



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Monday, March 25, 2024
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Recognitions

1. Lawrenceville Legacy Leaders

Approval of Prior Meeting Minutes

2. February 26, 2024 Regular Meeting and Executive Session
3. March 14, 2024 Work Session and Executive Session

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.](#) Purchase of Gas Pipe and Materials-Hurricane Shoals Road Project
- [5.](#) Grayson Hwy. 6-inch Steel Replacement Project
- [6.](#) Ozora Church Road 4-inch Steel Relocation Project

Additional Council Business

7. Commissioner Watkins – Gwinnett County Partnerships with the City

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.

- [8.](#) RZC2023-00052: Ming Zhou; 0 Curtis Road (PIN 5145 299)

Council Business Old Business

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

- [9.](#) An Ordinance to amend Chapter 38 of the Code of the City of Lawrenceville, Georgia regarding utilities to update provisions related to applications for service and billing and for other purposes
- [10.](#) An Ordinance to Amend Chapter 10 of the Code of the City of Lawrenceville, Georgia to adopt local amendments to the construction codes

Council Business New Business

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

- [11.](#) Sale of Parcel at 650 Hi-Hope Road (and associated relocation costs) to Georgia Department of Transportation for SR 316 Interchange Improvement Project
- [12.](#) APPL2023-00006; Harold Buckley, Jr. Attorney at Law; 366 W Pike Street

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment



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AGENDA REPORT

MEETING: REGULAR SESSION, MARCH 25, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Purchase of Gas Pipe and Materials-Hurricane Shoals Road Project
- Department:** Gas
- Date of Meeting:** Monday, March 25, 2024
- Fiscal Impact:** \$119,657.10
- Presented By:** Todd Hardigree, Gas Director
- Action Requested:** Award Purchase of Gas Pipe and Materials-Hurricane Shoals Road Project to sole bidder, Consolidated Pipe & Supply Co., Inc. in the amount of \$119,657.10.

Summary: This purchase will provide all pipe and materials for the preliminary work in the immediate area outside of the Hurricane Shoals @ Hwy 316 Gas Pipeline DOT Project to include 2,310 feet of 8-inch steel, 520 feet of 6-inch PE, 2,100 feet of 2-inch PE, and 400 feet of 4-inch PE pipe. This purchase is within budget.

Fiscal Impact: Amount of \$119,657.10. This project is funded by the Capital Outlay Fund (3644700.541000). Project #11-047.

Attachments/Exhibits:
Bid Tabulation

SB028-24
Purchase of Gas Pipe and Materials-Hurricane Shoals Road Project
Gas Department

				Consolidated Pipe and Supply Company, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE
1	8" Dual Coat Steel .250 wall (minimum) X-52 Dual Coat FBE (minimum)	2,430	FT	\$29.57	\$71,855.10
2	6" Bottom Out Fitting STD WPHY-52, Mueller H-17282	2	EA	\$6,751.00	\$13,502.00
3	8" Steel Ball Valve Class 300 Kerotest Full Port Weld x Weld	2	EA	\$7,528.00	\$15,056.00
4	F1 Epoxy Kits	80	EA	\$53.00	\$4,240.00
5	8" 90 degree elbow STD WPHY-52	4	EA	\$218.00	\$872.00
6	8" Cap STD WPHY-52	4	EA	\$200.00	\$800.00
7	8"x6" Weld x Weld Reducer STD WPHY-52	2	EA	\$213.00	\$426.00
8	6" PE 6" IPS PE2708 SDR-11 .602 wall	520	EA	\$8.95	\$4,654.00
9	6" Electrofuse Coupling Electrofuse with visual indicator	5	EA	\$90.00	\$450.00
10	6" Buttfuse Tee PE2406/2708 SDR11	1	EA	\$42.00	\$42.00
11	4" Buttfuse Tee PE2406/2708 SDR11	2	EA	\$19.00	\$38.00
12	6" Poly Ball Valve PE2406/2708 SDR11	1	EA	\$556.00	\$556.00
13	4" Poly Ball Valve PE2406/2708 SDR11	2	EA	\$253.00	\$506.00
14	6"x4" Buttfuse Reducer PE2406/2708 SDR11	1	EA	\$27.00	\$27.00
15	6" PE Buttfuse Cap PE2406/2708 SDR11	2	EA	\$22.00	\$44.00
16	4" PE Buttfuse Cap PE2406/2708 SDR11	1	EA	\$8.00	\$8.00

BID TABULATION

17	4# Electrofuse Coupling Electrofuse with visual indicator	10	EA	\$26.00	\$260.00
18	4" PE IPS PE2708 SDR-11 .409 Wall	400	EA	\$3.98	\$1,592.00
19	2" PE IPS PE2708 SDR-11 .216 Wall	2,100	EA	\$1.24	\$2,604.00
20	2" Poly Ball Valve PE2406/2708 SDR11	2	EA	\$68.00	\$136.00
21	2"x3/4" Electrofuse Tee Electrofuse with visual indicator	3	EA	\$29.00	\$87.00
22	2" Electrofuse Coupling Electrofuse with visual indicator	10	EA	\$9.30	\$93.00
23	2" Buttfuse Elbow PE2406/2708 SDR11	3	EA	\$7.00	\$21.00
24	4" Buttfuse Elbow PE2406/2708 SDR11	1	EA	\$16.00	\$16.00
25	4"x2" Buttfuse Reducer PE2406/2708 SDR11	1	EA	\$8.00	\$8.00
26	3/4" PE IPS PE2708 SDR-11 .095	500	EA	\$0.54	\$270.00
27	Pipeline Marker TriView with Lawrenceville Gas Info	10	EA	\$43.00	\$430.00
28	#12/#10 YELLOW WIRE CONNECTORS WITH SEALANT - PROLINE	50	EA	\$3.00	\$150.00
29	25"-36" PLASTIC VALVE BOX SET	5	EA	\$96.00	\$480.00
30	Tracer Wire Polycoat (Solid) 500' roll	7	EA	\$62.00	\$434.00
TOTAL				\$119,657.10	

Recommended vendor:

Consolidated Pipe and Supply, Inc
 194 Hurricane Shoals Rd.
 Lawrenceville, GA 30046
 Attn: Paul Root
 770-822-9664
paul.root@cspipe.com



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AGENDA REPORT

MEETING: REGULAR SESSION, MARCH 25, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Grayson Hwy. 6-inch Steel Replacement Project
- Department:** Gas
- Date of Meeting:** Monday, March 25, 2024
- Fiscal Impact:** \$1,811,583.63
- Presented By:** Todd Hardigree, Gas Director
- Action Requested:** Approval to rescind award of Grayson Hwy. 6-inch Steel Replacement Project to low bidder, Pride Utility Construction Co., amount not to exceed \$1,209,318.15 and re-award to second low responsive bidder, Southeast Connections, LLC in the amount of \$1,811,583.63. 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 installation of approximately 8,600 feet of 6-inch steel main, two 6” control fittings, and two 6” ball valves on Grayson Hwy, Scenic Hwy, and E. Crogan St. Also included in the project is the installation of approximately 3,750 feet of 4-inch PE main, 150 feet of 2-inch PE, two 4-inch tie-overs, seven 2-inch tie-overs, and the tie-over or replace approximately 34 service lines. The installation of approximately 150 feet of 2-inch PE with a one 2-inch tie-over will also be completed on New Hope Rd./Sandalwood Circle.

Background: This contract was awarded to the low bidder by council at the January 22, 2024 regular meeting. The contractor took exception to the City’s terms and conditions and an agreement could not be reached.

Fiscal Impact: Amount not to exceed \$1,811,583.63. This project is funded by the Capital Outlay Fund (2304700.541000). Project #SWP1.

Attachments/Exhibits:

Bid Tabulation

SB018-24
Grayson Hwy. 6-inch Steel Replacement Project
Gas Department

				Piedmont Western Utility Services, Inc.		Pride Utility Construction Co.		Southeast Connections, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project									
1	Warranties & Bonds	1	LS	\$35,000.00	\$35,000.00	N/R	N/R	\$18,700.00	\$18,700.00
2	Remobilization	1	LS	\$27,000.00	\$27,000.00	N/R	N/R	\$5,308.97	\$5,308.97
3	2" Polyethylene Open Trench	1	LF	\$48.00	\$48.00	N/R	N/R	\$41.93	\$41.93
4	2" Polyethylene Bore	300	LF	\$75.00	\$22,500.00	N/R	N/R	\$41.93	\$12,579.00
5	4" Polyethylene Bore	3750	LF	\$130.00	\$487,500.00	N/R	N/R	\$37.39	\$140,212.50
6	6" Steel Open Trench	1	LF	\$300.00	\$300.00	N/R	N/R	\$167.75	\$167.75
7	6" Steel Bore	8400	LF	\$287.00	\$2,410,800.00	N/R	N/R	\$167.75	\$1,409,100.00
8	4" Polyethylene Tie-in	2	EA	\$2,400.00	\$4,800.00	N/R	N/R	\$3,309.15	\$6,618.30
9	2" Polyethylene Tie-in	10	EA	\$2,000.00	\$20,000.00	N/R	N/R	\$2,757.62	\$27,576.20
10	Service Tie-over Shortside	1	EA	\$2,000.00	\$2,000.00	N/R	N/R	\$2,032.18	\$2,032.18
11	Service Tie-over Longside	1	EA	\$3,000.00	\$3,000.00	N/R	N/R	\$2,438.62	\$2,438.62
12	Service Replacement Insert/Re-dig Shortside	16	EA	\$3,000.00	\$48,000.00	N/R	N/R	\$2,838.59	\$45,417.44
13	Service Replacement Insert/Re-dig Longside	18	EA	\$4,000.00	\$72,000.00	N/R	N/R	\$3,237.77	\$58,279.86
14	Locate Station Installation	10	EA	\$500.00	\$5,000.00	N/R	N/R	\$270.96	\$2,709.60
15	2" Steel Tap and Stop	1	EA	\$7,000.00	\$7,000.00	N/R	N/R	\$12,600.48	\$12,600.48
16	6" Steel Tap and Stop	2	EA	\$10,000.00	\$20,000.00	N/R	N/R	\$20,900.40	\$41,800.80
17	Add for Rock Bore 6"	100	LF	\$120.00	\$12,000.00	N/R	N/R	\$125.00	\$12,500.00
18	Add for Blast/Hammer Rock	100	LF	\$150.00	\$15,000.00	N/R	N/R	\$135.00	\$13,500.00
25	Cost Plus/Crew with Welder	1	Daily Rate	\$9,500.00		N/R		\$5,935.00	

