LOADS

ROOF LOAD : 20 PSF W.L.
20 PSF W.L.
10 PSF D.L.
ATTC LOAD : 20 PSF L.L.
10 PSF D.L.

UNIT STRESSES

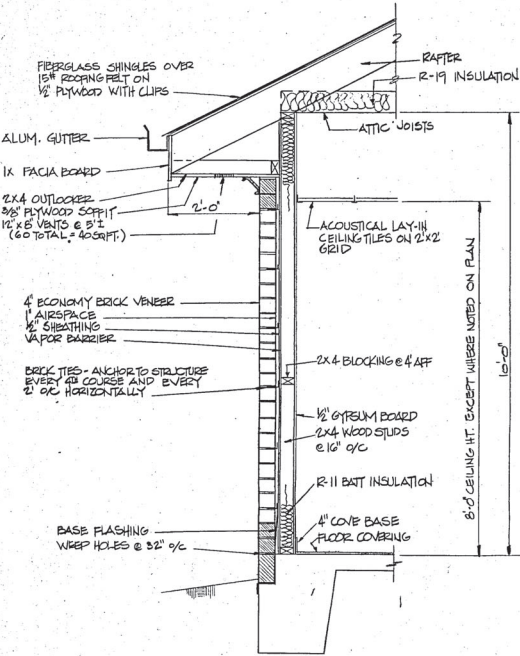
DESIGN SOIL BEARING PRESSURE -2500 PSF.
CONCRETE ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS -3000 PSI
REINFORCING BARS - ASTM A615 GRADE 60
WOOD - SOUTHERN PINE #2 MIN F_b = 1200 PSI

NOTES:

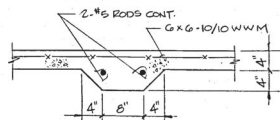
- OCCUPANCY CLASSIFICATION: BUSINESS, ONE TENANT
- TYPE OF CONSTRUCTION: CLASS G, NON PROTECTED, NON SPRINKLERED, GROSS AREA = 6000 SQ. FT.
- EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY FOR OPERATION FROM INSIDE THE BUILDING.
- ALL DOORS SHALL BE EQUIPPED WITH HANDICAP (LEVERED) HARDWARE.
- CONCRETE TEST REPORTS SHALL BE AVAILABLE AT THE SITE.
- PROVIDE ONE CLASS A, B, C, OR 10 LB FIRE EXTINGUISHER.
- H.C. TOILET TO BE EQUIPPED WITH HANDICAPPED ACCESSIBLE LAVATORY AND WATER CLOSET. SAFETY GRAB BARS TO BE INSTALLED BEHIND AND ON WALL ADJACENT TO W.C. SS: 36" AFF AND SHALL SUPPORT A 250# LOAD.
- CEILINGS TO BE SUSPENDED 2' x 2' GRID WITH REGULAR EDGED (OR CHAIR APPROVED) TILES (EXCEPT IN AREAS SHOWN ON PLANS).
- INTERIOR LOAD BEARING PARTITIONS TO BE WOOD 2' x 4' @ 16" O.C. W/ 1/2" GYPSUM BOARD BOTH SIDES AND 2' x 4' BLOCKING AT 4' AFF. NON-LOAD BEARING PARTITIONS MAY BE EITHER WOOD OR METAL STUD FRAMING.
- INTERIOR PAINT, WALLCOVERINGS, CARPET, FLOOR TILE, ETC. TO BE SPECIFIED BY OWNER.

LEGEND

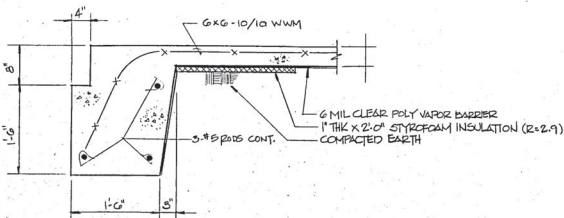
- 2' x 4' 4-TUBE FLOURESCENT LIGHT FIXTURE (CEILING RECESSED)
- ⊗ CEILING MOUNTED 25 W. EXT LIGHT WITH BATTERY BACKUP
- ⊕ DUPLEX RECEPTACLE, 12' AFF UNLESS NOTED
- ⊕ DUPLEX RECEPTACLE, GND. FAULT INTERRUPTABLE
- ⊕ DUPLEX RECEPTACLE, WEATHERPROOF
- ⊕ TELEPHONE RECEPTACLE, 12' AFF
- ⊕ EMERGENCY LIGHTING, 2 BULB, BATTERY OPERATED AUTOMATIC CUT OFF WHEN POWER FAILS. SEPARATE INTEGRATED CIRCUIT W/ LOCK ON BAR.
- ⊕ SMOKE DETECTOR
- ⊕ TRILIT EXHAUST FAN
- ⊕ PARTITION W/ LEAD LINED SHEETROCK
- ⊕ PARTITION W/ ACOUSTICAL INSULATION (SONO-BATT)
- ⊕ LOAD BEARING PARTITION
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT TSW. SPOT



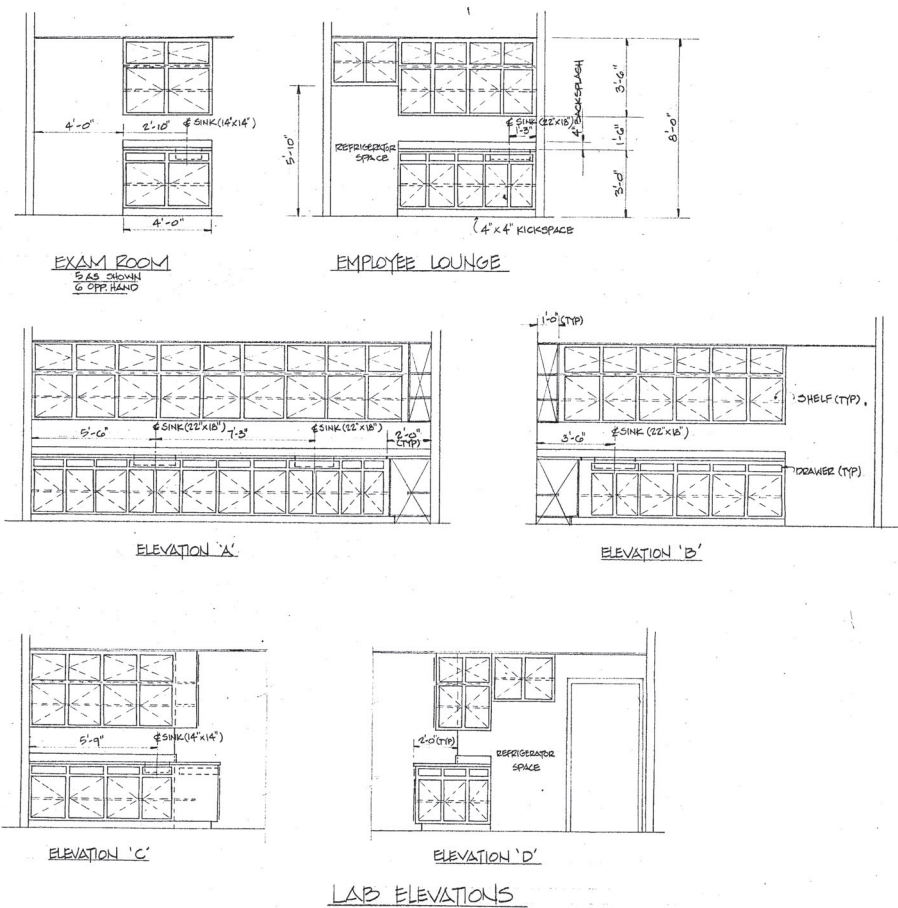
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



SECTION A-A
SCALE: 1" = 1'-0"

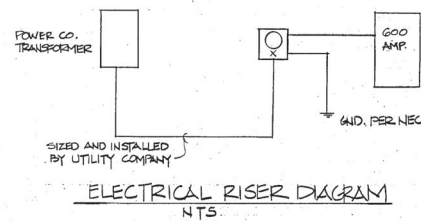
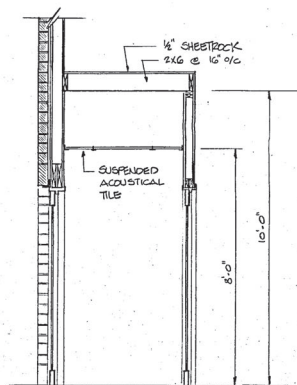
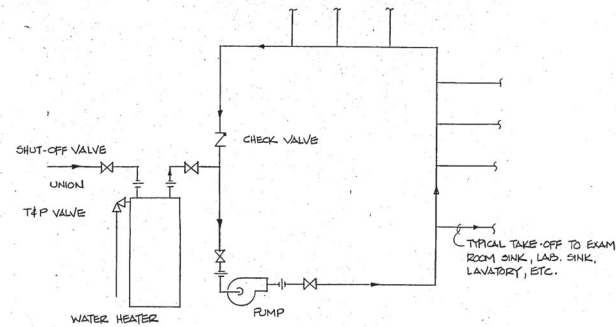
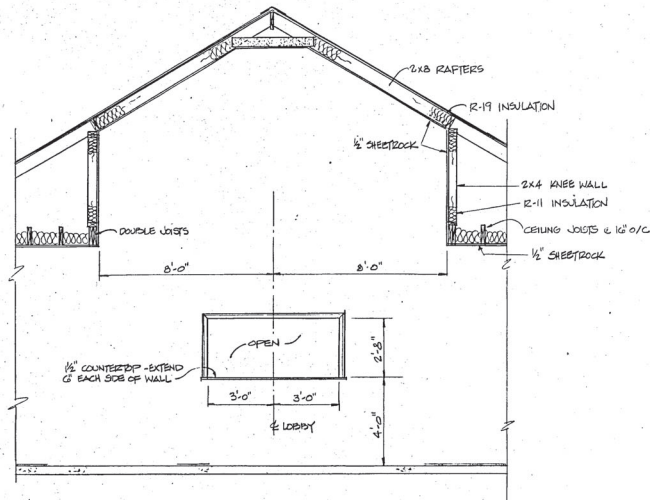


SECTION B-B
SCALE: 1" = 1'-0"



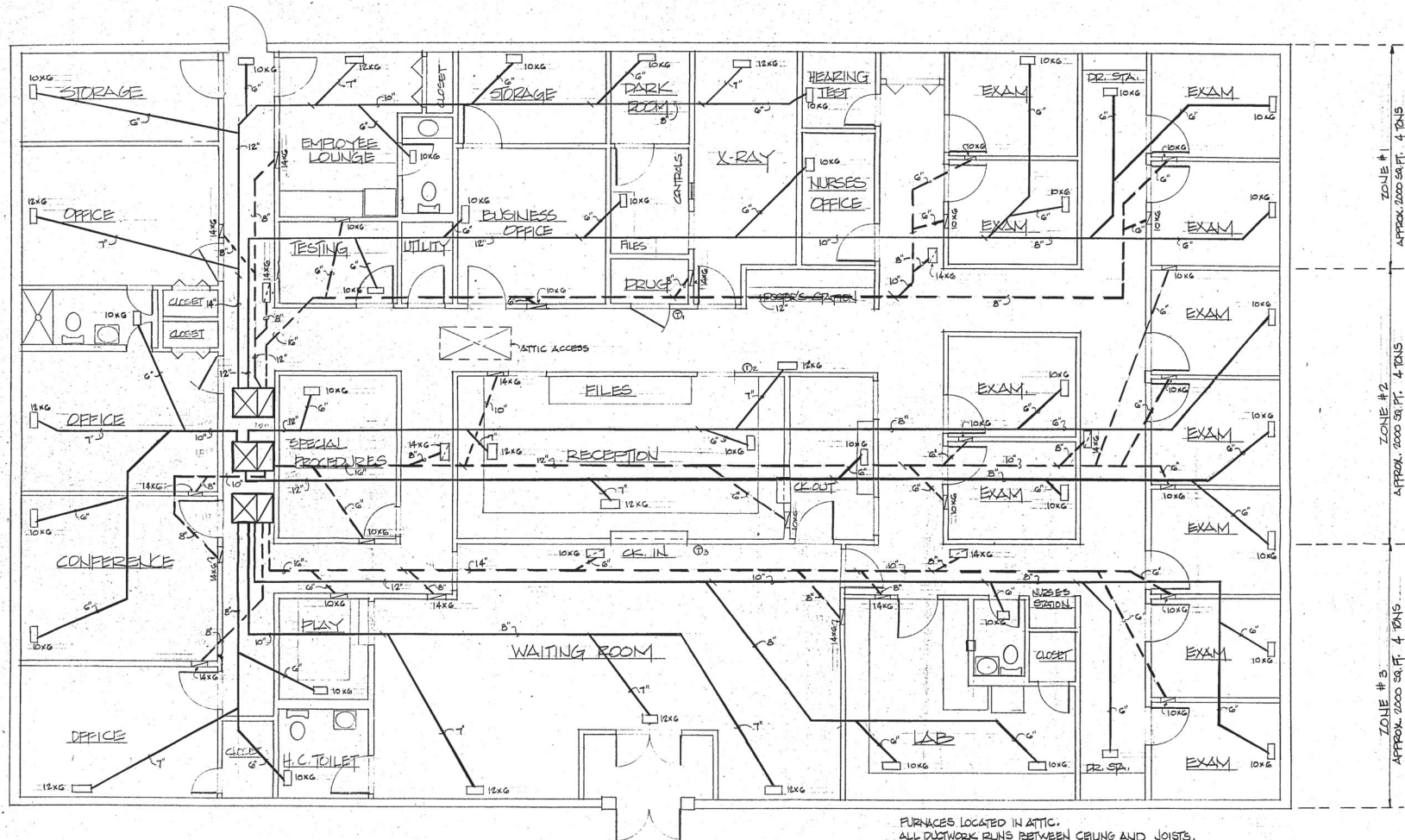
SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

	FILE NUMBER 9011	DEVELOPER / BUILDER	DRAWING NUMBER A6 SHEET 6 OF 10
	CONTRACT NUMBER FBS.	MULTI-CONSTRUCTION SERVICES, INC.	
	DATE MARCH 7, 1990	2225 WALKER DRIVE LAWRENCEVILLE, GEORGIA 30043	
	SCALE 3/8" = 1'-0"	OFFICE: (404) 612-2800 DIGITAL PAPER: 2023-90TB	



SUP2024-00091
 RECEIVED: MAY 3, 2024
 PLANNING AND DEVELOPMENT DEPARTMENT

OFFICE FOR	FILE NUMBER	DEVELOPER / BUILDER	DRAWING NUMBER
	9011	MULTI-CONSTRUCTION SERVICES, INC.	A7
	CONTRACT	2238 WALKER DRIVE	SHEET 7 OF 10
	JIM WALKER, PRES.	LAWRENCEVILLE, GEORGIA 30243	
	DATE	08-17-1990	DIGITAL PAGER: 333-9173
	SCALE		
	NOTED		



HVAC PLAN
SCALE: 1/8"=1'-0"

FURNACES LOCATED IN ATTIC.
ALL DUCTWORK RUNS BETWEEN CEILING AND JOISTS.

LEGEND

	LOW SIDE WALL RETURN REGISTER
	CEILING SUPPLY REGISTER
	CEILING RETURN REGISTER
	SUPPLY DUCTWORK
	RETURN DUCTWORK

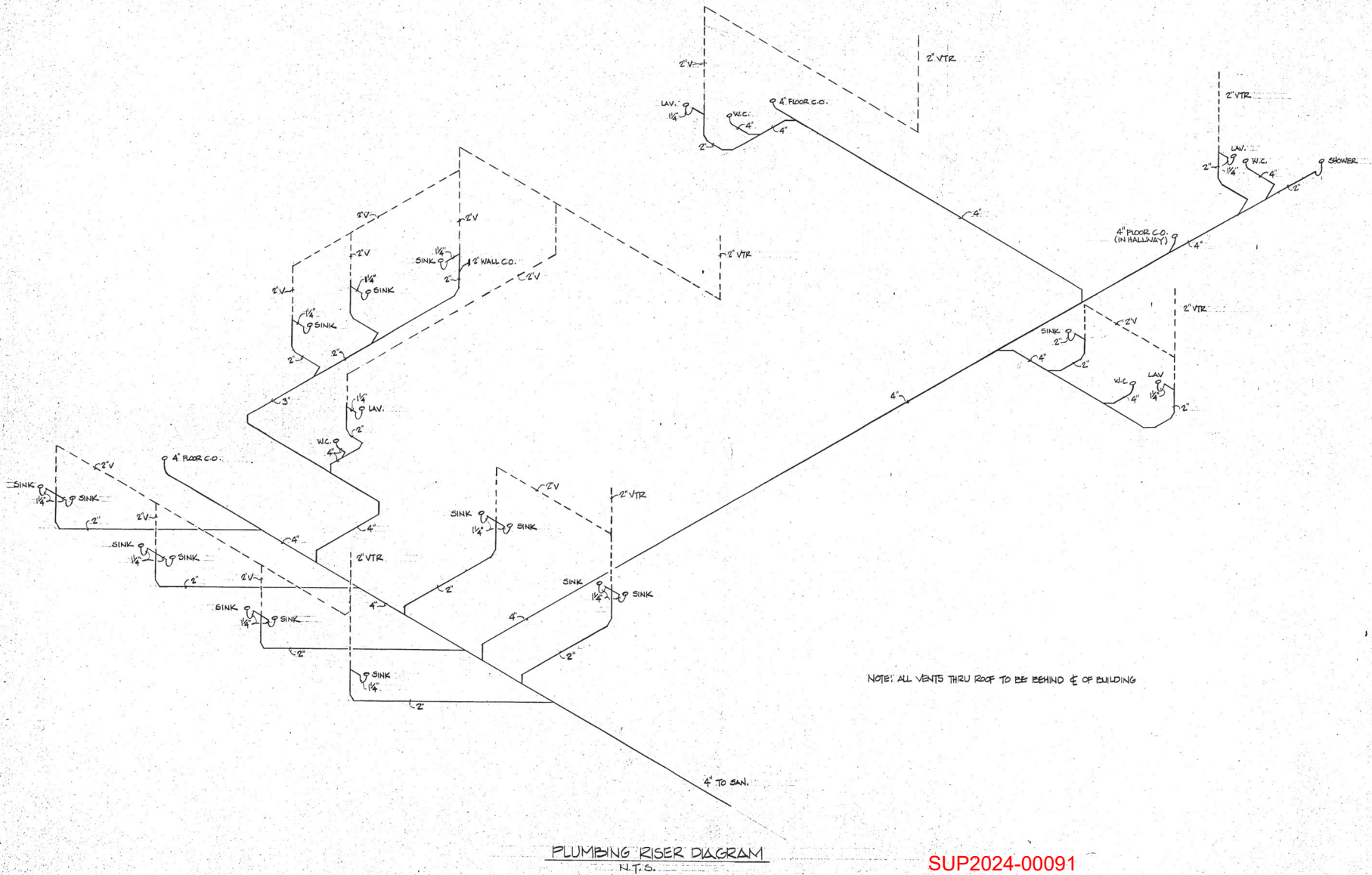
EQUIPMENT SCHEDULE				
EQUIPMENT	MANUFACTURER	MODEL NO.	EFF.	Nº REQ'D.
FURNACE	CARRIER	38SS 095	82%	3
COIL	CARRIER	28RCD 46	10 SEER	3
CONDENSER	CARRIER	38TKO 46	10 SEER	3

SUP 2024-00091

RECEIVED: MAY 3, 2024

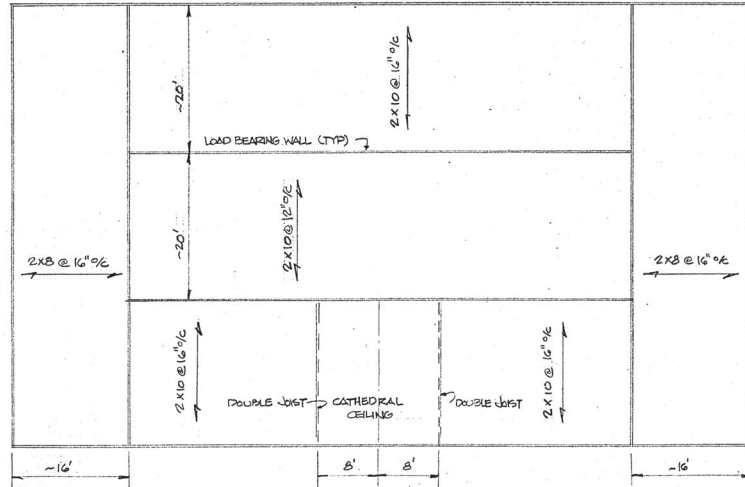
PLANNING AND DEVELOPMENT DEPARTMENT

OFFICE FOR	DEVELOPER / BUILDER	DRAWING NUMBER
	MULTI-CONSTRUCTION SERVICES, INC. 8255 WALKER DRIVE LAWRENCEVILLE, GEORGIA 30043 OFFICE: (404) 962-2800 DIGITAL PAPER: 383-9018	A8 SHEET 3 OF 10
FILE NUMBER	CONTACT	DATE
19011	JIM WALKER, PRES.	MARCH 1, 1990
SCALE:	SCALE:	SCALE:
1/8"=1'-0"	1/8"=1'-0"	1/8"=1'-0"

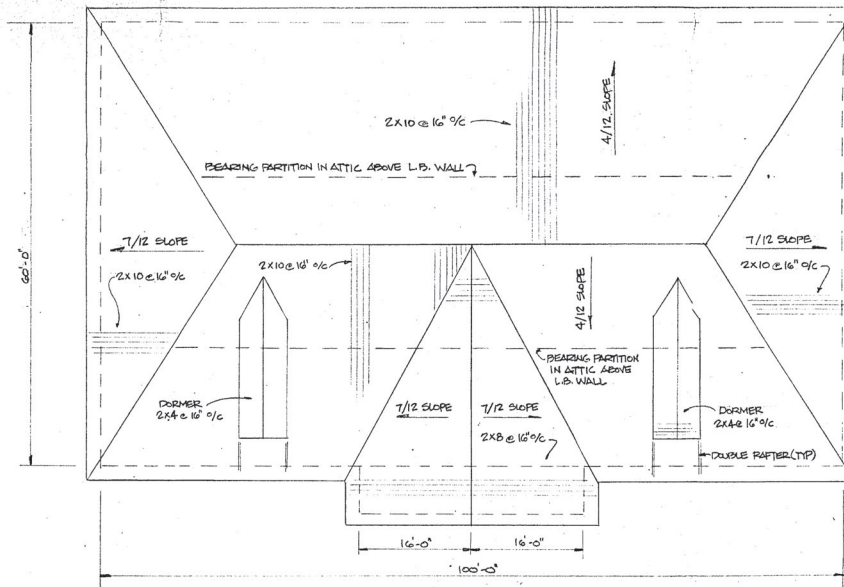


SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

OFFICE FOR	FILE NUMBER	DEVELOPER/BUILDER	DRAWING NUMBER
	10111 CONTRACT DATE MARCH 1, 1990 SCALE NONE	MULTI-CONSTRUCTION SERVICES, INC. 2233 WALNUT DRIVE LAWRENCEVILLE, GEORGIA 30043 OFFICE: (404) 962-2800 DIGITAL PAGER: 555-1018	A9 SHEET 9 OF 10



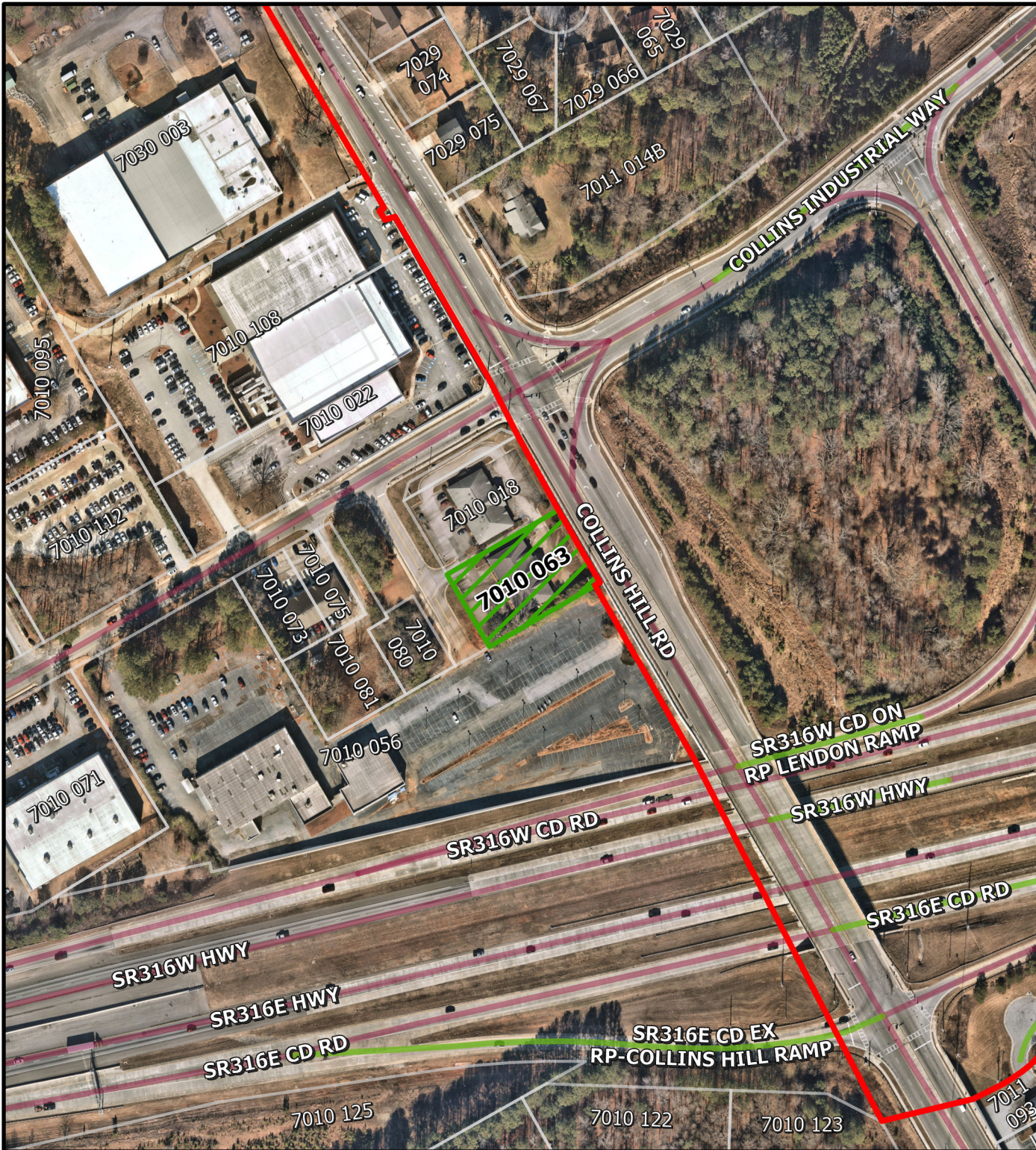
ATTIC JOIST PLAN



ROOF FRAMING PLAN

SUP2024-00091
RECEIVED: MAY 3, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