BID TABULATION

26	Cost Plus/Crew without Welder	1	Daily Rate	\$8,500.00		N/R		\$4,647.00	
Total				\$3,191,948.00		N/R		\$1,811,583.63	

Recommended Vendor:
Southeast Connections, LLC
2720 Dogwood Dr. SE
Conyers, GA 30013
P: 404-659-1422
kyle.ormsby@artera.com



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AGENDA REPORT

MEETING: REGULAR SESSION, MARCH 25, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Ozora Church Road 4-inch Steel Relocation Project
- Department:** Gas
- Date of Meeting:** Monday, March 25, 2024
- Fiscal Impact:** \$206,353.00
- Presented By:** Todd Hardigree, Gas Director
- Action Requested:** Award Ozora Church Road 4-inch Steel Relocation Project to low bidder, Harrison and Harrison, Inc., amount not to exceed \$206,353.00. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney. Contracts to follow award. Approval of budget amendment.

Summary: This project consists of the installation of approximately 2,058 feet of 4-inch steel main steel main pipe and the installation of approximately 2,080 feet of 4-inch PE pipe in the Ozora Church Rd and Hwy 81 area. This project is over budget.

Fiscal Impact: Amount not to exceed \$206,353.00. This project is funded by the 2023 Bond Fund (3644700.541000). Project 11-048. Current Bond Funding on the project is \$56,373.15. A budget adjustment of \$149,979.85 to add funding to the project from Bond Funds is required.

Attachments/Exhibits:
Bid Tabulation

**SB026-24
 Ozora Church Road 4-inch Steel Relocation Project
 Gas Department**

				Gunter Construction Company		Harrison and Harrison, Inc.		Southern Fiber Company d/b/a Southern Utility Group		Southern Pipeline	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project											
1	Warranties & Bonds	1	LS	\$4,492.80	\$4,492.80	\$5,033.00	\$5,033.00	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00
2	Remobilization	1	LS	\$3,549.00	\$3,549.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$0.00	\$0.00
3	4" Polyethylene Open Trench	900	LF	\$22.26	\$20,034.00	\$14.00	\$12,600.00	\$24.00	\$21,600.00	\$36.95	\$33,255.00
4	4" Polyethylene Bore	900	LF	\$66.14	\$59,526.00	\$35.00	\$31,500.00	\$40.00	\$36,000.00	\$39.50	\$35,550.00
5	4" Steel Open Trench	870	LF	\$54.43	\$47,354.10	\$37.00	\$32,190.00	\$35.00	\$30,450.00	\$39.87	\$34,686.90
6	4" Steel Bore	850	LF	\$103.00	\$87,550.00	\$35.00	\$29,750.00	\$57.00	\$48,450.00	\$42.20	\$35,870.00
7	4" Polyethylene Tie-in	1	EA	\$1,730.14	\$1,730.14	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00
8	Service Tie-over Longside	1	EA	\$3,992.63	\$3,992.63	\$2,000.00	\$2,000.00	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00
9	Service Replacement Insert/Re-dig Longside	1	EA	\$5,988.94	\$5,988.94	\$3,500.00	\$3,500.00	\$4,000.00	\$4,000.00	\$2,500.00	\$2,500.00
10	Locate Station Installation	5	EA	\$100.00	\$500.00	\$100.00	\$500.00	\$50.00	\$250.00	\$100.00	\$500.00
11	4" Steel Tap and Stop	3	EA	\$6,600.00	\$19,800.00	\$10,000.00	\$30,000.00	\$10,500.00	\$31,500.00	\$10,000.00	\$30,000.00
12	Add for Rock Bore 4"	280	FT	\$100.00	\$28,000.00	\$125.00	\$35,000.00	\$100.00	\$28,000.00	\$125.00	\$35,000.00
13	Add for Blast/Hammer Rock	338	FT	\$84.67	\$28,618.46	\$60.00	\$20,280.00	\$50.00	\$16,900.00	\$150.00	\$50,700.00
14	Cost Plus/Crew with Welder	1	Daily Rate	\$354.90		\$5,500.00		\$6,500.00		\$600.00	
15	Cost Plus/Crew without Welder	1	Daily Rate	\$266.08		\$5,000.00		\$5,000.00		\$400.00	
Total				\$311,136.07		\$206,353.00		\$231,650.00		\$267,061.90	

Recommended Vendor:
 Harrison and Harrison, Inc.
 PO BOX 5635
 Athens, GA
 706-549-2555
jameshh@bellsouth.net



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AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 25, 2024

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** RZC2023-00052: Ming Zhou; 0 Curtis Road (PIN 5145 299)
- Department:** Planning and Development
- Date of Meeting:** Monday, March 25, 2024
- Applicant Request:** Rezone property from BG (General Business District) to LM (Light Manufacturing District)
- Presented By:** Todd Hargrave, Director of Planning and Development
- Department Recommendation:** Denial
- Planning Commission Recommendation:** Denial

Summary: The applicant requests a rezoning of an approximately 3.38-acre parcel of land from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a flex office space consisting of three (3) buildings and a warehouse component. The subject property is located along the eastern right-of-way of Curtis Road, between its intersections with Hurricane Shoals Road and Southern Way.

The submitted materials include two (2) site plans with varying calculations related to the proposed flex office space square footage, lot area (square footage). Additionally, the application and Letter of Intent (LOI) specifically indicates the intended use of the property would be to build three office buildings. However, the architectural elevations and site plan appear to indicate the proposed use would include warehousing as well. In addition, the Zoning Ordinance does not specifically define or establish parameters relating to “flex office space.”

Attachments/Exhibits:

- RZC2023-00052_REPORT
- RZC2023-00052_P&D RECOMMENDATIONS

- RZC2023-00052_APPLICATION_12052023
- RZC2023-00052_LOI_120502023
- RZC2023-00052_LEGAL DESC_12052023
- RZC2023-00052_SURVEY_12052023
- RZC2023-00052_SITE PLAN_12052023
- RZC2023-00052_RENDERINGS_12052023
- RZC2023-00052_MAP-ZONING-ZOOMED OUT
- RZC2023-00052_MAP-ZONING-ZOOMED IN
- RZC2023-00052_MAP-AERIAL-ZOOMED OUT
- RZC2023-00052_MAP-AERIAL-ZOOMED OUT



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REZONING

CASE NUMBER: RZC2023-00052

OWNER: RIVERSIDE CHURCH OF CHRIST

CONTACT: MING ZHOU

LOCATION(S): 0 CURTIS ROAD

PARCEL IDENTIFICATION NUMBER(s): 5145 299

APPROXIMATE ACREAGE: 3.38 ACRES

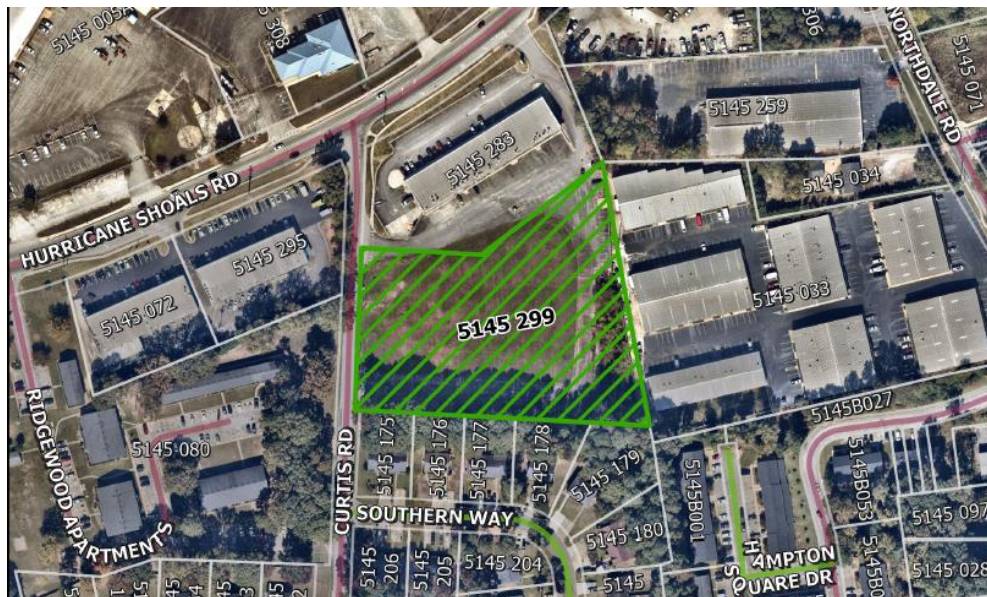
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)

ZONING PROPOSAL: LM (LIGHT MANUFACTURING DISTRICT)

PROPOSED DEVELOPMENT: OFFICE AND WAREHOUSE FACILITY

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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ZONING HISTORY

The subject property has been zoned BG (General Business District) since 1960, the earliest record on file for the parcel.

PROJECT SUMMARY

The applicant requests a rezoning of an approximately 3.38-acre parcel of land from BG (General Business District) to LM (Light Manufacturing District) to allow for the development of a flex office space consisting of three (3) buildings and a warehouse component. The subject property is located along the eastern right-of-way of Curtis Road, between its intersections with Hurricane Shoals Road and Southern Way.