OFFICE FOR	FILE NUMBER	DEVELOPER / BUILDER	DRAWING NUMBER
	1011	MULTI-CONSTRUCTION SERVICES, INC.	A10
	CONTRACT	2238 WALKER DRIVE	SHEET 10 OF 10
	DATE: MARCH 7, 1990	LAWRENCEVILLE, GEORGIA 30243	
	SCALE	OFFICE: (404) 916-2800 DIGITAL PAPER: 30x40 IN.	
	1/8" = 1'-0"		



LAWRENCEVILLE

GEORGIA

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

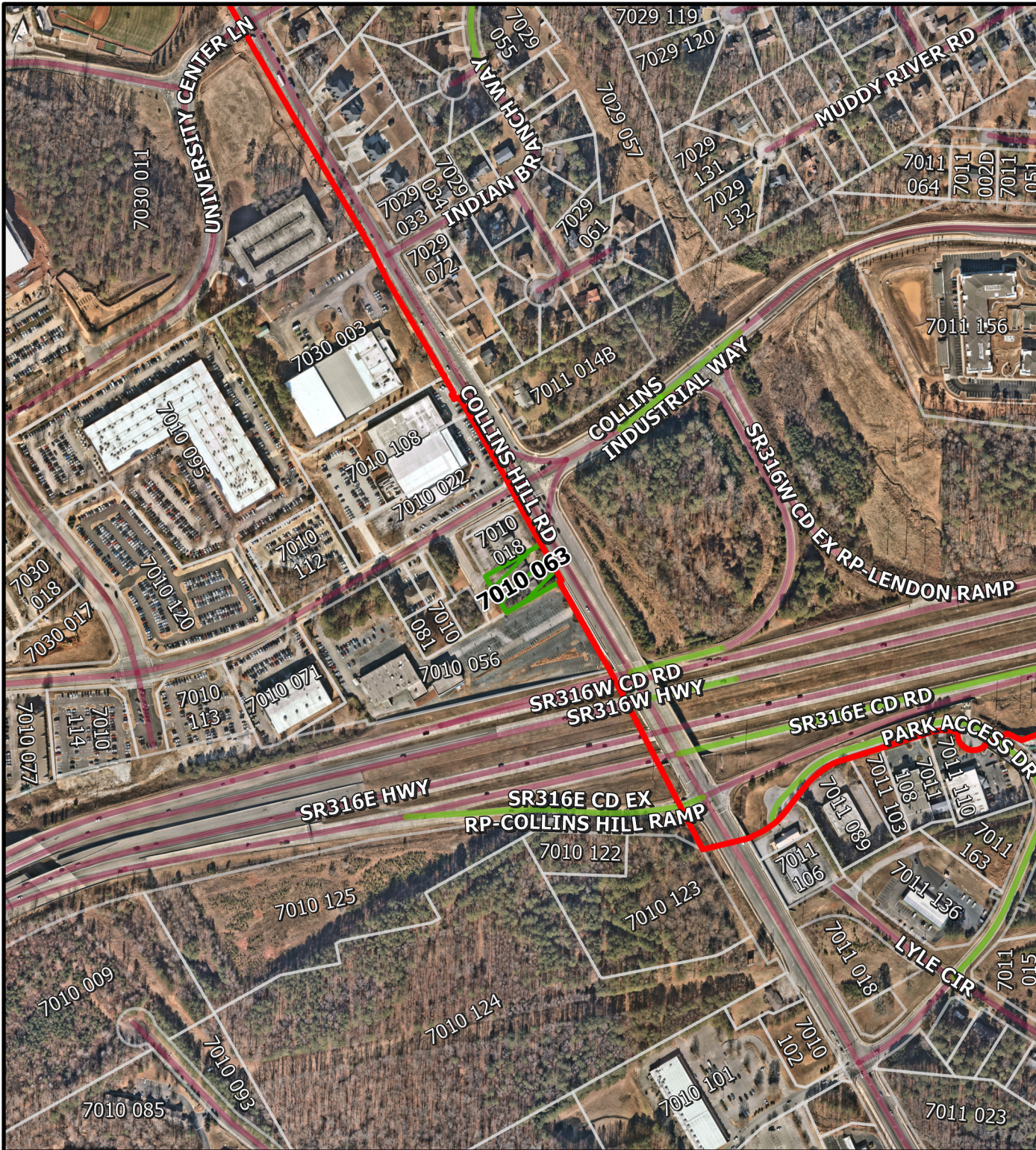
File # SUP2024-00091

Applicant: Mushtaq Pasha

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



0 125 250



LAWRENCEVILLE

GEORGIA

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

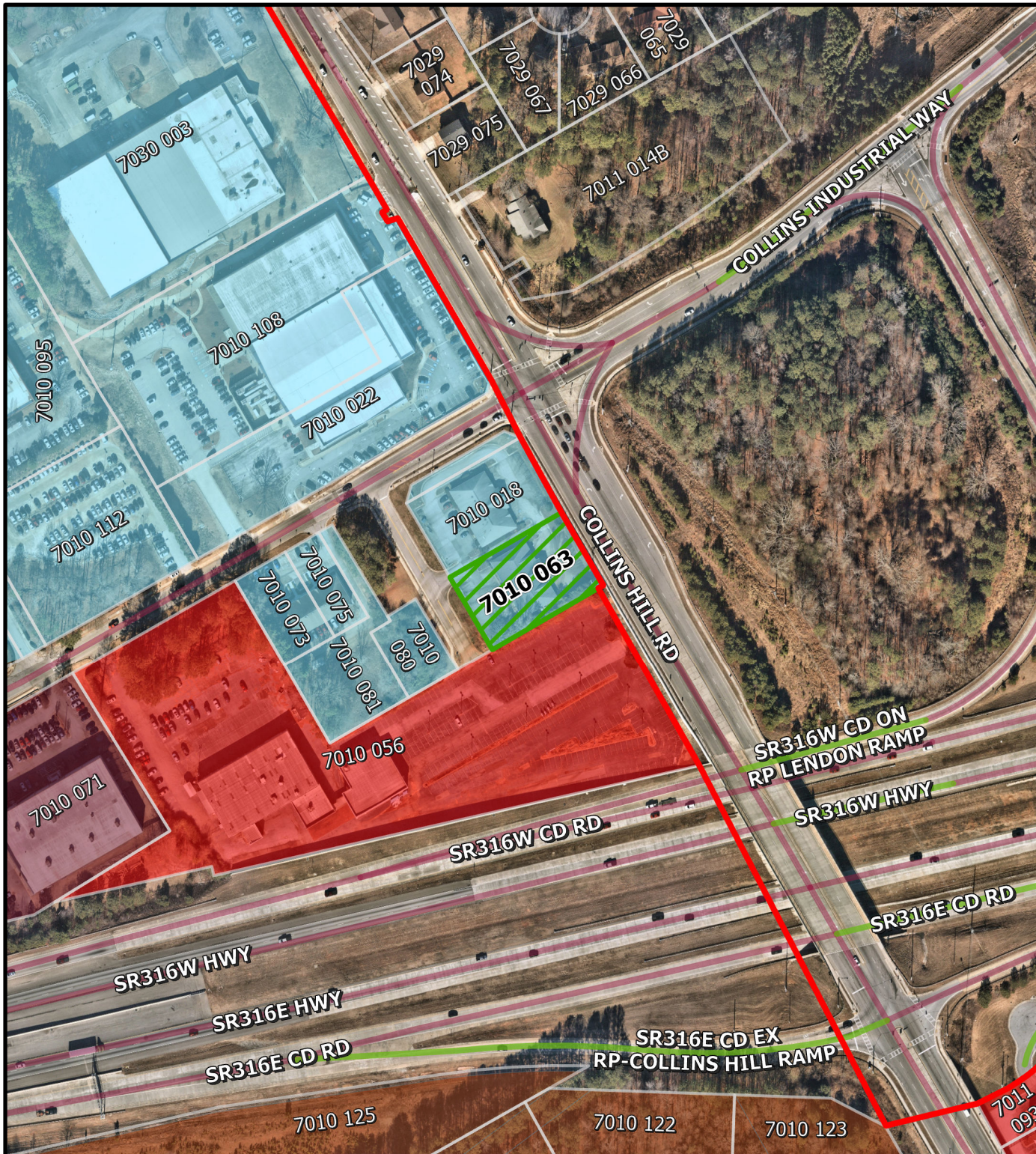
File # SUP2024-00091

Applicant: Mushtaq Pasha

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



0 250 500



LAWRENCEVILLE

GEORGIA

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

File # SUP2024-00091

Applicant: Mushtaq Pasha

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- Zoning Districts**
 -  BG General Business
 -  HSB Highway Service Business
 -  LM Light Manufacturing
 -  CMU Community Mixed Use



0 125 250



LAWRENCEVILLE

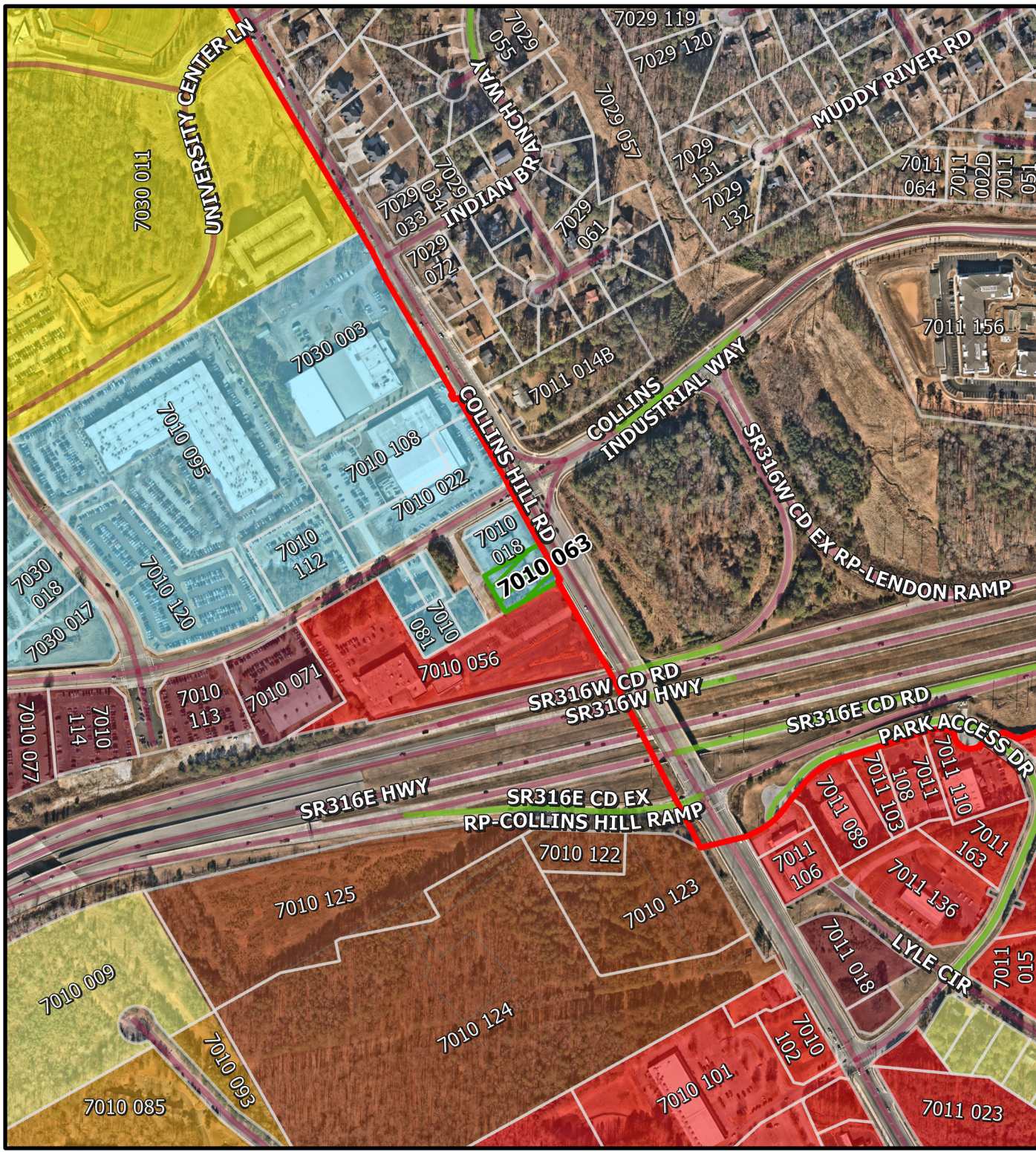
GEORGIA

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

File # SUP2024-00091

Applicant: Mushtaq Pasha

- Lawrenceville City Limits
 - Subject Property
 - Parcels
 - County Maintained Streets
 - City Maintained Streets
- Zoning Districts**
- BG General Business
 - HSB Highway Service Business
 - LM Light Manufacturing
 - CMU Community Mixed Use
 - RM-12 Multifamily Residential
 - RS-150 Single-Family Residential
 - RS-180 Single-Family Residential



0 250 500



LAWRENCEVILLE

GEORGIA

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

File # SUP2024-00091

Applicant: Mushtaq Pasha

-  Lawrenceville City Limits
-  Subject Property
-  Parcels
-  County Maintained Streets
-  City Maintained Streets
- 2045 Character Areas**
 -  Community Mixed Use
 -  Education Center



0 125 250

GEORGIA

File # SUP2024-00091

Applicant: Mushtaq Pasha

-  Lawrenceville City Limits
 -  Subject Property
 -  Parcels
 -  County Maintained Streets
 -  City Maintained Streets
- 2045 Character Areas**
-  Community Mixed Use
 -  Education Center

2045 Character Areas

Community Mixed Use
Education Center



0 250 500



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: CITY COUNCIL NEW BUSINESS

Item:	Gwinnett Urban County Community Development Block Grant (CDBG) Renewal
Department:	Finance
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	None
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	Approval of the Cooperation Agreement with Gwinnett County for the CDBG Program for Federal Fiscal Years 2025-2027

Summary: Every three years, Gwinnett County is required to requalify as an Urban County along with each of its municipality partners as a condition of its Community Development Block Grant (CDBG) program. By agreeing to partner with Gwinnett County, the City does not have to compete statewide through the Department of Community Affairs (DCA) and competes locally within the County for CDBG funds.

This is no change to the current operation that the City has been under for decades.

Attachments/Exhibits:

- Letter from Nicole Love Hendrickson, Chairman Gwinnett County Board of Commissioners
- Cooperation Agreement with Gwinnett County for the CDBG program

U.S. Department of Housing and Urban Development
CDBG Program Urban County Qualification



COOPERATION AGREEMENT
for
Gwinnett County, Georgia
and
City of Lawrenceville

Federal Fiscal Years 2025 - 2027

AUTHORITY: HUD - CPD NOTICE 24-02

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GWINNETT COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
COOPERATION AGREEMENT [AUTHORITY: CPD NOTICE 24-02; May 2024]
 Program Year 2025-2027
STATE OF GEORGIA – COUNTY OF GWINNETT

This Cooperation Agreement made this day of , 2024, by Gwinnett County, a political subdivision of the State of Georgia (hereinafter referred to as the "County") and the City of Lawrenceville, a political subdivision of the State of Georgia (hereinafter referred to as the "City").

Section 1: Urban County Qualification Requirements

The United States Department of Housing and Urban Development (hereinafter referred to as "HUD") has determined that the County is eligible, as an "Urban County", to receive Entitlement Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to address certain needs of predominantly low and moderate income persons with CDBG funds [and any program income derived from the expenditure of CDBG funds] to be made available during the period beginning with Federal Fiscal Year [hereinafter referred to as "FFY"] 2025 and continuing in place and in full effect until such time in the future as the City shall elect to exclude itself, in accordance with HUD instructions and schedules. The County agrees to provide written notice to the City of Lawrenceville its rights of future exclusion from the County CDBG Program for each successive three-year qualification period, in compliance with HUD-required notification dates.

HUD permits Urban Counties and their participating municipalities to execute Cooperation Agreements which are to be automatically renewing at the end of each three-year qualification period, unless changes in the Agreement are required by HUD that would necessitate the execution of a new Agreement and/or unless the participating municipality elects to be excluded from the Agreement at the beginning of each three-year cycle. The County and the City agree, herein, to execute this automatically renewing Cooperation Agreement, with these special stipulations [and as further described in this Agreement], beginning with FFY 2025.

Section 2: CDBG Program

The funds received under this Agreement will be used to improve the quality of housing, public facilities, certain public service capital needs, and to create and/or retain jobs, predominantly for low- and moderate-income persons. These funds will benefit low- and moderate-income citizens of the County's incorporated municipalities, if the needs of such persons in these municipalities are included in the Gwinnett County CDBG Program.

This agreement covers the CDBG Entitlement program and, where applicable, the HOME Investment Partnership (HOME) and Emergency Solutions Grants (ESG) Programs (i.e., where the urban county receives funding under the ESG program or receives funding under the HOME program as an urban county or as a member of a HOME consortium).

By executing the CDBG cooperation agreement, the city understands that it:

1. May not apply for grants from appropriations under the State CDBG Program for fiscal years during the period in which it participates in the urban county's CDBG program; and
2. May receive a formula allocation under the HOME Program only through the urban county. Thus, even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for HOME funds; and
3. May receive a formula allocation under the ESG Program only through the urban county. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for ESG funds.

Participation in this Agreement covers participation in the Community Development Block Grant [CDBG] program per HUD requirements. The County invites the participation of the incorporated municipalities located in Gwinnett County in the Community Development Block Grant Program, upon the respective municipalities dedicating their population counts in support of the County formula allocation of funds and the County agrees to carry out the objectives of the Housing and Community Development Act, as amended, throughout the unincorporated areas of the County and in the City.

During each Program Year, the City has the opportunity to make priority decisions and to submit an application of eligible CDBG activities to the County for consideration. The CDBG activities shall be submitted to the County in accordance with the County's schedule for the preparation of the Consolidated Plan(s), which must be approved by HUD. The list of CDBG activities will be reviewed and scored by the County and potential funding recommendations will be based on the annual competitive CDBG cycle. The County and the City acknowledge that neither party shall obstruct the implementation of the HUD approved Consolidated Plan(s) during the period covered by this Agreement. The County and City jointly agree to work cooperatively each program year to establish a schedule of implementation, which is responsive to the City's needs, while complying with all federal requirements. The County agrees to submit to the City, for review and comment, any plans, which would affect the City, which will involve the use of CDBG funds for implementation.

Section 3: Duration of Agreement

This Agreement remains in effect until CDBG (and, where applicable, HOME and ESG) funds have been received from HUD and program income received (with respect to activities carried out during the three-year qualification period) have been expended by

the City and the County, and the funded activities completed. Neither the County nor the City can terminate or withdraw from the Cooperation Agreement while it remains in effect.

The City pledges its willingness to undertake or assist in the undertaking of eligible CDBG activities funded by the Gwinnett County CDBG Program. The City understands that it remains a part of the County CDBG Program beginning with FFY 2025 and shall remain a member until such time, at the end of any HUD-designated three-year period, as the County provides to the City written notice, in accordance with the HUD-established instructions and schedule, and the City elects not to participate in a new qualification period. The failure of either party to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for Cooperation Agreements set forth by HUD for a subsequent three-year Urban County qualification period and to submit the amendment(s) to HUD, as required by HUD, will void the automatic renewal of such qualification period. The County will notify the City, by HUD prescribed dates, for the next and all subsequent three-year qualification periods, of the City's rights to remain a party to the Agreement or elect to choose exclusion from the County CDBG Program.

It is hereby agreed to by the parties signed hereto that neither party shall terminate this Cooperation Agreement after the date first written prior to the end of any three-year qualifying period. The City may choose to exclude itself from the County CDBG Program only at the beginning of each three-year qualifying period, unless the City has exercised its option to exclude itself from the County CDBG Program established under the terms of the Housing and Community Development Act of 1974, as amended. The only other options for termination of this Agreement are the cancellation by HUD of its obligation to the County under the aforementioned Act, or if the County fails to qualify as an Urban County, or if the County does not receive a CDBG grant in any year of the three-year period previously identified. It is also agreed by the parties signed hereto that this Agreement shall remain valid until such time as: (1) HUD requires changes in the Agreement; or (2) the City shall choose to exclude itself from the County CDBG Program; or (3) the County shall no longer qualify to receive CDBG funds.

Section 4: Federal Grant Restrictions

The City understands that it may not apply for grants under the Small Cities or Department of Community Affairs [DCA] State CDBG Program from appropriations for fiscal years during the period in which it is participating in the County's CDBG Program. The City understands that it may not participate in a Consortium except through the County, regardless of whether the County receives a formula allocation.

The County agrees to actively request the City's involvement in the Community Development Block Grant Program and the County agrees to accept the City's interest in undertaking eligible CDBG activities. The City and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing

assistance activities, specifically urban county renewal, and publicly assisted housing within the municipal limits of said City.

Section 5: Compliance

The county and the city agree to "cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities."

The City acknowledges that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations. The City acknowledges that it has adopted and is enforcing a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location, which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

The County and the City will take all actions necessary to ensure compliance with the County's certification under Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. The City and the County also have an obligation to comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Title II of the Americans with Disabilities Act, Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws.

The County acknowledges that it is prohibited from funding activities in or in support of any cooperating city that does not affirmatively further fair housing within its own jurisdiction or that impede the County's actions to comply with its fair housing certification. If the City undertakes any activities with Community Development Block Grant funds, the City will take all required actions to comply with the provisions of Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, as amended, and other applicable laws.

The City agrees to affirmatively further fair housing within its jurisdiction and to assist the County in the implementation of its HUD approved Consolidated Plan covering the County and the City throughout the effective term of this Agreement.

The City has affirmed that it has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and;
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions."

The city understands that it may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

Section 6: CDBG Eligible Project Approval

The County will have the responsibility for approving projects as eligible for funding, after their selection by the Mayor and Council of the City. The County will also have the responsibility for preparing the Consolidated Plan and for other documents and reports to be submitted to HUD. The City will provide the necessary documentation, with technical assistance from the County, for projects funded with CDBG funds. Pursuant to the requirements of 24 CFR 570.501(b), the City agrees that it will enter a CDBG Subrecipient Agreement [as do all Subrecipients, as set forth in 24 CFR 570.503] for each of the years during which the City remains as a participating municipality in the County CDBG Program for the use of such funds as are approved by the County for the City for each of the respective years.

Section 7: Program Income

If the City generates any program income as a result of the expenditure of CDBG funds, the provisions of 24 CFR 570.504(c), as well as the following specific stipulations, shall apply:

- a. The City acknowledges that it must notify the County of any program income generated through the expenditure of CDBG funds during the calendar month that such program income is generated.
- b. The City acknowledges that any such program income must be expended by the City or paid to the County at the end of the month in which the program income is generated.
- c. The City further acknowledges that the County has the responsibility for monitoring and reporting to the U.S. Department of Housing and Urban Development (HUD) on the generation of any such program income. The responsibility for appropriate recordkeeping by the City and reporting to the County by the City on the generation of such program income is hereby acknowledged by the City. The County agrees, herein, to provide technical

assistance to the City in establishing an appropriate and proper recordkeeping and reporting system, as required by HUD.

- d. In the event of close-out or change in status of the City, any program income that is on hand or received subsequent to the close-out or change in status shall be paid to the County within 30 calendar days following the official date of the close-out or change in status. The County agrees to notify the City, in writing, should close-out or change in status of the City occur as a result of changes in CDBG Program statutes, regulations and/or instructions.

The following standards shall apply to real property (within the control of the City) acquired or improved, in whole or in part, using CDBG funds. The standards are:

- a. The City shall inform the County in writing at least thirty (30) calendar days prior to any modification or change in the use of the real property from that planned at the time of acquisition or improvements, including disposition.
- b. The City shall reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds) of property acquired or improved with CDBG funds that is sold or transferred for a use which does not qualify under the CDBG regulations. Said reimbursement shall be provided to the County at the time of sale or transfer of the property referenced, herein.
- c. Any program income generated from the disposition or transfer of property prior to or subsequent to the close-out, change of status or termination of the Cooperation Agreement between the County and the City shall be repaid to the County at the time of disposition or transfer of the property.

Section 8: Authorizations

The Mayor of the City is hereby authorized to execute any and all documents necessary as a condition for the City's participation under the terms of the aforementioned Housing and Community Development Act of 1974, as amended.

Section 9: Agreement Execution

IN WITNESS WHEREOF, the parties hereunto have affixed their signatures on the dates specified below:

For City of Lawrenceville:

David Still, Mayor, City of Lawrenceville

Date of Signature

Attest: _____
Karen Pierce, City Clerk

Date of Signature

Date Approved: City Governing Body:

[IMPRINT CITY SEAL HERE]

For Gwinnett County:

Nicole L. Hendrickson, Chairwoman
Gwinnett County Board of Commissioners

Date of Signature

Attest: _____
Tina King, County Clerk

Date of Signature

[IMPRINT COUNTY SEAL HERE]

Matthew Elder, Division Director
Gwinnett County Housing Community
Development Division

Date of Signature

Board Action Date: _____

Approved As To Form:

Tracy Lettsome, Senior Assistant County
Attorney

Date of Signature

Section 10: City Clerk Certification

Name of City: City of Lawrenceville

This is to certify that the authority to execute the attached Cooperation Agreement with the Gwinnett County Board of Commissioners for participation in the Gwinnett County Community Development Block Grant Program, for Urban County Qualification beginning with FFY 2025, and continuing until such time for future Urban County qualification periods as the City might choose to exclude itself from the Gwinnett County Community Development Block Grant Program, was approved and adopted in the regular meeting of the City Council held on:

_____, 2024
Date

This is to further certify that the attached is a true and correct copy of said "Cooperation Agreement," as approved at the City Council meeting held on the date written above.