The submitted materials include two (2) site plans with varying calculations related to the proposed flex office space square footage, lot area (square footage). Additionally, the application and Letter of Intent (LOI) specifically indicates the intended use of the property would be to build three office buildings. However, the architectural elevations and site plan appear to indicate the proposed use would include warehousing as well. In addition, the Zoning Ordinance does not specifically define or establish parameters relating to “flex office space.”

ZONING AND DEVELOPMENT STANDARDS

The proposed development of a self-storage or mini-warehouse facility consisting of three (3) flex office spaces and warehouse component consisting of a square footage ranging from approximately 43,613 square feet to 48,485 square feet of office and warehouse space, as shown on the submitted site plans. Each suite will be from 1,500 to 3,000 square feet with enough space to accommodate approximately 18 to 22 tenants.

The property is currently undeveloped aside from a private access road and a detention pond on the eastern end of the property.



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Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Office and Warehouse Facility	LM	LM	DENIAL

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

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	25,000 sq. ft.	147,249 sq. ft.	N/A
Minimum Lot Width	50 feet	275 feet	N/A
Minimum Front Yard Setback	50 feet	40 feet	VARIANCE
Minimum Rear Yard Setback	0 feet	20 feet	N/A
Minimum Side Yard Setback	0 feet	20 feet	N/A
Impervious Surface Coverage	85%	74%	N/A
Maximum Building Height	50 feet	16 feet	N/A



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Article 1 Districts, Section 102.14 Light Manufacturing District, Table B. Lot Development Standards - Variance to allow an encroachment into the required Fifty-Foot (50 ft.) Minimum Front Yard Setback

Based on the submitted materials the applicant does not provide a justification for the requested ten-foot (10 ft.) reduction in the minimum fifty-foot (50 ft.) Front Yard Setback requirement. Therefore, without a significant justification support the applicant’s request staff would not support the proposed encroachment into the required Minimum Front Yard Setback.

Article 4 Buffers, 403 Buffers Table

Adjacent Development	Requirement	Proposal	Recommendation
RM-12	50 feet	20 feet	VARIANCE
LM	0 feet	0 feet	N/A
BG	50 feet	0 feet	VARIANCE

Article 4 Buffers, Section 403 Buffers Table - Variance to allow a reduction or elimination of the required Buffers.

Based on the submitted materials the applicant does not provide a justification for the reduction of the required fifty-foot (50 ft.) buffer along the southern property line, as well as the elimination of the fifty-foot (50 ft.) buffer along the southern property line. As proposed the applicant does not provide a justification which would result in a particular hardship upon the owner. Therefore, staff could not support a reduction or elimination of the required Buffers.



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

Standard	Requirement	Proposal	Recommendation
Office (Business, Government or Professional)	1 space per 300 sq. ft.	1.4 spaces per 1,000 SF GFA (95 spaces)	DENIAL

Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required – Variance to allow a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to ninety-five (95).

Based on the submitted materials the applicant does not provide a justification for the reduction of the required Number of Off-Street Parking Spaces Required. The applicant’s calculations for off-street parking are calculated using the minimum standard applying to warehousing which would require one (1) off-street parking space per one thousand square feet (1,000 sq. ft.) of gross floor area (GFA). However, the submitted materials indicated the proposed use of the site would allow “flex office space” which would require one (1) off-street parking space per three hundred square feet (300 sq. ft.) of gross floor area (GFA) resulting in a total of one hundred sixty-two (162) total off-street parking spaces required for the proposed development. As proposed the applicant does not provide a justification which would result in a particular hardship upon the owner. Therefore, staff could not support a reduction or elimination of the required Buffers.

The granting of a variance would allow a property owner relief from certain provisions of a Zoning Ordinance when, because of the physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to make more money. As proposed the applicant does not provide a justification which would result in a particular hardship upon the owner.



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ARCHITECTURAL AND DESIGN GUIDELINES

Although the proposed elevations meet the Architectural and Design Standards set forth in Article 6, Section 602 Non-Residential Minimum Architectural and Design Standards, the measurements shown on the submitted elevations (plans), the scale shown on the plans and the drawing appear to be inconsistent as shown. Additionally, the proposed roll-up doors shown on the submitted elevations should not be visible from an adjacent public right-of-way. Therefore, it would be appropriate for the applicant to provide revised plans prior to receiving a recommendation from the Planning Commission or the final binding decision of the City Council.

RIGHT-OF-WAY IMPROVEMENTS

Curtis Road is a City of Lawrenceville owned and maintained right-of-way, classified as a Local Residential Street (roadway). The proposed use and requested zoning could require the reclassification of Curtis Road into a Local Industrial Street classification. Additionally, the current right-of-way width of Curtis Road is inconsistent or varying with minimum standards, and local regulations would require a Local Industrial Street to consist of minimum right-of-way of sixty feet (60 ft.) in width. In addition, the current width of the pavement in the roadway is approximately nineteen feet (19 ft.), and local regulations would require a Local Industrial Street to consist of a minimum pavement width of thirty-two feet (32 ft.). Furthermore, the required improvements to Curtis Road could include the installation of a deceleration lane along the road frontage, and additional improvements to the Curtis Road right-of-way extending to the north with its intersection with Hurricane Shoals Road.

The site will be accessed via two (2) existing driveways along the right-of-way, and a shared private internal driveway traversing along or near the southern and eastern property lines and exiting the property at or near the northeastern portion of the property. The shared private internal driveway continues in a southwestern direction and traverses onto the subject property at or near the northwestern portion of the property. The City does not have verification of the existence of an



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internal access easement, and to satisfy the intent of the Development Regulations this type of agreement would be required prior to the commencement of land disturbing activity. In addition, the existing driveways along Curtis Road may require improvements consistent with the minimum standards regulating Industrial Driveways. Therefore, the development of the property will require the dedication of right-of-way, improvements to, and reclassification of the existing roadway.



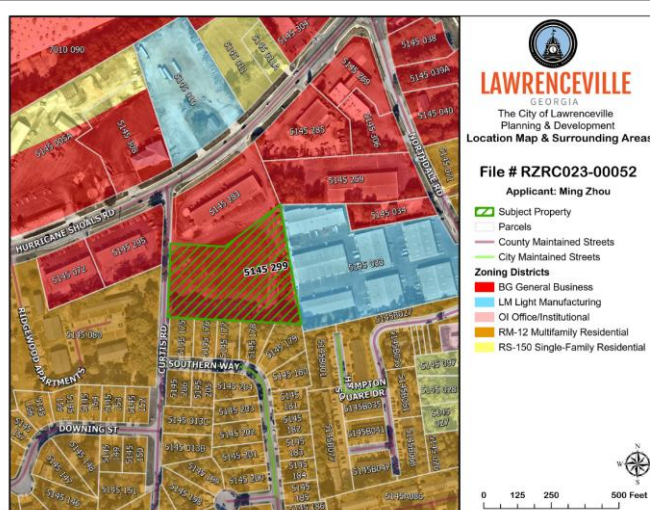
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SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential multi-family, and light industrial uses and zoning. The parcel located immediately to the east of the subject property is zoned LM and is similarly used for flex office/warehouse spaces. The properties to the north along Hurricane Shoals Road are zoned predominantly BG and are used as retail spaces. The Southgate Unit 1 Subdivision is located directly south of the subject property, consisting of residential duplexes zoned RM-12. The Ridgewood Apartments are located directly across from Curtis Road and are also zoned RM-12. As proposed, use and zoning would be consistent with the established development and zoning pattern.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





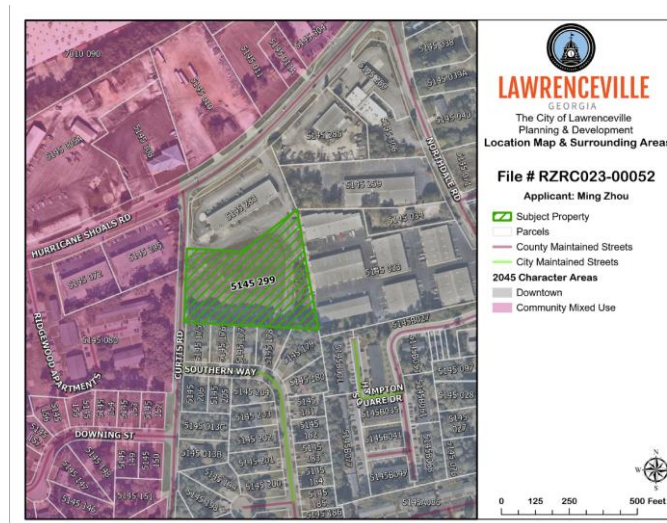
LAWRENCEVILLE

Planning & Development

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. In terms of location, the proposed use (flex office space) would be congruent with existing uses of the general area, however due to discrepancies with the application such a use that may consist of warehousing may be considered out of character for the Downtown Character Area. Therefore, the application will require modifications prior to receiving a recommendation from the Planning Commission or a final binding decision from the City Council.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





LAWRENCEVILLE

Planning & Development

STAFF RECOMMENDATION

As detailed in this report the requested rezoning will require modification to correct the various errors found with the submitted materials. In addition, the applicant may not be aware of potential modifications to the existing right-of-way, variances relating to building setbacks and buffers. Although, the proposal as a flex office facility may be consistent with the established development and zoning pattern in the immediate area the discrepancies contained in the submitted materials should be corrected prior to receiving a final binding decision. Therefore, the Planning and Development Department recommends **DENIAL** for the proposed rezoning request.



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

PLANNING AND DEVELOPMENT – DEVELOPMENT PLAN REVIEW

- **Zoning Ordinance, Article 1 Districts, Section 102, Subsection 102.14**

Lot Development Standards

- Minimum Front Yard Building Setback – 50 feet (**VARIANCE REQUIRED**)
- Minimum Side Yard Building Setback – 0 feet
- Minimum Rear Yard Building Setback – 0 feet

- **Zoning Ordinance, Article 4 Buffers, Section 401, Standards for Permanent Buffers:**

The buffer area must:

- Be shown on each plat prior to final approval and be designated as a permanent easement.
- Not be temporarily or permanently disturbed by grading, property improvements, or construction activities.
- Utilize existing vegetation, or where required be supplemented with additional plantings.
- Retain its natural topography except when a portion must be cleared and graded as required by the City or County to prevent soil erosion.
- Shall be completely installed in accordance with the approved plan prior to issuance of a certificate of occupancy. Buffer shall not be used for temporary or permanent parking, or for a structure other than a fence, or for provision of drainage improvements as mandated by the City or County.