Signature of City Clerk

Karen Pierce
Typed Name of City Clerk

Date

Attest: _____
Signature

Print Name of Attestor

Date of Signature



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, JULY 22, 2024

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Rhodes Jordan Trail Connection Project
Department:	Engineering
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	\$886,295.75
Presented By:	Eranildo Lustosa, Jr. , Engineer II
Action Requested:	Award Rhodes Jordan Trail Connection Project to low bidder, Ohmshiv Construction, LLC, amount not to exceed \$886,295.75. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of the construction of a multi-use path trail addition to include stormwater piping and structures, concrete trail, brick pavers, light poles, granite rubble wall, and landscaping.

Fiscal Impact: Amount not to exceed \$886,295.75. This project is funded by the 2023 SPLOST Fund (3264200.541000). Project SP-004.

Attachments/Exhibits:

Bid Tabulation

SB037-24
Rhodes Jordan Trail Connection
Engineering

				Backbone Construction, LLC		Excellere Construction LLC		Lagniappe Development Co., Inc.	
ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	WARRANTIES AND BONDS	1	LS	\$17,675.00	\$17,675.00	\$10,390.35	\$10,390.35	\$20,350.00	\$20,350.00
2	MOBILIZATION ALL INCLUDED PER PLANS AND SPECS	1	LS	\$5,000.00	\$5,000.00	\$4,422.90	\$4,422.90	\$14,005.20	\$14,005.20
3	TRAFFIC CONTROL (GDOT 150-1000)	1	LS	\$24,885.00	\$24,885.00	\$15,491.76	\$15,491.76	\$21,395.35	\$21,395.35
4	DEMOLITION. ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO HAUL OFF, RAIL, RAILROAD TIES, REMOVAL OF RAILROAD BALLAST, TREE REMOVAL, CONCRETE LOADING DOCK, INVASIVE REMOVAL & BRUSH CLEARING)	1	LS	\$76,006.63	\$76,006.63	\$38,184.54	\$38,184.54	\$58,649.51	\$58,649.51
5	GRADING COMPLETE (GDOT 210-0100)	1	LS	\$330,328.03	\$330,328.03	\$456,282.12	\$456,282.12	\$296,995.94	\$296,995.94
6	SURVEYING. ALL INCLUDED PER PLANS AND SPECS	1	LS	\$14,000.00	\$14,000.00	\$6,326.98	\$6,326.98	\$12,925.00	\$12,925.00
7	CONSTRUCT AND REMOVE CONSTRUCTION EXITS (GDOT 163-0301)	3	EA	\$1,300.00	\$3,900.00	\$2,036.08	\$6,108.24	\$2,698.72	\$8,096.16
8	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP (GDOT 163-0550)	1	EA	\$250.00	\$250.00	\$189.29	\$189.29	\$308.00	\$308.00
9	TEMPORARY SILT FENCE, TYPE A (GDOT 171-00010)	2,230	LF	\$3.50	\$7,805.00	\$1.34	\$2,988.20	\$2.65	\$5,909.50
10	TEMPORARY SILT FENCE, TYPE C (GDOT 171-00030)	400	LF	\$3.50	\$1,400.00	\$3.54	\$1,416.00	\$5.19	\$2,076.00
11	MAINTENANCE OF TEMPORARY SILT FENCE, TP A (GDOT 165-0010)	2,230	LF	\$0.50	\$1,115.00	\$0.01	\$22.30	\$1.02	\$2,274.60
12	MAINTENANCE OF TEMPORARY SILT FENCE, TP C (GDOT 165-0030)	400	LF	\$0.50	\$200.00	\$0.01	\$4.00	\$2.11	\$844.00
13	CONSTRUCT AND REMOVE COMPOST FILTER SOCK, 18 IN (GDOT 163-1930)	20	LF	\$12.00	\$240.00	\$13.67	\$273.40	\$17.99	\$359.80
14	MAINTENANCE OF COMPOST FILTER SOCK (ALL SIZES) (GDOT 165-1500)	20	LF	\$6.00	\$120.00	\$0.01	\$0.20	\$2.11	\$42.20
15	CLEARING & GRUBBING (GDOT 201-1500)	1	LS	\$25,000.00	\$25,000.00	\$14,880.70	\$14,880.70	\$53,460.00	\$53,460.00

16	BARRIER FENCE (ORANGE) 4FT (GDOT 643-8200)	3,294	LF	\$2.00	\$6,588.00	\$1.38	\$4,545.72	\$4.11	\$13,538.34
17	GR AGGR BASE CRS, 8 INCH, INCL MATL (GDOT 310-5080)	1,833	SY	\$23.00	\$42,159.00	\$17.74	\$32,517.42	\$59.85	\$109,705.05
18	GR AGGR BASE CRS, 4 INCH, INCL MATL (GDOT 310-5080)	27	SY	\$12.00	\$324.00	\$17.57	\$474.39	\$59.85	\$1,615.95
19	CONCRETE SIDEWALK, 6 IN (GDOT 441-0106) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	1,600	SY	\$66.00	\$105,600.00	\$61.39	\$98,224.00	\$58.30	\$93,280.00
20	CONCRETE SIDEWALK, 4 IN (GDOT 441-0104) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	40	SY	\$44.00	\$1,760.00	\$48.11	\$1,924.40	\$82.10	\$3,284.00
21	POROUS PVMT, CLASS 3 CONC. 6 IN THK (GDOT 439-0300) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	233	SY	\$95.00	\$22,135.00	\$80.74	\$18,812.42	\$61.62	\$14,357.46
22	CONCRETE HEADER CURB, 6 IN, TP 2 (GDOT 441-5002)	75	LF	\$22.00	\$1,650.00	\$17.04	\$1,278.00	\$44.09	\$3,306.75
23	BRICK PAVERS ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO FOUNDATION, MORTAR...)	783	SF	\$30.00	\$23,490.00	\$23.97	\$18,768.51	\$25.45	\$19,927.35
24	STORM DRAIN PIPE, 18 IN H 1-10 (GDOT 550-1150)	380	LF	\$75.00	\$28,500.00	\$63.24	\$24,031.20	\$121.44	\$46,147.20
25	TRENCH DRAIN. ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE ENCASING, INLET/OUTLET (WALLS), BRACKETS...	25	LF	\$250.00	\$6,250.00	\$496.23	\$12,405.75	\$1,184.92	\$29,623.00
26	STORM SEWER MANHOLE, TP 1 (GDOT 668-4300)	4	EA	\$5,000.00	\$20,000.00	\$2,083.75	\$8,335.00	\$8,205.89	\$32,823.56
27	CATCH BASIN, GP 1 (GDOT 668-1100)	1	EA	\$10,000.00	\$10,000.00	\$2,102.01	\$2,102.01	\$7,240.97	\$7,240.97
28	ADJUST MANHOLE TO GRADE (GDOT 611-8050)	1	EA	\$1,000.00	\$1,000.00	\$2,713.98	\$2,713.98	\$2,200.00	\$2,200.00
29	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9 (GDOT 636-1033)	15	SF	\$25.00	\$375.00	\$31.19	\$467.85	\$33.23	\$498.45
30	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11 (GDOT 636-1036)	50	SF	\$25.00	\$1,250.00	\$31.19	\$1,559.50	\$32.07	\$1,603.50
31	GALV STEEL POSTS, TP 7 (GDOT 636-2070)	110	LF	\$15.00	\$1,650.00	\$13.29	\$1,461.90	\$22.15	\$2,436.50
32	PREFORMED PLASTIC SOLID PVMT MKG, 8 IN, WHITE, TP PB (GDOT 657-1084)	100	LF	\$8.18	\$818.00	\$9.24	\$924.00	\$11.37	\$1,137.00
33	PREFORMED PLASTIC PAVEMENT MARKING, WORD TP 1, TP PB (GDOT 657-5003)	6	EA	\$1,598.84	\$9,593.04	\$489.94	\$2,939.64	\$453.75	\$2,722.50

34	PREFORMED PLASTIC SOLID PVMT MKG, 5 IN, YELLOW, TP PB (GDOT 657-6054)	120	LF	\$6.70	\$804.00	\$7.57	\$908.40	\$7.00	\$840.00
35	PREFORMED PLASTIC SKIP PVMT MKG 5 IN., YELLOW TP PB, TP PB (GDOT 657-8045)	1,000	LF	\$3.80	\$3,800.00	\$4.30	\$4,300.00	\$5.25	\$5,250.00
36	PREFORMED PAVEMENT MARKING, SYMBOL, TP 4 (GDOT 652-0094)	4	EA	\$282.70	\$1,130.80	\$319.28	\$1,277.12	\$453.75	\$1,815.00
37	WAYFIND SIGN ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION, FINISHES...	2	EA	\$1,000.00	\$2,000.00	\$8,498.38	\$16,996.76	\$4,052.40	\$8,104.80
38	GRANITE RUBBLE WALL ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION (2' BY 2.5' CYLINDRICAL), FINISHES...	1	LS	\$15,000.00	\$15,000.00	\$6,507.96	\$6,507.96	\$27,500.00	\$27,500.00
39	BENCH (GDOT 754-5000)	2	EA	\$1,500.00	\$3,000.00	\$1,956.46	\$3,912.92	\$1,785.99	\$3,571.98
40	WASTE RECEPTACLES (GDOT 754-4000)	1	EA	\$2,000.00	\$2,000.00	\$1,991.79	\$1,991.79	\$2,357.33	\$2,357.33
41	HANDRAIL ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION, FINISHES, PRIMER & PAINTING...	150	LF	\$200.00	\$30,000.00	\$182.24	\$27,336.00	\$71.50	\$10,725.00
42	ORNAMENTAL FENCE (GDOT 643-8300)	425	LF	\$40.00	\$17,000.00	\$47.73	\$20,285.25	\$44.00	\$18,700.00
43	LIGHTING POLE ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO FOUNDATION, LUMINARE, WIRING, CONDUITS, CONNECTIONS...CITY WILL PROVIDE TP 2 PULL BOXES, CONTRACTOR TO INSTALL.	13	EA	\$7,498.00	\$97,474.00	\$9,714.87	\$126,293.31	\$8,244.50	\$107,178.50
44	CABLE, TP RHH/RHW, AWG NO 12 (GDOT 682-1503)	960	LF	\$0.75	\$720.00	\$1.11	\$1,065.60	\$0.83	\$796.80
45	CABLE, TP RHH/RHW, AWG NO 6 (GDOT 682-1506)	2,755	LF	\$1.80	\$4,959.00	\$3.13	\$8,623.15	\$1.98	\$5,454.90
46	CABLE, TP RHH/RHW, AWG NO 1 (GDOT 682-1510)	15	LF	\$3.80	\$57.00	\$7.65	\$114.75	\$4.18	\$62.70
47	CONDUIT, NONMETAL, TP-2, 1 IN (GDOT 682-6235)	1,160	LF	\$7.30	\$8,468.00	\$7.49	\$8,688.40	\$8.03	\$9,314.80
48	CONDUIT, NONMETAL, TP-2, 3 IN ALL INCLUDED PER PLANS AND SPECS	55	LF	\$11.20	\$616.00	\$13.19	\$725.45	\$12.32	\$677.60
49	DIRECTIONAL BORE - 3 INCH (GDOT 682-9950)	55	LF	\$175.00	\$9,625.00	\$34.26	\$1,884.30	\$192.50	\$10,587.50
50	DETECTABLE WARNING SURFACE (GDOT 999-5200)	60	SF	\$30.00	\$1,800.00	\$0.01	\$0.60	\$36.14	\$2,168.40
51	SOD (GDOT 700-9300)	1,762	SY	\$9.50	\$16,739.00	\$9.91	\$17,461.42	\$12.10	\$21,320.20
52	MULCH (GDOT 163-0240)	12	TN	\$280.00	\$3,360.00	\$0.01	\$0.12	\$543.40	\$6,520.80
53	AGRICULTURAL LIME (GDOT 700-7000)	1.15	TN	\$250.00	\$287.50	\$0.01	\$0.01	\$632.50	\$727.38

54	FERTILIZER MIXED GRADE (GDOT 700-8000)	0.2	TN	\$500.00	\$100.00	\$0.01	\$0.00	\$2,640.00	\$528.00
55	FERTILIZER NITROGEN CONTENT (GDOT 700-8100)	29	LB	\$8.00	\$232.00	\$0.01	\$0.29	\$9.90	\$287.10
56	EROSION CONTROL MATS, SLOPES (GDOT 716-2000)	1,230	SY	\$2.50	\$3,075.00	\$1.42	\$1,746.60	\$1.42	\$1,746.60
57	WEED CONTROL (GDOT 725-0010)	1	LS	\$2,000.00	\$2,000.00	\$2,303.35	\$2,303.35	\$5,500.00	\$5,500.00
58	EVERGREEN TREE 12' MIN HT. ALL INCLUDED PER PLANS AND SPECS	10	EA	\$1,000.00	\$10,000.00	\$804.07	\$8,040.70	\$999.90	\$9,999.00
59	OVERSTORY TREE 6" CALIPER 18' MIN HT. ALL INCLUDED PER PLANS AND SPECS	1	EA	\$1,800.00	\$1,800.00	\$1,278.61	\$1,278.61	\$1,644.50	\$1,644.50
60	OVERSTORY TREE 3" CALIPER 16' MIN HT. ALL INCLUDED PER PLANS AND SPECS	4	EA	\$700.00	\$2,800.00	\$577.11	\$2,308.44	\$1,039.50	\$4,158.00
61	OVERSTORY TREE 2" CALIPER 12' MIN HT. ALL INCLUDED PER PLANS AND SPECS	4	EA	\$600.00	\$2,400.00	\$357.04	\$1,428.16	\$709.50	\$2,838.00
62	UNDERSTORY TREE 8' MIN HT. ALL INCLUDED PER PLANS AND SPECS	14	EA	\$700.00	\$9,800.00	\$511.78	\$7,164.92	\$1,155.00	\$16,170.00
63	UNDERSTORY TREE 5' MIN HT. ALL INCLUDED PER PLANS AND SPECS	10	EA	\$450.00	\$4,500.00	\$402.04	\$4,020.40	\$825.00	\$8,250.00
64	SHRUB AREAS 1 GAL ALL INCLUDED PER PLANS AND SPECS	1,226	EA	\$15.00	\$18,390.00	\$23.39	\$28,676.14	\$25.30	\$31,017.80
65	SHRUB 7 GAL ALL INCLUDED PER PLANS AND SPECS	23	EA	\$118.00	\$2,714.00	\$89.47	\$2,057.81	\$220.00	\$5,060.00
66	SHRUB 3 GAL ALL INCLUDED PER PLANS AND SPECS	152	EA	\$56.00	\$8,512.00	\$62.46	\$9,493.92	\$91.20	\$13,862.40
67	SHRUB 1 GAL ALL INCLUDED PER PLANS AND SPECS	268	EA	\$27.00	\$7,236.00	\$27.35	\$7,329.80	\$25.96	\$6,957.28
68	GROUND COVER 1 QT ALL INCLUDED PER PLANS AND SPECS	16	EA	\$20.00	\$320.00	\$19.43	\$310.88	\$27.50	\$440.00
TOTAL				\$1,083,786.00		\$1,115,000.00		\$1,235,271.21	

				Ohmshiv Construction, LLC		Sol Construction LLC		Summit Construction & Development, LLC	
ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	WARRANTIES AND BONDS	1	LS	\$7,500.00	\$7,500.00	\$30,640.00	\$30,640.00	\$60,000.00	\$60,000.00
2	MOBILIZATION ALL INCLUDED PER PLANS AND SPECS	1	LS	\$5,500.00	\$5,500.00	\$5,858.00	\$5,858.00	\$52,250.00	\$52,250.00
3	TRAFFIC CONTROL (GDOT 150-1000)	1	LS	\$42,500.00	\$42,500.00	\$6,230.00	\$6,230.00	\$40,500.00	\$40,500.00
4	DEMOLITION. ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO HAUL OFF, RAIL, RAILROAD TIES, REMOVAL OF RAILROAD BALLAST, TREE REMOVAL, CONCRETE LOADING DOCK, INVASIVE REMOVAL & BRUSH CLEARING)	1	LS	\$85,000.00	\$85,000.00	\$100,600.00	\$100,600.00	\$171,446.39	\$171,446.39
5	GRADING COMPLETE (GDOT 210-0100)	1	LS	\$142,300.00	\$142,300.00	\$214,300.00	\$214,300.00	\$611,480.44	\$611,480.44
6	SURVEYING. ALL INCLUDED PER PLANS AND SPECS	1	LS	\$4,500.00	\$4,500.00	\$13,630.00	\$13,630.00	\$25,000.00	\$25,000.00
7	CONSTRUCT AND REMOVE CONSTRUCTION EXITS (GDOT 163-0301)	3	EA	\$1,850.00	\$5,550.00	\$2,320.00	\$6,960.00	\$2,200.00	\$6,600.00
8	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP (GDOT 163-0550)	1	EA	\$200.00	\$200.00	\$325.00	\$325.00	\$220.00	\$220.00
9	TEMPORARY SILT FENCE, TYPE A (GDOT 171-00010)	2,230	LF	\$2.50	\$5,575.00	\$2.80	\$6,244.00	\$1.48	\$3,300.40
10	TEMPORARY SILT FENCE, TYPE C (GDOT 171-00030)	400	LF	\$3.50	\$1,400.00	\$5.48	\$2,192.00	\$2.85	\$1,140.00
11	MAINTENANCE OF TEMPORARY SILT FENCE, TP A (GDOT 165-0010)	2,230	LF	\$1.00	\$2,230.00	\$0.70	\$1,561.00	\$0.20	\$446.00
12	MAINTENANCE OF TEMPORARY SILT FENCE, TP C (GDOT 165-0030)	400	LF	\$1.00	\$400.00	\$1.74	\$696.00	\$0.20	\$80.00
13	CONSTRUCT AND REMOVE COMPOST FILTER SOCK, 18 IN (GDOT 163-1930)	20	LF	\$15.00	\$300.00	\$19.00	\$380.00	\$15.00	\$300.00
14	MAINTENANCE OF COMPOST FILTER SOCK (ALL SIZES) (GDOT 165-1500)	20	LF	\$5.00	\$100.00	\$2.30	\$46.00	\$2.00	\$40.00
15	CLEARING & GRUBBING (GDOT 201-1500)	1	LS	\$5,500.00	\$5,500.00	\$7,540.00	\$7,540.00	\$25,000.00	\$25,000.00

16	BARRIER FENCE (ORANGE) 4FT (GDOT 643-8200)	3,294	LF	\$2.00	\$6,588.00	\$4.30	\$14,164.20	\$2.50	\$8,235.00
17	GR AGGR BASE CRS, 8 INCH, INCL MATL (GDOT 310-5080)	1,833	SY	\$16.00	\$29,328.00	\$16.00	\$29,328.00	\$20.00	\$36,660.00
18	GR AGGR BASE CRS, 4 INCH, INCL MATL (GDOT 310-5080)	27	SY	\$11.00	\$297.00	\$8.00	\$216.00	\$13.50	\$364.50
19	CONCRETE SIDEWALK, 6 IN (GDOT 441-0106) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	1,600	SY	\$52.00	\$83,200.00	\$63.53	\$101,648.00	\$64.00	\$102,400.00
20	CONCRETE SIDEWALK, 4 IN (GDOT 441-0104) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	40	SY	\$42.00	\$1,680.00	\$42.00	\$1,680.00	\$54.00	\$2,160.00
21	POROUS PVMT, CLASS 3 CONC. 6 IN THK (GDOT 439-0300) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	233	SY	\$97.00	\$22,601.00	\$111.00	\$25,863.00	\$74.00	\$17,242.00
22	CONCRETE HEADER CURB, 6 IN, TP 2 (GDOT 441-5002)	75	LF	\$22.00	\$1,650.00	\$20.00	\$1,500.00	\$20.00	\$1,500.00
23	BRICK PAVERS ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO FOUNDATION, MORTAR...)	783	SF	\$27.00	\$21,141.00	\$15.80	\$12,371.40	\$18.00	\$14,094.00
24	STORM DRAIN PIPE, 18 IN H 1-10 (GDOT 550-1150)	380	LF	\$78.00	\$29,640.00	\$74.50	\$28,310.00	\$65.00	\$24,700.00
25	TRENCH DRAIN. ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE ENCASING, INLET/OUTLET (WALLS), BRACKETS...	25	LF	\$260.00	\$6,500.00	\$332.00	\$8,300.00	\$450.00	\$11,250.00
26	STORM SEWER MANHOLE, TP 1 (GDOT 668-4300)	4	EA	\$6,500.00	\$26,000.00	\$5,075.00	\$20,300.00	\$5,000.00	\$20,000.00
27	CATCH BASIN, GP 1 (GDOT 668-1100)	1	EA	\$6,650.00	\$6,650.00	\$5,068.00	\$5,068.00	\$5,500.00	\$5,500.00
28	ADJUST MANHOLE TO GRADE (GDOT 611-8050)	1	EA	\$3,500.00	\$3,500.00	\$2,240.00	\$2,240.00	\$1,250.00	\$1,250.00
29	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9 (GDOT 636-1033)	15	SF	\$30.00	\$450.00	\$33.50	\$502.50	\$34.00	\$510.00
30	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11 (GDOT 636-1036)	50	SF	\$30.00	\$1,500.00	\$33.00	\$1,650.00	\$34.00	\$1,700.00
31	GALV STEEL POSTS, TP 7 (GDOT 636-2070)	110	LF	\$12.00	\$1,320.00	\$17.50	\$1,925.00	\$12.50	\$1,375.00
32	PREFORMED PLASTIC SOLID PVMT MKG, 8 IN, WHITE, TP PB (GDOT 657-1084)	100	LF	\$8.25	\$825.00	\$9.50	\$950.00	\$15.00	\$1,500.00
33	PREFORMED PLASTIC PAVEMENT MARKING, WORD TP 1, TP PB (GDOT 657-5003)	6	EA	\$1,650.00	\$9,900.00	\$1,860.00	\$11,160.00	\$500.00	\$3,000.00

34	PREFORMED PLASTIC SOLID PVMT MKG, 5 IN, YELLOW, TP PB (GDOT 657-6054)	120	LF	\$6.75	\$810.00	\$7.80	\$936.00	\$9.00	\$1,080.00
35	PREFORMED PLASTIC SKIP PVMT MKG 5 IN., YELLOW TP PB, TP PB (GDOT 657-8045)	1,000	LF	\$4.35	\$4,350.00	\$4.41	\$4,410.00	\$6.00	\$6,000.00
36	PREFORMED PAVEMENT MARKING, SYMBOL, TP 4 (GDOT 652-0094)	4	EA	\$285.00	\$1,140.00	\$328.00	\$1,312.00	\$750.00	\$3,000.00
37	WAYFIND SIGN ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION, FINISHES...	2	EA	\$5,000.00	\$10,000.00	\$4,274.00	\$8,548.00	\$1,850.00	\$3,700.00
38	GRANITE RUBBLE WALL ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION (2' BY 2.5' CYLINDRICAL), FINISHES...	1	LS	\$5,000.00	\$5,000.00	\$17,000.00	\$17,000.00	\$12,500.00	\$12,500.00
39	BENCH (GDOT 754-5000)	2	EA	\$3,000.00	\$6,000.00	\$2,232.00	\$4,464.00	\$2,500.00	\$5,000.00
40	WASTE RECEPTACLES (GDOT 754-4000)	1	EA	\$3,750.00	\$3,750.00	\$2,539.00	\$2,539.00	\$3,800.00	\$3,800.00
41	HANDRAIL ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION, FINISHES, PRIMER & PAINTING...	150	LF	\$55.00	\$8,250.00	\$96.00	\$14,400.00	\$150.00	\$22,500.00
42	ORNAMENTAL FENCE (GDOT 643-8300)	425	LF	\$50.00	\$21,250.00	\$78.88	\$33,524.00	\$150.00	\$63,750.00
43	LIGHTING POLE ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO FOUNDATION, LUMINARE, WIRING, CONDUITS, CONNECTIONS...CITY WILL PROVIDE TP 2 PULL BOXES, CONTRACTOR TO INSTALL.	13	EA	\$10,500.00	\$136,500.00	\$11,595.00	\$150,735.00	\$6,998.00	\$90,974.00
44	CABLE, TP RHH/RHW, AWG NO 12 (GDOT 682-1503)	960	LF	\$0.85	\$816.00	\$1.00	\$960.00	\$1.88	\$1,804.80
45	CABLE, TP RHH/RHW, AWG NO 6 (GDOT 682-1506)	2,755	LF	\$2.35	\$6,474.25	\$2.70	\$7,438.50	\$2.45	\$6,749.75
46	CABLE, TP RHH/RHW, AWG NO 1 (GDOT 682-1510)	15	LF	\$5.75	\$86.25	\$6.50	\$97.50	\$45.00	\$675.00
47	CONDUIT, NONMETAL, TP-2, 1 IN (GDOT 682-6235)	1,160	LF	\$9.25	\$10,730.00	\$10.50	\$12,180.00	\$18.00	\$20,880.00
48	CONDUIT, NONMETAL, TP-2, 3 IN ALL INCLUDED PER PLANS AND SPECS	55	LF	\$78.00	\$4,290.00	\$89.00	\$4,895.00	\$65.00	\$3,575.00
49	DIRECTIONAL BORE - 3 INCH (GDOT 682-9950)	55	LF	\$16.25	\$893.75	\$18.50	\$1,017.50	\$27.00	\$1,485.00
50	DETECTABLE WARNING SURFACE (GDOT 999-5200)	60	SF	\$25.00	\$1,500.00	\$45.65	\$2,739.00	\$20.00	\$1,200.00
51	SOD (GDOT 700-9300)	1,762	SY	\$8.50	\$14,977.00	\$9.00	\$15,858.00	\$12.50	\$22,025.00
52	MULCH (GDOT 163-0240)	12	TN	\$450.00	\$5,400.00	\$579.00	\$6,948.00	\$500.00	\$6,000.00
53	AGRICULTURAL LIME (GDOT 700-7000)	1.15	TN	\$250.00	\$287.50	\$667.00	\$767.05	\$500.00	\$575.00