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- **Zoning Ordinance, Article 4, Section 402 Buffer Screening:**
 - Where existing natural vegetation and site topography are insufficient to accomplish the purpose of the required buffer area, existing vegetation will be supplemented. These additional plantings shall consist of evergreen trees not less than six feet in height, and shrubs not less than three feet in height at time of planting. All landscaping is subject to review and approval of the Director of the Planning and Development Department.
- **Zoning Ordinance, Article 4, Buffers, Table 403. Minimum Buffer Requirements:**
 - Provide a 50-foot natural, undisturbed buffer adjacent to BG (General Business District) and RM-12 (Multifamily Residential District).
 - Buffer Reduction requests that are 50% or greater require a public hearing with the Planning Commission and City Council.
 - Provide details of buffer showing existing tree line and replanting where sparsely vegetated. buffer planting must meet the requirements of Article 4 of the City of Lawrenceville Zoning Ordinance for screening.
 - Show factors used in determining the number of parking spaces as required by the Zoning Ordinance Article 5. If the proposed use is contractor office parking shall be calculated as 1 space per 250 gross floor area of office space. Additional parking is/may be needed.
 - Provide one (1) parking lot tree for every seven (7) parking spaces. Each parking space shall be within sixty-feet (60 ft.) of the trunk of a tree.
 - The site plan shall be revised to show the new/required right-of-way and corrected building setback lines.



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT – BUILDING PLAN REVIEW SECTION

- **International Building Code, Chapter 1, Scope and Administration, Section 107 Submittal Documents**

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

ENGINEERING DEPARTMENT

- **Development Regulations, Article VI, Soil Erosion and Sediment Control Ordinance**
- **Development Regulations, Article XIX, Model Stream Buffer Protection Ordinance**
- **Subdivision Regulations, Article XI, Section 2.14 Street Design Standards:**
 - Minimum Right-of-Way Local Industrial – sixty feet (60 ft.)
 - Minimum Pavement Width Local Industrial – thirty-two feet (32 ft.)
- **Subdivision Regulations, Article XI, Section 2.12 Sidewalks:**
 - The subdivider is required to provide sidewalks within all major subdivisions, both residential and non-residential. When provided sidewalks shall be included within the dedicated non-pavement right-of-way of all roads. Sidewalks shall be concrete and five (5) feet in width. A median strip of grassed or landscaped area at least two (2) feet wide shall separate all sidewalks from adjacent curbs. Concrete curbs shall be required where sidewalks are installed.
- **Subdivision Regulations, Article XI, Section 2, Subsection 2.13 Right-of-Way:**



LAWRENCEVILLE

Planning & Development

- Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains or any other use involving maintenance by a public agency shall be dedicated to public use by the preparer of the plat on which such right-of-way is established and shall be covered by any necessary easements.
- **Subdivision Regulations, Article XI, Section 2, Subsection 2.19 C. Road Surfacing Improvements:**
 - Type IV: Eight (8) inch crusher run stone base applied on a properly prepared sub-grade brought to a ninety-five percent (95%) dry density compaction standard proctor. A three-inch (3 in.) Asphaltic Base Type B covered by a one and one-half (1½) inch surface course of Type “E” or “F” Plant Mix Asphalt.
If concrete paving is to be utilized, such paving shall be in accord with specifications by the Georgia Department of Transportation.
Concrete curbs and gutters shall be constructed with three thousand (3,000) pounds per square inch at twenty-eight (28) day compressive strength, six (6) by twelve (12) inches by twenty-four (24) inches. Hollywood type curbs and gutters may be permitted in single-family subdivisions. Provide one inch (1 in.) tapered gutter.
- **Subdivision Regulations, Article XI, Section 6, Subsection 6.3 Easements:**
 - Utility easements for electric and telephone service lines, sewage lines, water lines, or other such utilities located along a rear lot line, or a side lot line shall be at least twenty feet (20 ft.) wide, ten feet (10 ft.) on each lot, and more if necessary. The same shall be recorded in the office of the Clerk of Gwinnett County Superior Court.

If the existing detention pond is to be used to provide stormwater detention for the proposed development, it will need to be brought up to current standards as they relate to all areas (both existing and proposed) draining into it.



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A 20'-wide easement will need to be provided for the existing 30" CMP. No portion of a building will be allowed to encroach into this easement.

Miscellaneous

The applicant should be advised that as soon as possible following the hiring of the project's site design professional, that individual should schedule a meeting with the Engineering Department, the purpose of which is to discuss the engineering aspects of the project and the City's engineering-related regulations, requirements, and policies.

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

Needs dumpster pad.



LAWRENCEVILLE

Planning & Development

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

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

As proposed, the plan would be suitable given the presence of other self-storage and warehouse facilities in the general area.

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

No.

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

The property has reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. Curtis Road is classified as a local street according to GDOT; the induced demand from this development may strain its capacity. However, these impacts may be mitigated with appropriate conditions, site development requirements, and planning.

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

Yes; the Downtown character area includes a wide diversity and intensity of uses within Lawrenceville's Downtown core. However, special attention needs to be placed on the final design to ensure that it meets or exceeds local standards.

- 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;**

None.

P&D RECOMMENDED CONDITIONS

RZC2023-00053_01192024

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

- 1. To restrict the use of the property as follows:**
 - A.** A Flex Office Space facility not exceeding 50,000 square feet in gross floor area and/or 22 units.
 - B.** The development shall be designed in general accordance with the site plan titled “Site Plan #2 for Curtis Road Development, Lawrenceville, GA 30046, prepared by Y Studio, LLC” dated November 1, 2023, 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.
 - C.** 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.
 - D.** The design of the façades shall meet minimum architectural standards and shall be clad in brick, in accordance with the proposed rendering submitted. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** Roll up doors shall not be visible from the rights-of-way of Curtis Road or Hurricane Shoals Road. Roll up doors shall only be located on the rear elevation of each building.
 - F.** No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers, or sign walkers shall be prohibited.
 - G.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - H.** Outdoor storage shall be prohibited.
 - I.** The owner shall repaint or repair any graffiti or vandalism that occurs on the

property within seventy-two (72) hours.

A. 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.** Provide a minimum of five-foot wide (5 ft.) concrete sidewalk adjacent to the public right-of-way along Curtis Road. Required five-foot wide (5 ft.) concrete sidewalk shall be a minimum of two feet (2 ft.) from the required back-of-curb.
- C.** All grassed areas shall be sodded.
- D.** Underground utilities shall be provided throughout the development.
- E.** Natural vegetation shall remain on the property until the issuance of a development permit.
- F.** Provide a ten-foot-wide (10 ft.) Landscape Strip along the eastern right-of-way of Curtis Road. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G.** Provide a forty-foot wide (40 ft.) Landscape Strip along the northern and southern property lines. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Landscape Strips 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 Curtis Road. 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.
- I.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- J.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- K.** 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.

- L.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-five-foot (25 ft.) Landscape Strip. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
 - M.** 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, or Undisturbed Wetlands.
 - N.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
 - O.** Provide a two-hundred-foot (200 ft.) acceleration/deceleration lane with fifty-foot (50 ft.) taper along the eastern right-of-way of Curtis Road, subject to the approval of City of Lawrenceville Engineering Department.
 - 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 1, Section 102.14, Subsection B. Lot Development Standards, Minimum Front Setback allows for the reduction of the Minimum Front Yard Setback along Curtis Road from fifty feet (50 ft.) to forty feet (40 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) zones from fifty feet (50 ft.) to forty feet (40 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).

RZC2023-00052

Received 12-5-2023

8.

PUBLIC HEARING APPLICATION

City of Lawrenceville

Planning and Development Department

70 S. Clayton Street

Lawrenceville, Georgia 30046

678.407.6583

Rezoning

Special Use Permit

Board of Appeals

Architectural Review Board

Change in Conditions

Buffer Reduction (> 50%)

Annexation

Administrative Variance

ONLY COMPLETE APPLICATIONS ACCEPTED



LAWRENCEVILLE

Planning & Development

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ming Zhou</u>	NAME: <u>Riverside Church of Christ</u>
ADDRESS: <u>6056 Courtside Drive</u>	ADDRESS: <u>PO BOX 4284</u>
CITY: <u>Peachtree Corners</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30092</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>404-996-9037</u>	PHONE: <u>404-293-5253</u>
CONTACT PERSON: <u>Ming Zhou</u> PHONE: <u>404-996-9037</u>	
CONTACT'S E-MAIL: <u>Mingzhou@kw.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>B-G</u> ACREAGE: <u>3.38</u>	
PARCEL NUMBER(S): <u>R5145-299</u>	
ADDRESS OF PROPERTY: <u>o Curtis Road, Lawrenceville GA 30046</u>	
PROPOSED USE: <u>Change the current zoning from BG to LM to build small flex office space</u>	

[Signature] 12/4/2023
 SIGNATURE OF APPLICANT DATE

Ming Zhou
 TYPED OR PRINTED NAME

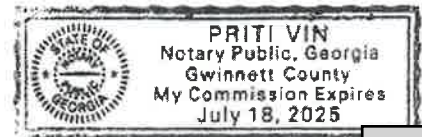
Thomas Reid 11-30-23
 SIGNATURE OF OWNER DATE

Thomas Reid
 TYPED OR PRINTED NAME

[Signature] 11-30-2023
 NOTARY PUBLIC DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





LAWRENCEVILLE

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

PARCEL I.D. NUMBER: 5th - 145 - R5145-299
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

12/4/2024

Date

Ming Zhou

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

Revenue

TITLE

12-5-2023

DATE

Letter of Intent

December 4, 2023

Purchaser Representative:
Ming Zhou
6056 Courtside Drive
Peachtree Corners, GA 30092

Address of Property: 0 Curtis Road, Lawrenceville, GA 30046

Parcel: R5145-299

Size of Tract: 3.38 Acres

Zoning Classification: Currently zoned BG, seeking to rezone to LM

Proposed Use of the Property: Build three flex office buildings to accommodate the growth of small businesses in the City of Lawrenceville.