54	FERTILIZER MIXED GRADE (GDOT 700-8000)	0.2	TN	\$500.00	\$100.00	\$1,267.00	\$253.40	\$100.00	\$20.00
55	FERTILIZER NITROGEN CONTENT (GDOT 700-8100)	29	LB	\$4.00	\$116.00	\$2.00	\$58.00	\$2.50	\$72.50
56	EROSION CONTROL MATS, SLOPES (GDOT 716-2000)	1,230	SY	\$2.00	\$2,460.00	\$1.50	\$1,845.00	\$2.50	\$3,075.00
57	WEED CONTROL (GDOT 725-0010)	1	LS	\$2,500.00	\$2,500.00	\$5,800.00	\$5,800.00	\$3,500.00	\$3,500.00
58	EVERGREEN TREE 12' MIN HT. ALL INCLUDED PER PLANS AND SPECS	10	EA	\$1,000.00	\$10,000.00	\$1,305.00	\$13,050.00	\$3,500.00	\$35,000.00
59	OVERSTORY TREE 6" CALIPER 18' MIN HT. ALL INCLUDED PER PLANS AND SPECS	1	EA	\$1,000.00	\$1,000.00	\$1,915.00	\$1,915.00	\$2,500.00	\$2,500.00
60	OVERSTORY TREE 3" CALIPER 16' MIN HT. ALL INCLUDED PER PLANS AND SPECS	4	EA	\$1,000.00	\$4,000.00	\$757.00	\$3,028.00	\$2,000.00	\$8,000.00
61	OVERSTORY TREE 2" CALIPER 12' MIN HT. ALL INCLUDED PER PLANS AND SPECS	4	EA	\$850.00	\$3,400.00	\$420.00	\$1,680.00	\$2,500.00	\$10,000.00
62	UNDERSTORY TREE 8' MIN HT. ALL INCLUDED PER PLANS AND SPECS	14	EA	\$850.00	\$11,900.00	\$456.00	\$6,384.00	\$2,000.00	\$28,000.00
63	UNDERSTORY TREE 5' MIN HT. ALL INCLUDED PER PLANS AND SPECS	10	EA	\$750.00	\$7,500.00	\$276.00	\$2,760.00	\$2,000.00	\$20,000.00
64	SHRUB AREAS 1 GAL ALL INCLUDED PER PLANS AND SPECS	1,226	EA	\$20.00	\$24,520.00	\$15.00	\$18,390.00	\$25.00	\$30,650.00
65	SHRUB 7 GAL ALL INCLUDED PER PLANS AND SPECS	23	EA	\$70.00	\$1,610.00	\$89.00	\$2,047.00	\$100.00	\$2,300.00
66	SHRUB 3 GAL ALL INCLUDED PER PLANS AND SPECS	152	EA	\$50.00	\$7,600.00	\$48.00	\$7,296.00	\$90.00	\$13,680.00
67	SHRUB 1 GAL ALL INCLUDED PER PLANS AND SPECS	268	EA	\$20.00	\$5,360.00	\$15.70	\$4,207.60	\$90.00	\$24,120.00
68	GROUND COVER 1 QT ALL INCLUDED PER PLANS AND SPECS	16	EA	\$25.00	\$400.00	\$13.00	\$208.00	\$70.00	\$1,120.00
TOTAL				\$886,295.75		\$1,024,068.65		\$1,710,554.78	

				Surfaces Group, LLC		Tri Scapes, LLC		Wilson Construction Management, LLC	
ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	WARRANTIES AND BONDS	1	LS	\$29,997.38	\$29,997.38	\$20,368.48	\$20,368.48	\$15,000.00	\$15,000.00
2	MOBILIZATION ALL INCLUDED PER PLANS AND SPECS	1	LS	\$119,933.82	\$119,933.82	\$7,500.00	\$7,500.00	\$4,000.00	\$4,000.00
3	TRAFFIC CONTROL (GDOT 150-1000)	1	LS	\$75,688.82	\$75,688.82	\$6,000.00	\$6,000.00	\$20,000.00	\$20,000.00
4	DEMOLITION. ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO HAUL OFF, RAIL, RAILROAD TIES, REMOVAL OF RAILROAD BALLAST, TREE REMOVAL, CONCRETE LOADING DOCK, INVASIVE REMOVAL & BRUSH CLEARING)	1	LS	\$186,571.92	\$186,571.92	\$38,053.50	\$38,053.50	\$50,000.00	\$50,000.00
5	GRADING COMPLETE (GDOT 210-0100)	1	LS	\$329,035.31	\$329,035.31	\$209,967.54	\$209,967.54	\$251,231.50	\$251,231.50
6	SURVEYING. ALL INCLUDED PER PLANS AND SPECS	1	LS	\$19,353.15	\$19,353.15	\$6,000.00	\$6,000.00	\$10,000.00	\$10,000.00
7	CONSTRUCT AND REMOVE CONSTRUCTION EXITS (GDOT 163-0301)	3	EA	\$3,509.03	\$10,527.09	\$3,600.00	\$10,800.00	\$2,500.00	\$7,500.00
8	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP (GDOT 163-0550)	1	EA	\$897.66	\$897.66	\$336.00	\$336.00	\$280.00	\$280.00
9	TEMPORARY SILT FENCE, TYPE A (GDOT 171-00010)	2,230	LF	\$8.38	\$18,687.40	\$2.88	\$6,422.40	\$2.50	\$5,575.00
10	TEMPORARY SILT FENCE, TYPE C (GDOT 171-00030)	400	LF	\$9.25	\$3,700.00	\$5.82	\$2,328.00	\$5.00	\$2,000.00
11	MAINTENANCE OF TEMPORARY SILT FENCE, TP A (GDOT 165-0010)	2,230	LF	\$4.61	\$10,280.30	\$1.08	\$2,408.40	\$0.90	\$2,007.00
12	MAINTENANCE OF TEMPORARY SILT FENCE, TP C (GDOT 165-0030)	400	LF	\$5.92	\$2,368.00	\$2.28	\$912.00	\$2.00	\$800.00
13	CONSTRUCT AND REMOVE COMPOST FILTER SOCK, 18 IN (GDOT 163-1930)	20	LF	\$50.51	\$1,010.20	\$19.50	\$390.00	\$16.50	\$330.00
14	MAINTENANCE OF COMPOST FILTER SOCK (ALL SIZES) (GDOT 165-1500)	20	LF	\$50.51	\$1,010.20	\$2.28	\$45.60	\$2.00	\$40.00
15	CLEARING & GRUBBING (GDOT 201-1500)	1	LS	\$59,380.98	\$59,380.98	\$90,000.00	\$90,000.00	\$27,800.00	\$27,800.00
16	BARRIER FENCE (ORANGE) 4FT (GDOT 643-8200)	3,294	LF	\$7.50	\$24,705.00	\$4.38	\$14,427.72	\$3.50	\$11,529.00
17	GR AGGR BASE CRS, 8 INCH, INCL MATL (GDOT 310-5080)	1,833	SY	\$47.68	\$87,397.44	\$19.53	\$35,798.49	\$20.00	\$36,660.00
18	GR AGGR BASE CRS, 4 INCH, INCL MATL (GDOT 310-5080)	27	SY	\$29.79	\$804.33	\$12.00	\$324.00	\$15.50	\$418.50
19	CONCRETE SIDEWALK, 6 IN (GDOT 441-0106) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	1,600	SY	\$110.47	\$176,752.00	\$88.13	\$141,008.00	\$72.00	\$115,200.00

20	CONCRETE SIDEWALK, 4 IN (GDOT 441-0104) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	40	SY	\$95.65	\$3,826.00	\$67.50	\$2,700.00	\$46.00	\$1,840.00
21	POROUS PVMT, CLASS 3 CONC. 6 IN THK (GDOT 439-0300) INCLUDE FINISHING AND EXPANSION/CONTROL JOINTS	233	SY	\$130.99	\$30,520.67	\$110.63	\$25,776.79	\$82.00	\$19,106.00
22	CONCRETE HEADER CURB, 6 IN, TP 2 (GDOT 441-5002)	75	LF	\$59.62	\$4,471.50	\$26.25	\$1,968.75	\$21.00	\$1,575.00
23	BRICK PAVERS ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO FOUNDATION, MORTAR...	783	SF	\$33.38	\$26,136.54	\$15.38	\$12,042.54	\$26.00	\$20,358.00
24	STORM DRAIN PIPE, 18 IN H 1-10 (GDOT 550-1150)	380	LF	\$117.81	\$44,767.80	\$78.84	\$29,959.20	\$75.00	\$28,500.00
25	TRENCH DRAIN. ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE ENCASING, INLET/OUTLET (WALLS), BRACKETS...	25	LF	\$393.23	\$9,830.75	\$645.00	\$16,125.00	\$2,289.00	\$57,225.00
26	STORM SEWER MANHOLE, TP 1 (GDOT 668-4300)	4	EA	\$8,463.11	\$33,852.44	\$4,875.00	\$19,500.00	\$4,000.00	\$16,000.00
27	CATCH BASIN, GP 1 (GDOT 668-1100)	1	EA	\$7,947.00	\$7,947.00	\$3,562.50	\$3,562.50	\$4,000.00	\$4,000.00
28	ADJUST MANHOLE TO GRADE (GDOT 611-8050)	1	EA	\$3,093.07	\$3,093.07	\$945.00	\$975.00	\$3,609.00	\$3,609.00
29	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9 (GDOT 636-1033)	15	SF	\$48.72	\$730.80	\$36.00	\$540.00	\$45.00	\$675.00
30	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11 (GDOT 636-1036)	50	SF	\$47.01	\$2,350.50	\$36.00	\$1,800.00	\$45.00	\$2,250.00
31	GALV STEEL POSTS, TP 7 (GDOT 636-2070)	110	LF	\$32.48	\$3,572.80	\$14.40	\$1,584.00	\$15.00	\$1,650.00
32	PREFORMED PLASTIC SOLID PVMT MKG, 8 IN, WHITE, TP PB (GDOT 657-1084)	100	LF	\$13.20	\$1,320.00	\$9.84	\$984.00	\$8.50	\$850.00
33	PREFORMED PLASTIC PAVEMENT MARKING, WORD TP 1, TP PB (GDOT 657-5003)	6	EA	\$699.63	\$4,197.78	\$520.80	\$3,124.80	\$1,599.00	\$9,594.00
34	PREFORMED PLASTIC SOLID PVMT MKG, 5 IN, YELLOW, TP PB (GDOT 657-6054)	120	LF	\$10.80	\$1,296.00	\$8.04	\$964.80	\$6.70	\$804.00
35	PREFORMED PLASTIC SKIP PVMT MKG 5 IN., YELLOW TP PB, TP PB (GDOT 657-8045)	1,000	LF	\$6.13	\$6,130.00	\$4.56	\$4,560.00	\$4.00	\$4,000.00
36	PREFORMED PAVEMENT MARKING, SYMBOL, TP 4 (GDOT 652-0094)	4	EA	\$455.94	\$1,823.76	\$339.60	\$1,358.40	\$283.00	\$1,132.00
37	WAYFIND SIGN ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION, FINISHES...	2	EA	\$0.00	\$0.00	\$1,800.00	\$3,600.00	\$2,500.00	\$5,000.00
38	GRANITE RUBBLE WALL ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION (2' BY 2.5' CYLINDRICAL), FINISHES...	1	LS	\$14,485.55	\$14,485.55	\$16,800.00	\$16,800.00	\$7,005.00	\$7,005.00
39	BENCH (GDOT 754-5000)	2	EA	\$1,921.45	\$3,842.90	\$2,625.00	\$5,250.00	\$2,500.00	\$5,000.00
40	WASTE RECEPTACLES (GDOT 754-4000)	1	EA	\$2,890.32	\$2,890.32	\$3,562.50	\$3,562.50	\$3,000.00	\$3,000.00