Density: Total size of three buildings would be roughly 43,000 to 48,000 square foot. Each suite would be about 1,500 to 3,000 square foot.

Parking: 45 spaces; 1.4 spaces/1,000 SF.

Height of Buildings: 14-16 foot.

I am writing to express my intent to propose a rezoning request for property located at 0 Curtis Road, Lawrenceville, GA 30046 with parcel ID R5145-299. The current zoning classification for the property is BG (General Business), and I am seeking to rezone it to LM (Light Manufacturing).

At the time of this application, the Lawrenceville and GA-316 corridor only has three flex office spaces available in the 1,500 to 2,000 square foot range, out of 2.1 million square foot flex office buildings in this area. This means, the flex vacancy in the city of Lawrenceville is 0.27%. With such low vacancy, many small businesses simply do not have any options to grow or relocate their businesses to the City of Lawrenceville. I am proposing to build three flex office buildings offering suites between 1500 to 3000 SF to accommodate the growth of small businesses in our community. With a total project size of roughly 43,000 to 48,000 SF, this project can provide flex office spaces for additional 18 to 22 business owners. There is a huge demand from business owners to lease small flex office suites. I have helped my clients to create and lease more than 60 small flex office suites in Norcross and Duluth in the last three years and all the units were leased up within the first year. I am confident that the City of Lawrenceville and business owners in Lawrenceville will benefit from this development.

In addition to rezoning, I am seeking a 30 foot buffer encroachment on the south side of the property and a 10 foot encroachment into the front set back of the property on Curtis road. The City will benefit from buffer reduction by not having to rebuild new curb and gutter along Curtis road.

As part of the rezoning proposal, I am committed to complying with all applicable zoning regulations. I am excited to create more options for business owners that are looking to relocate and/or grow their business in the City of Lawrenceville.

By:  12/4/2023
Ming Zhou

DEED B: 59871 P: 00748
04/15/2022 11:35 AM Pgs: 4 Fees: \$455.00
TTax: \$430.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672022012004
ERECORDED
eFile Participant IDs: 2979894615,7067927936

Record and Return to:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-S-31819-21-CM

Parcel ID: R5145 299

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 5th day of April, 2022, between **Elvis Sinanovic**, as party or parties of the first part, hereinafter called Grantor, and **DULUTH CHURCH OF CHRIST, INC.**, a Georgia corporation as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$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, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See Exhibit "A" attached hereto.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the 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 claiming by, through and the above named grantor.

Deed (Warranty)

W-S-31819-21-CM

DEED B: 59871 P: 00749 04/15/2022 11:35 AM
22D043988 Page 2 of 4

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

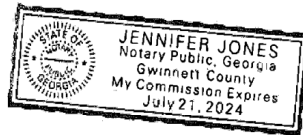
Unofficial Witness

Elvis Sinanovic

(Seal)

Notary Public

My Commission Expires:



Deed (Warranty)

W-S-31819-21-CM

DEED B: 59871 P: 00750 04/15/2022 11:35 AM
22D043988 Page 3 of 4

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN THE CITY OF LAWRENCEVILLE AND BEING SHOWN AS TRACT B CONTAINING 3.3804 ACRES ON A PLAT OF SURVEY FOR GREGORY H. STEPHENS AND DAVE H. DAVIS BY MCNALLY AND PATRICK SURVEYORS (LLOYD C, MCNALLY GEORGIA REGISTERED LAND SURVEYOR NO. 2040) DATED NOVEMBER 2, 2000 AND MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

TO LOCATE THE PLACE OR POINT OF BEGINNING, BEGIN AT A POINT MARKED BY IRON PIN SET AT THE INTERSECTION OF THE EAST SIDE OF CURTIS ROAD (BASED ON A 30 FOOT PRESCRIPTIVE EASEMENT FOR CURTIS ROAD) WITH THE SOUTHEAST RIGHT OF WAY LINE OF HURRICANE SHOALS ROAD (A 100 FOOT RIGHT OF WAY); RUN THENCE ALONG THE EAST SIDE OF CURTIS ROAD SOUTH 02 DEGREES 01 MINUTES 34 SECONDS WEST A. DISTANCE OF 168.00 FEET TO A POINT WHICH IS THE TRUE PLACE OR POINT OF BEGINNING. FROM SAID BEGINNING POINT AS THIS ESTABLISHED, RUN THENCE SOUTH 87 DEGREES 58 MINUTES 26 SECONDS EAST 205.00 FEET TO A POINT; RUN THENCE NORTH 51 DEGREES 05 MINUTES 47 SECONDS EAST 256.00 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE SOUTH 10 DEGREES 37 MINUTES 00 SECONDS EAST 451.60 FEET TO A POINT MARKED BY AN IRON PIN FOUND; RUN THENCE NORTH 88 DEGREES 12 MINUTES 40 SECONDS WEST 497.26 FEET TO A POINT MARKED BY AN IRON PIN SET ON THE EAST SIDE OF CURTIS ROAD; RUN THENCE ALONG THE EAST SIDE OF CURTIS ROAD NORTH 02 DEGREES 01 MINUTES 34 SECONDS EAST 274.99 FEET TO A POINT WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

Deed (Limited Warranty)

W-S-31819-21-CM

DEED B: 59871 P: 00751 04/15/2022 11:35 AM
22D043988 Page 4 of 4

SCHEDULE B

Permitted Exceptions

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Boundary Line Agreement, recorded March 19, 1974, in Deed Book 788, Page 103, Gwinnett County, Georgia records.
3. Easement to Gwinnett County Water and Sewerage Authority, recorded October 15, 2001, in Deed Book 24811, Page 149, Gwinnett County, Georgia records.
4. Access Easement and Detention Pond Maintenance Agreement to Ennagol Holdings, LLC, recorded December 19, 2018, in Deed Book 56318, Page 363, Gwinnett County, Georgia records.
5. All matters as shown on plat of survey recorded in Plat Book O, Page 327, Gwinnett County, Georgia records.
6. All matters as shown on plat of survey recorded in Plat Book 16, Page 139, Gwinnett County, Georgia records.
7. Rights or claims of parties in possession not shown by the Public Records.
8. Rights of tenants in possession.

FOR INFORMATIONAL PURPOSES ONLY:

According to the Public Records as properly indexed, the 24-month chain of title to the Land is identified by the following conveyance(s):

Warranty Deed from Gwinnett Properties, Inc. to Elvis Sinanovic dated 04/30/2019, filed 05/01/2019 in Deed Book 56562, Page 3, Gwinnett County, Georgia records.



VICINITY MAP

UTILITY CONTACTS

- WATER: GWINNETT COUNTY PUBLIC UTILITIES 678-320-9631
- GAS: CITY OF LAWRENCEVILLE 770-560-9631
- POWER: CITY OF LAWRENCEVILLE 770-560-5336
- JACKSON EMC 770-882-3249
- GEORGIA POWER 404-308-9539
- COMMUNICATION: ZATCO FIBER SOLUTIONS 404-849-5144
- GWINNETT COUNTY PUBLIC UTILITIES 678-439-8839
- CORRECT 912-402-8531
- HANDY TELEPHONE 843-484-0342
- 4T&T 305-409-1549
- CHARTER COMMUNICATIONS 800-778-9142
- SEWER: GWINNETT COUNTY PUBLIC UTILITIES 678-320-9631



GRID NORTH
G.A. WEST
(SURVEY NOTE 6)

LEGAL DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LING IN AND BEING IN LAND LOT 148 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CURTIS ROAD (HAVING A VARIABLE WIDTH PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHERN RIGHT OF WAY OF HURRIKANE SHOALS ROAD (HAVING A 100 FOOT PUBLICLY DEDICATED RIGHT OF WAY), THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 03 DEGREES 05 MINUTES 48 SECONDS WEST A DISTANCE OF 180 FEET TO A MAG NAIL SET ON THE EASTERLY RIGHT OF WAY OF CURTIS ROAD, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING;