41	HANDRAIL ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO CONCRETE FOUNDATION, FINISHES, PRIMER & PAINTING...	150	LF	\$877.36	\$131,604.00	\$108.00	\$16,200.00	\$150.00	\$22,500.00
42	ORNAMENTAL FENCE (GDOT 643-8300)	425	LF	\$48.39	\$20,565.75	\$60.00	\$25,500.00	\$40.00	\$17,000.00
43	LIGHTING POLE ALL INCLUDED PER PLANS AND SPECS INCLUDING BUT NOT LIMITED TO FOUNDATION, LUMINARE, WIRING, CONDUITS, CONNECTIONS...CITY WILL PROVIDE TP 2 PULL BOXES, CONTRACTOR TO INSTALL.	13	EA	\$16,329.22	\$212,279.86	\$7,200.00	\$93,600.00	\$6,825.00	\$88,725.00
44	CABLE, TP RHH/RHW, AWG NO 12 (GDOT 682-1503)	960	LF	\$2.26	\$2,169.60	\$1.92	\$1,843.20	\$2.00	\$1,920.00
45	CABLE, TP RHH/RHW, AWG NO 6 (GDOT 682-1506)	2,755	LF	\$3.71	\$10,221.05	\$2.40	\$6,612.00	\$2.50	\$6,887.50
46	CABLE, TP RHH/RHW, AWG NO 1 (GDOT 682-1510)	15	LF	\$32.26	\$483.90	\$4.80	\$72.00	\$45.00	\$675.00
47	CONDUIT, NONMETAL, TP-2, 1 IN (GDOT 682-6235)	1,160	LF	\$21.37	\$24,789.20	\$13.20	\$15,312.00	\$16.00	\$18,560.00
48	CONDUIT, NONMETAL, TP-2, 3 IN ALL INCLUDED PER PLANS AND SPECS	55	LF	\$120.96	\$6,652.80	\$17.16	\$943.80	\$45.00	\$2,475.00
49	DIRECTIONAL BORE - 3 INCH (GDOT 682-9950)	55	LF	\$120.96	\$6,652.80	\$6.00	\$330.00	\$25.00	\$1,375.00
50	DETECTABLE WARNING SURFACE (GDOT 999-5200)	60	SF	\$63.67	\$3,820.20	\$84.38	\$5,062.80	\$65.00	\$3,900.00
51	SOD (GDOT 700-9300)	1,762	SY	\$14.44	\$25,443.28	\$8.42	\$14,836.04	\$7.50	\$13,215.00
52	MULCH (GDOT 163-0240)	12	TN	\$815.73	\$9,788.76	\$558.00	\$6,696.00	\$465.00	\$5,580.00
53	AGRICULTURAL LIME (GDOT 700-7000)	1.15	TN	\$3,485.59	\$4,008.43	\$660.00	\$759.00	\$550.00	\$632.50
54	FERTILIZER MIXED GRADE (GDOT 700-8000)	0.2	TN	\$5,472.75	\$1,094.55	\$1,260.00	\$252.00	\$1,500.00	\$300.00
55	FERTILIZER NITROGEN CONTENT (GDOT 700-8100)	29	LB	\$19.85	\$575.65	\$6.00	\$174.00	\$2.50	\$72.50
56	EROSION CONTROL MATS, SLOPES (GDOT 716-2000)	1,230	SY	\$3.40	\$4,182.00	\$1.56	\$1,918.80	\$1.50	\$1,845.00
57	WEED CONTROL (GDOT 725-0010)	1	LS	\$8,063.81	\$8,063.81	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00
58	EVERGREEN TREE 12' MIN HT. ALL INCLUDED PER PLANS AND SPECS	10	EA	\$1,466.81	\$14,668.10	\$787.50	\$7,875.00	\$2,000.00	\$20,000.00
59	OVERSTORY TREE 6" CALIPER 18' MIN HT. ALL INCLUDED PER PLANS AND SPECS	1	EA	\$3,437.41	\$3,437.41	\$1,865.63	\$1,865.63	\$2,000.00	\$2,000.00
60	OVERSTORY TREE 3" CALIPER 16' MIN HT. ALL INCLUDED PER PLANS AND SPECS	4	EA	\$1,551.48	\$6,205.92	\$834.38	\$3,337.52	\$1,800.00	\$7,200.00
61	OVERSTORY TREE 2" CALIPER 12' MIN HT. ALL INCLUDED PER PLANS AND SPECS	4	EA	\$764.45	\$3,057.80	\$403.13	\$1,612.52	\$1,500.00	\$6,000.00
62	UNDERSTORY TREE 8' MIN HT. ALL INCLUDED PER PLANS AND SPECS	14	EA	\$935.40	\$13,095.60	\$496.88	\$6,956.32	\$1,500.00	\$21,000.00
63	UNDERSTORY TREE 5' MIN HT. ALL INCLUDED PER PLANS AND SPECS	10	EA	\$558.02	\$5,580.20	\$305.63	\$3,056.30	\$1,000.00	\$10,000.00
64	SHRUB AREAS 1 GAL ALL INCLUDED PER PLANS AND SPECS	1,226	EA	\$23.31	\$28,578.06	\$12.75	\$15,631.50	\$25.00	\$30,650.00

65	SHRUB 7 GAL ALL INCLUDED PER PLANS AND SPECS	23	EA	\$147.37	\$3,389.51	\$80.63	\$1,854.49	\$200.00	\$4,600.00
66	SHRUB 3 GAL ALL INCLUDED PER PLANS AND SPECS	152	EA	\$106.25	\$16,150.00	\$58.13	\$8,835.76	\$150.00	\$22,800.00
67	SHRUB 1 GAL ALL INCLUDED PER PLANS AND SPECS	268	EA	\$26.74	\$7,166.32	\$14.63	\$3,920.84	\$25.00	\$6,700.00
68	GROUND COVER 1 QT ALL INCLUDED PER PLANS AND SPECS	16	EA	\$12.15	\$194.40	\$6.66	\$106.56	\$50.00	\$800.00
TOTAL				\$1,939,106.14		\$997,992.49		\$1,075,956.50	

Recommended Vendor:

Ohmshiv Construction, LLC
805 Progress Court, Suite A
Lawrenceville, GA 30043
P: 404-987-0020
naresh@ohmshiv.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Agreement with Impact46 for FIRST Center renovations
Department:	City Manager
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	\$440,000
Presented By:	Barry Mock, Assistant City Manager
Action Requested:	Approve agreement with Impact46 to provide funding for the FIRST Center renovations in the amount of \$440,000, and to authorize Mayor to execute agreement subject to review by the City Attorney.

Summary: Impact46 has \$440,000 in funding for the FIRST Center renovations. The City has allocated \$500,000 in the budget to help fund this project. The requested \$440,000 is under this budgeted amount. The agreement would state that any unused funds would be transferred back to the City.

Fiscal Impact: Funding in the amount of \$1,000,000 is currently approved and available in project 01-017 FIRST Project Housing. Upon approval \$560,000 will be remaining in the project.

Attachments/Exhibits: Agreement between City and Impact46

AGREEMENT FOR FUNDS TO BE USED TO RENOVATE
THE PROPERTY AT 179 PLAINVIEW DRIVE

WHEREAS, the City of Lawrenceville (hereinafter the "City") owns the property located at 179 Plainview Drive, Lawrenceville, GA, (Tax Parcel R5142 117) (hereinafter the "Property"); and

WHEREAS, the City has previously leased the Property to Impact 46, Inc. (hereinafter "Impact 46") and;

WHEREAS, Impact 46 is assisting the City in coordinating efforts to address homelessness; and

WHEREAS, the City and Impact 46 seek to use the Property for the creation and operation of a transitional housing center to be known as the F.I.R.S.T. (For Intensive Response and Supportive Transitions) Center; and

WHEREAS, Impact 46 has received a grant in the amount of Five Hundred Three Thousand Four Hundred Seventy-Five Dollars (\$503,475.00) as a HOME-ARP Subrecipient to assist in developing the Property as a Non-Congregate Shelter; and

WHEREAS, Impact 46 is in the process of entering into a contract for the renovation of the Property to allow it to be used as the FIRST Center and the costs of the renovations will exceed the amount of funds available to Impact 46 from its grant and other funding sources; and

WHEREAS, The City desires to provide funds to Impact 46 to be used to assist with the renovation of the Property subject to certain terms and conditions; and

WHEREAS, Impact 46 is willing to accept the funds subject to the terms and conditions established by the City;

NOW THEREFORE in consideration of the amounts set forth herein, the cooperation between the City and Impact 46 to address homelessness, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Impact 46 hereby agree as follows:

1. The City shall provide Impact 46 with Four Hundred Forty Thousand Dollars (\$440,000.00) (hereinafter "City Funds") to be used solely to assist with the renovations of the Property for use as the FIRST Center.
2. Impact 46 has Four Hundred Forty Thousand Dollars (\$440,000.00) of its own funds to be used on the renovations of the Property for use as the FIRST Center. (hereinafter "Impact 46 Funds")
3. Impact 46 shall use all of the Impact 46 Funds to pay for the renovation costs before drawing on any of the City Funds provided under this Agreement.

4. If the costs of the renovations to the Property exceed the amount of the Impact 46 Funds, Impact 46 may draw on the City Funds provided under this agreement. If all the City Funds are not needed to complete payment for the renovations, any City Funds remaining shall be returned to the City.
5. Impact 46 shall comply with all state and federal laws and regulations applicable to the renovation of the Property and shall provide the City with an accounting of all funds used by Impact 46 for the renovation of the Property including both the Impact 46 Funds and the City Funds provided under this Agreement.
6. The Mayor, Mayor Pro Tem, City Manager, City Clerk, and City Attorney, and/or their appropriate designees are hereby authorized to complete the transfer of the City Funds and to take any and all action necessary and appropriate to carry out the intent of this Agreement between the parties.
7. This Agreement and the rights and obligations of the parties hereto shall be governed, construed and interpreted according to the laws of the State of Georgia.
8. This Agreement expresses the entire understanding and agreement between the parties hereto.
9. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part thereof.
10. This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.
11. No waiver, amendment, release, or modification of this Agreement shall be effective unless made in writing and executed by both parties hereto, and properly approved in accordance with the provisions of Georgia law.
12. Impact 46 shall indemnify and save harmless the City from and against any and all loss, cost (including reasonable attorney's fees), damage, expense and liability in connection with any and all claims for damages as a result of any activities associated with the renovations of the Property or as a result of any breach of this Agreement by Impact 46.

It is so agreed this _____ day of _____, 2024.

IMPACT 46, INC.

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
Jen Young, Executive Director

By: _____
David R. Still, Mayor

ATTEST: _____
Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, JULY 22, 2024

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Demolition of Deauville Apartments Project
Department:	Engineering
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	\$554,500.00
Presented By:	Eranildo Lustosa, Jr. , Engineer II
Action Requested:	Award Demolition of Deauville Apartments Project to low responsive bidder, Southern Environmental Services, Inc., amount not to exceed \$554,500.00. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project is to completely demolish all the building structures including floor slabs, concrete footpaths, and footings. All debris, junk, and trash will be hauled away and disposed of. The asphalt and sidewalks are to remain in place.

Fiscal Impact: Amount not to exceed \$554,500.00. This project is funded by the Capital Outlay Fund (3551320. 573525). Project 01-017.

Attachments/Exhibits:

Bid Tabulation

SB038-24**Demolition of Deauville Apartments Project
Engineering**

				Complete Demolition Services, LLC		Dore & Associates, Inc.		Eagle Demolition & Environmental		Obanigba Enterprises, LLC		
ITEM #	DESCRIPTION		QTY.		BASE BID		BASE BID		BASE BID		BASE BID	
1.	All costs associated with the complete demolition of structures and abatement disposal for Demolition of Deauville Apartments Project		1	EA	\$771,000.00		\$980,300.00		\$954,000.00		N/R	
ITEM #	ALTERNATE ALLOWANCE		QTY.		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	Abatement of asbestos sheet vinyl flooring		2000	SF	\$4.00	\$8,000.00	\$7.00	\$14,000.00	\$2.00	\$4,000.00	N/R	N/R
TOTAL					\$779,000.00		\$994,300.00		\$958,000.00		N/R	

				SED Construction, Inc.		Southern Demolition, LLC		Southern Environmental Services, Inc.		Tristar America, LLC		
ITEM #	DESCRIPTION		QTY.		BASE BID		BASE BID		BASE BID		BASE BID	
1.	All costs associated with the complete demolition of structures and abatement disposal for Demolition of Deauville Apartments Project		1	EA	\$557,700.00		\$938,830.00		\$549,500.00		\$687,000.00	
ITEM #	ALTERNATE ALLOWANCE		QTY.		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	Abatement of asbestos sheet vinyl flooring		2000	SF	\$3.00	\$6,000.00	\$2.20	\$4,400.00	\$2.50	\$5,000.00	\$3.00	\$6,000.00
TOTAL					\$563,700.00		\$943,230.00		\$554,500.00		\$693,000.00	

Recommended Vendor:

Southern Environmental Services, Inc.
 1059 Triad Court, Suite 12
 Marietta, GA, 30062
tom.wasson@sesi.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, JULY 22, 2024

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Appointment of vacant and expired board positions
Department:	Executive Administration
Date of Meeting:	Monday, July 22, 2024
Fiscal Impact:	\$0
Presented By:	David Still, Mayor
Action Requested:	Approve the appointment of the following individuals for vacant and expired board positions

Summary:

Appointment of vacant and expired board positions as presented:

1. Arts Commission:
Post 2 – Wesley Brooks – to replace Katrina Fellows – Term ends 12/31/2024
2. Aurora Board:
3. RECAST Advisory Board:
Post 1 - Taheerah Demby – to replace Alisha Jordan - Term ends 12/31/ 2024
Post 12 – Residential Vacancy will remain vacant – Term ends 12/31/2025
4. Stormwater Authority:
Post 2 - Huston Gillis - to replace Jim Wright – Term ends 12/31/2026
Post 5 - Carl Walls - to replace Jay Johnson – Term ends 12//31/2026