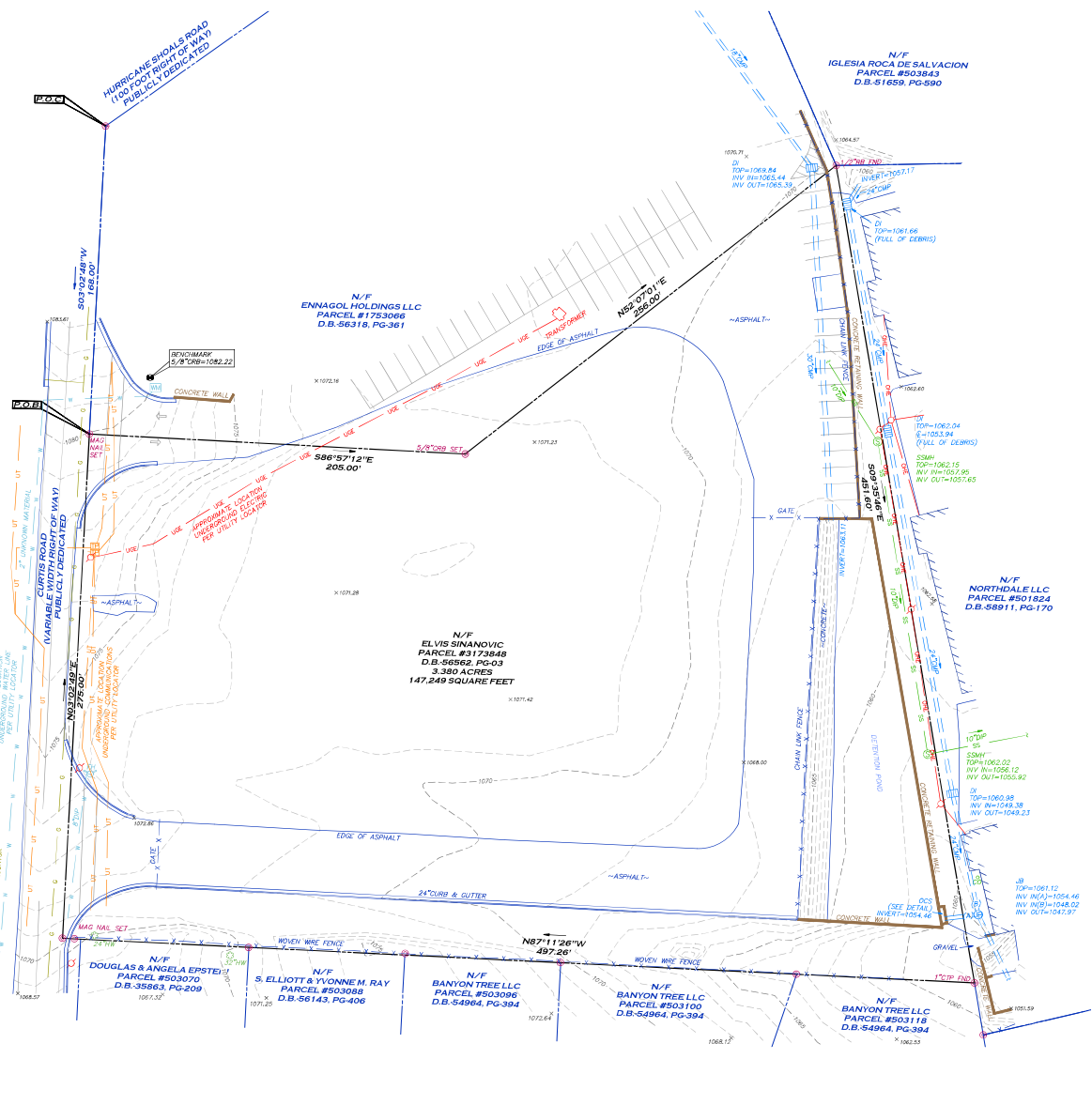
THENCE LEAVING SAID RIGHT OF WAY OF CURTIS ROAD SOUTH 86 DEGREES 37 MINUTES 12 SECONDS EAST A DISTANCE OF 206.00 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 52 DEGREES 02 MINUTES 01 SECONDS EAST A DISTANCE OF 206.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 09 DEGREES 35 MINUTES 46 SECONDS EAST A DISTANCE OF 451.60 FEET TO A 1 INCH CAPPED TOP IRON FOUND; THENCE NORTH 87 DEGREES 11 MINUTES 26 SECONDS WEST A DISTANCE OF 847.28 FEET TO A MAG NAIL SET ON THE EASTERLY RIGHT OF WAY OF CURTIS ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CURTIS ROAD NORTH 03 DEGREES 05 MINUTES 49 SECONDS EAST A DISTANCE OF 270.00 FEET TO A MAG NAIL FOUND; SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.880 ACRES (142,249 SQUARE FEET).

THIS PLAN IS A REPRODUCTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR PARCELS OF LAND. THE SURVEYOR HAS REVIEWED THE BOUNDARIES, THE RECORDING INFORMATION OF THE DOCUMENTS, PLAT, DEEDS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECOGNITION OF THIS PLAN DOES NOT IMPLY ANY LIABILITY FOR ANY LOSS OF PARCELS OR AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY LOSS OF PARCELS OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A., SECTION 15-6-07.



MITCHELL LOWERY GEORGIA RLS# 3709

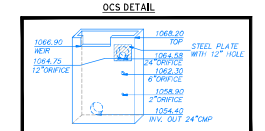


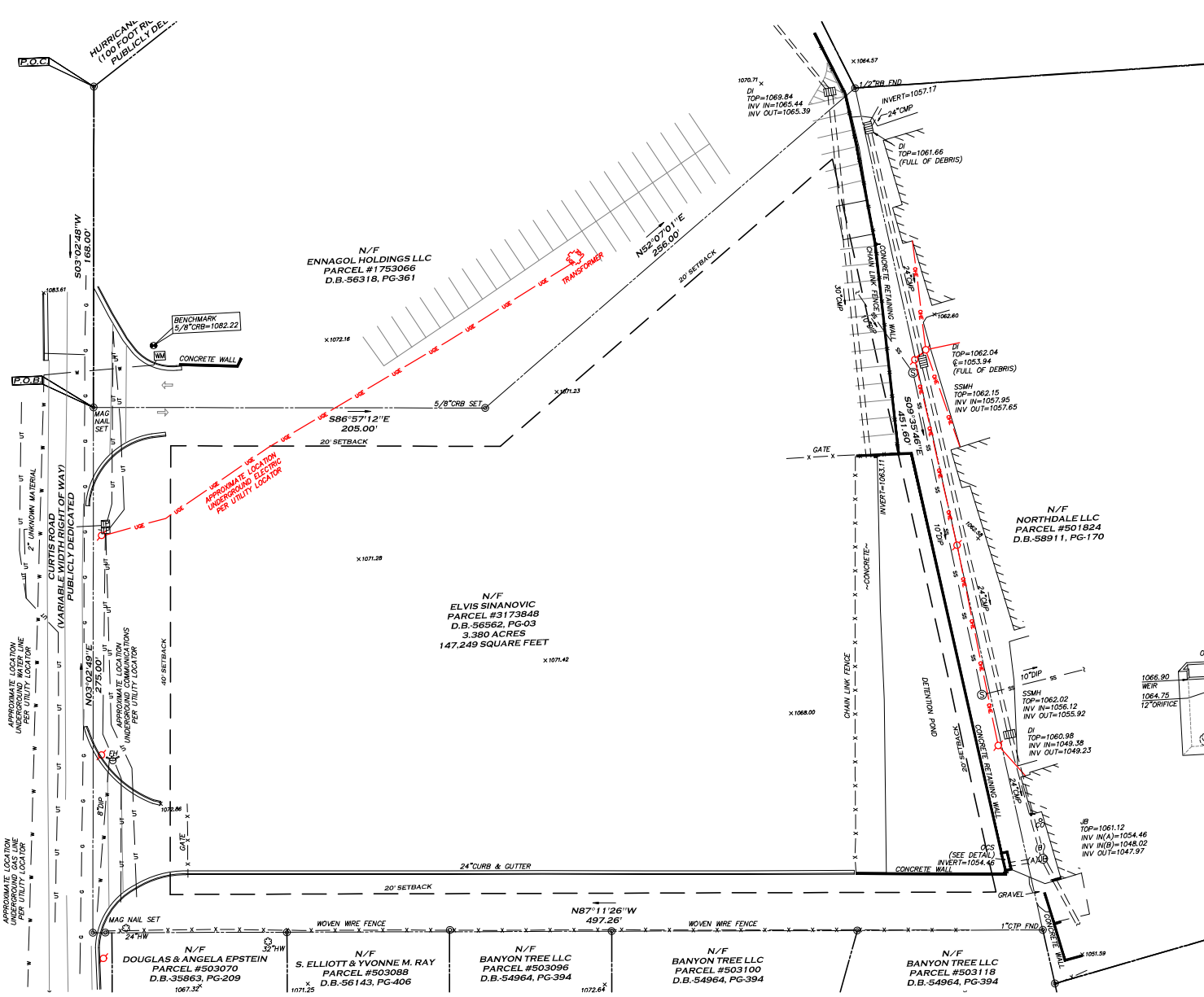
- SURVEY NOTES**
- PROPERTY SHOWN HEREON WAS SURVEYED APRIL 11, 2022.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 44,182" WITH AN ANGULAR ERROR OF 3.4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BKV7 GPS RECEIVER, AND CARLSON SUPERVIEW DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - THIS PLAT HAS A MAP CLOSURE OF 1" IN 345,352'.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 15ZON (REGULATORY MAP NO. 15150002Z); WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NUMBER 30302A IN GWINNETT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE ZONE FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BR70 GPS RECEIVER UTILIZING OPUS-S FOR POST-PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 16 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.61 FEET HORIZONTAL AND 0.6 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
 - NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESTONES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
 - PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 56562, PAGE 63, GWINNETT COUNTY RECORDS.
 - NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
 - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - AT THE TIME OF THE SURVEY, THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
 - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SWAMP, OR SANITARY LANDFILL.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO CURTIS ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
 - SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PARCELS AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

PARKING
18 PARKING SPACES
NONE OF WHICH ARE HANDICAPPED

LEGEND

- PROPERTY LINE
- OVERLAPPING BOUNDARY
- RECORD CALLS
- BUILDING SETBACK LINE
- B.S.L.
- INDEX CONTOUR
- MAJOR CONTOUR
- X
- SPOT ELEVATION
- G
- OVERHEAD UTILITY LINE
- S
- GAS LINE
- UT
- UNDERGROUND TELEPHONE LINE
- SE
- UNDERGROUND SEWER LINE
- FE
- UNDERGROUND ELECTRIC LINE
- X - X - X
- FENCE LINE
- STORM DRAIN PIPE
- WATER VALVE
- WATER METER
- FREE HYDRANT
- GAS METER
- GAS VALVE
- POWER METER
- SANITARY SINKER MANHOLE
- JUNCTION BOX
- REBAR
- CAPPED REBAR
- OPENED TOP PIPE
- FOUND
- MOTOR/OILING WELL
- UTILITY POLE
- SIGNAL POLE
- HARDWOOD





SITE PLAN FOR
CURTIS ROAD DEVELOPMENT
LAWRENCEVILLE, GA 30046

SCALE:

FOR:

RELEASES / DATES	DATE
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE

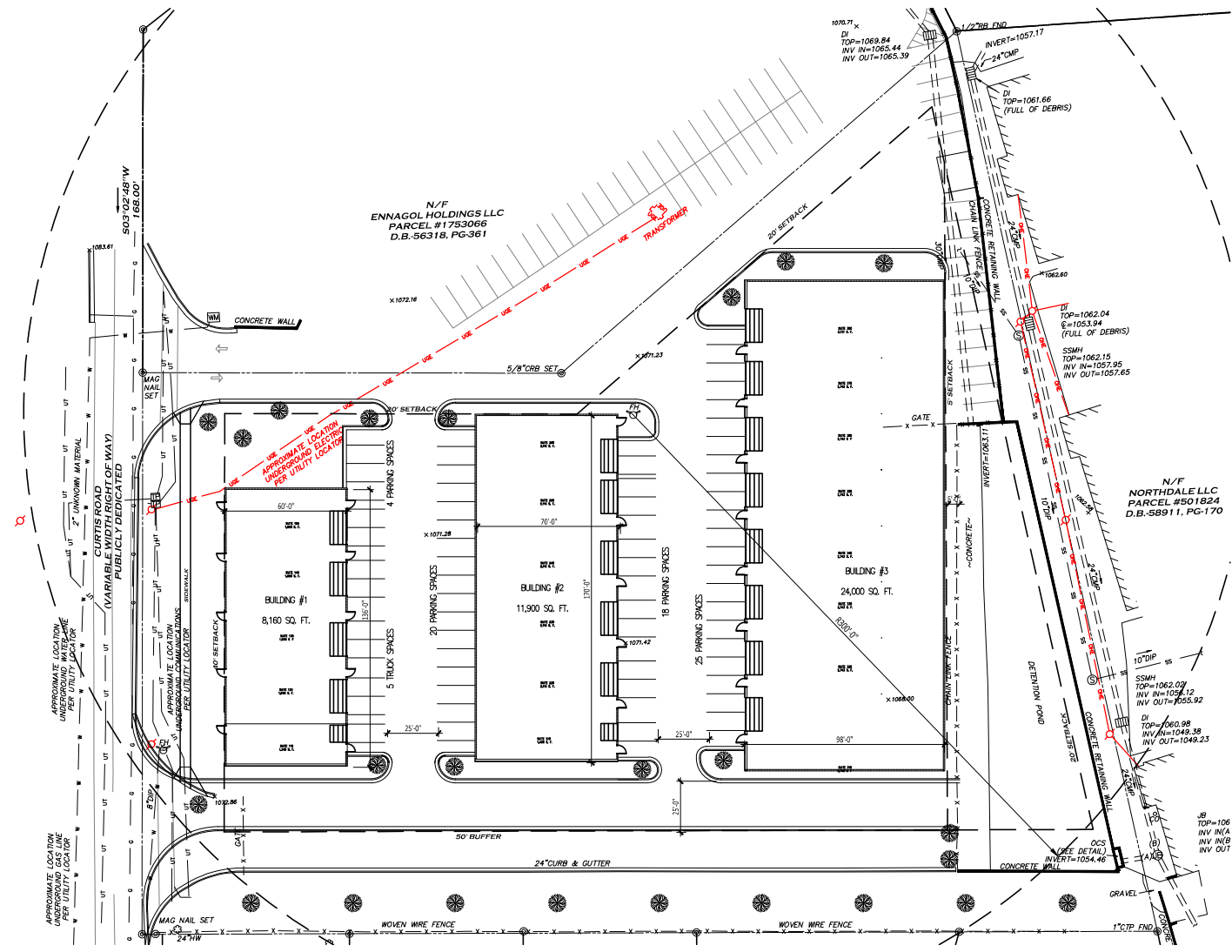
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RELEASED FOR CONSTRUCTION

DRAWN BY: L. HAN
CHECKED BY: L. HAN
SHEET TITLE:

EXISTING SITE PLAN
DATE: 11.01.2023 PROJECT NUMBER: Y2023-SC01-001

SHEET NUMBER

1 EXISTING SITE PLAN
SCALE: 30" = 1' - 0"



SITE ANALYSIS

BUILDING	SIZE	PARKING SPACES
BUILDING #1	8,160 SQ. FT.	10
BUILDING #2	11,900 SQ. FT.	33
BUILDING #3	23,553 SQ. FT.	25
TOTAL	43,613 SQ. FT.	68

≈1.56 SPACES / 1,000 S.F.

SITE# 147, 249.48 SQ. FT.

BUILDING #1: 8,160
 BUILDING #2: 11,900
 BUILDING #3: 24,000
TOTAL: 43,613

SITE COVERAGE = 29.6%

SETBACK:
 FRONT = 40' SETBACK
 SIDE = 50' BUFFER,
 REAR = 5' SETBACK (FROM POND)

**SITE PLAN FOR
 CURTIS ROAD DEVELOPMENT
 LAWRENCEVILLE, GA 30046**

SEAL: _____

FOR: _____

RELEASES / DATES

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

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 RELEASED FOR CONSTRUCTION

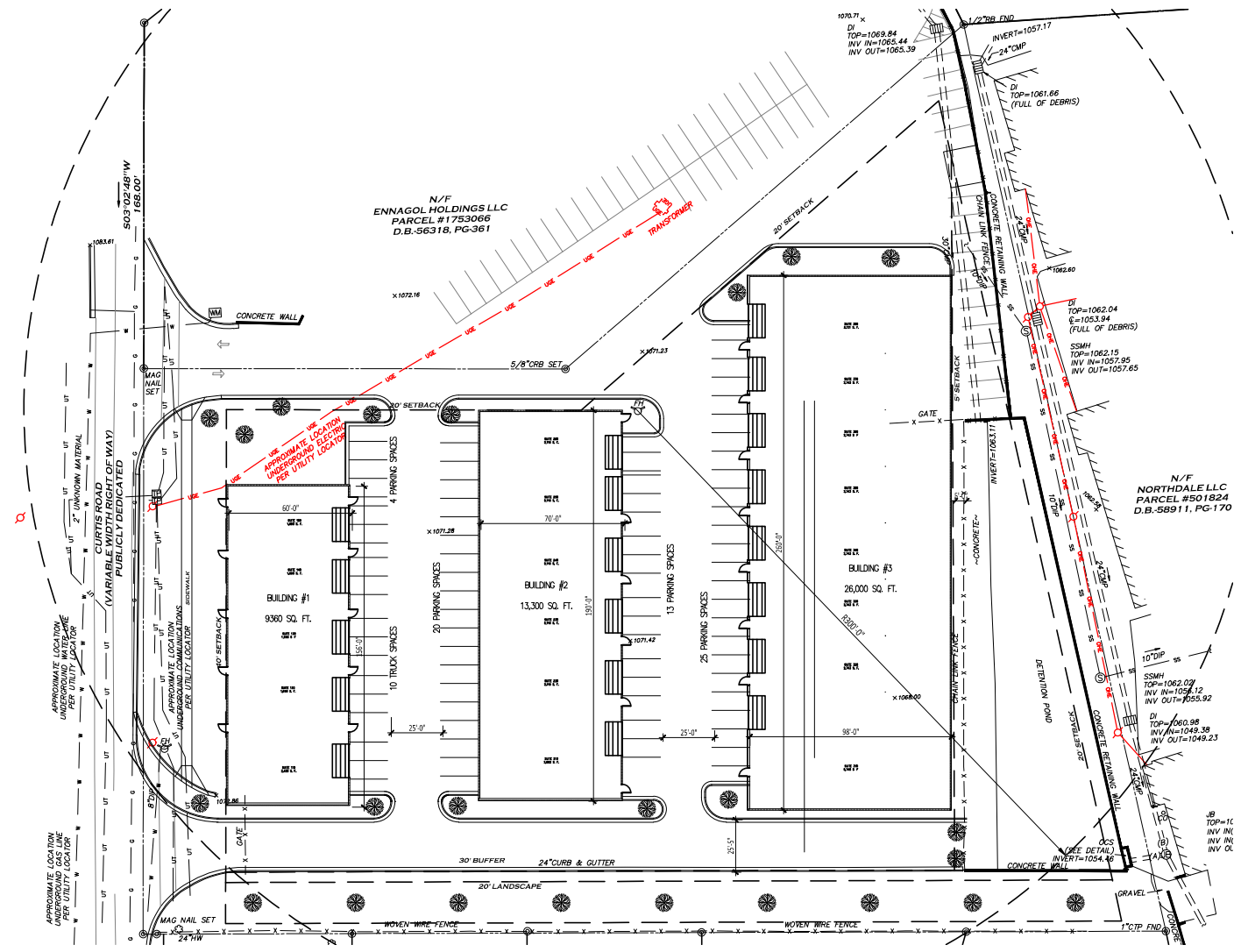
DRAWN BY: L.H.M.
 CHECKED BY: L.H.M.

SHEET TITLE: _____

DATE: 11.01.2023 PROJECT NUMBER: Y2023-SC01-101

SHEET NUMBER: _____

1 SITE PLAN #2
 SCALE: 50' = 1" - 0"



SITE ANALYSIS

BUILDING	SIZE	PARKING SPACES
BUILDING #1	9,360 SQ. FT.	10
BUILDING #2	13,300 SQ. FT.	33
BUILDING #3	25,825 SQ. FT.	25
TOTAL	48,485 SQ. FT.	95

≈1.40 SPACES / 1,000 S.F.

SITE# 147, 249.48 SQ. FT.

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 BUILDING #2: 13,300
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TOTAL: 48,485

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 20' LANDSCAPE,
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**SITE PLAN FOR
 CURTIS ROAD DEVELOPMENT
 LAWRENCEVILLE, GA 30046**

SEAL: _____

FOR: _____

RELEASES / DATES

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

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 RELEASED FOR CONSTRUCTION

DRAWN BY: L.H.A.
 CHECKED BY: L.H.A.

SHEET TITLE: _____

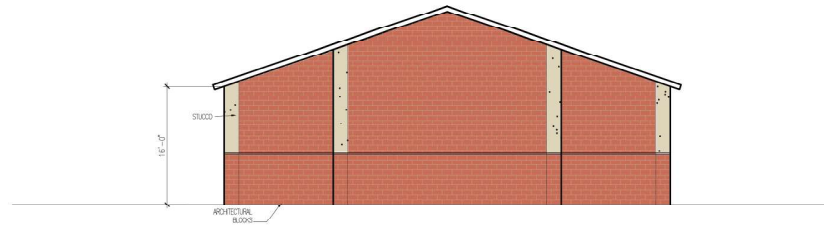
DATE: 11.01.2023 PROJECT NUMBER: Y2023SC001401

SHEET NUMBER: _____

1 SITE PLAN #2
 SCALE: 50' = 1" - 0"



SITE PLAN FOR
 CURTIS ROAD DEVELOPMENT
 LAWRENCEVILLE, GA 30046



3 PRELIMINARY SIDE ELEVATIONS
 SCALE: 1/8" = 1'-0"



2 PRELIMINARY REAR ELEVATIONS
 SCALE: 1/8" = 1'-0"



1 PRELIMINARY FRONT ELEVATIONS
 SCALE: 1/8" = 1'-0"

SEAL:

FOR:

RELEASES / DATES

DATE	DATE
▶	DATE
▶	DATE
▶	DATE
▶	DATE
▶	DATE

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

DRAWN BY: L. YARR
 REVIEWED BY: L. YARR

SHEET TITLE:

PRELIMINARY ELEVATIONS
 DATE: 11.01.2023 PROJECT NUMBER: Y2023-001-01

SHEET NUMBER

A-4.1



Y STUDIO, LLC
858 S. MADRINE AVE., SUITE 104
LAWRENCEVILLE, GA 30046
PHONE: 770.962.5521
FAX: 770.962.5527
EMAIL: INFO@YSTUDIO.COM

SITE PLAN FOR
CURTIS ROAD DEVELOPMENT
LAWRENCEVILLE, GA 30046

SCALE:

FOR:

RELEASES / DATES

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

DRAWN BY: L. HAN
CHECKED BY: L. HAN

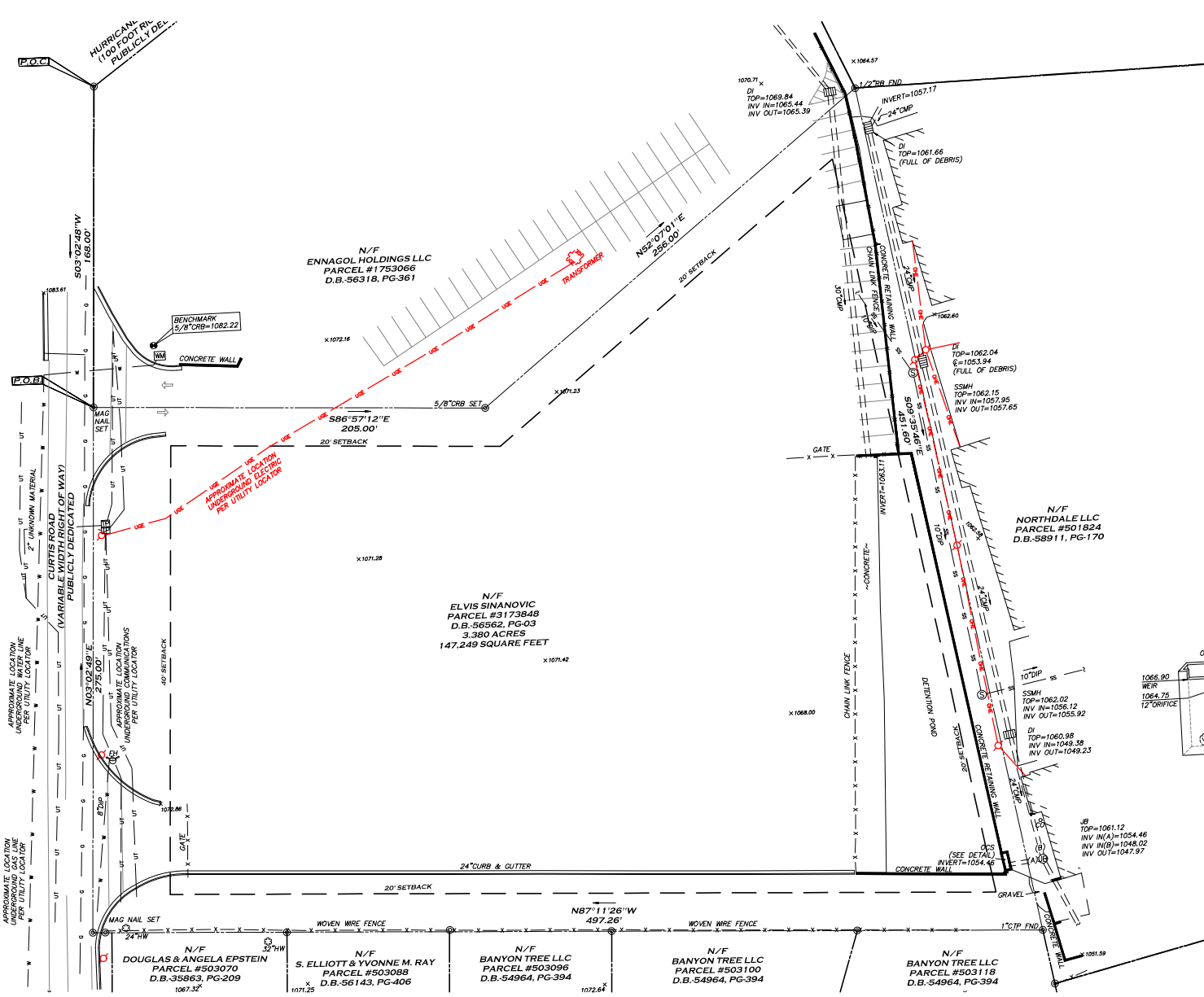
SHEET TITLE:

EXISTING SITE PLAN

DATE: 11.01.2023 PROJECT NUMBER: Y2023-SC01-001

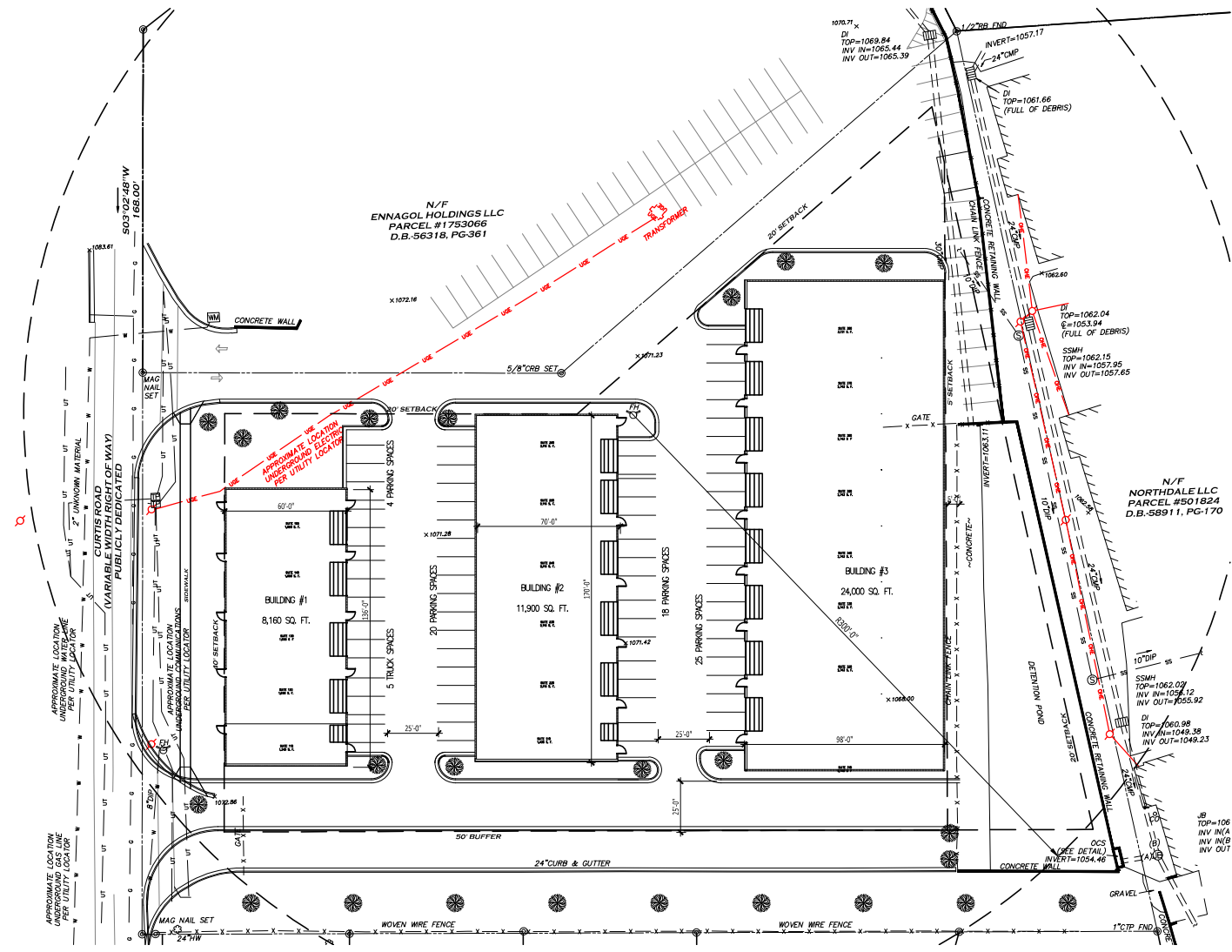
SHEET NUMBER

A-1.0



1 EXISTING SITE PLAN
SCALE: 30" = 1' - 0"

Y STUDIO, LLC COPYRIGHT 2023



SITE ANALYSIS

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**SITE PLAN FOR
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 LAWRENCEVILLE, GA 30046**

SEAL:

FOR:

RELEASES / DATES

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 RELEASED FOR CONSTRUCTION

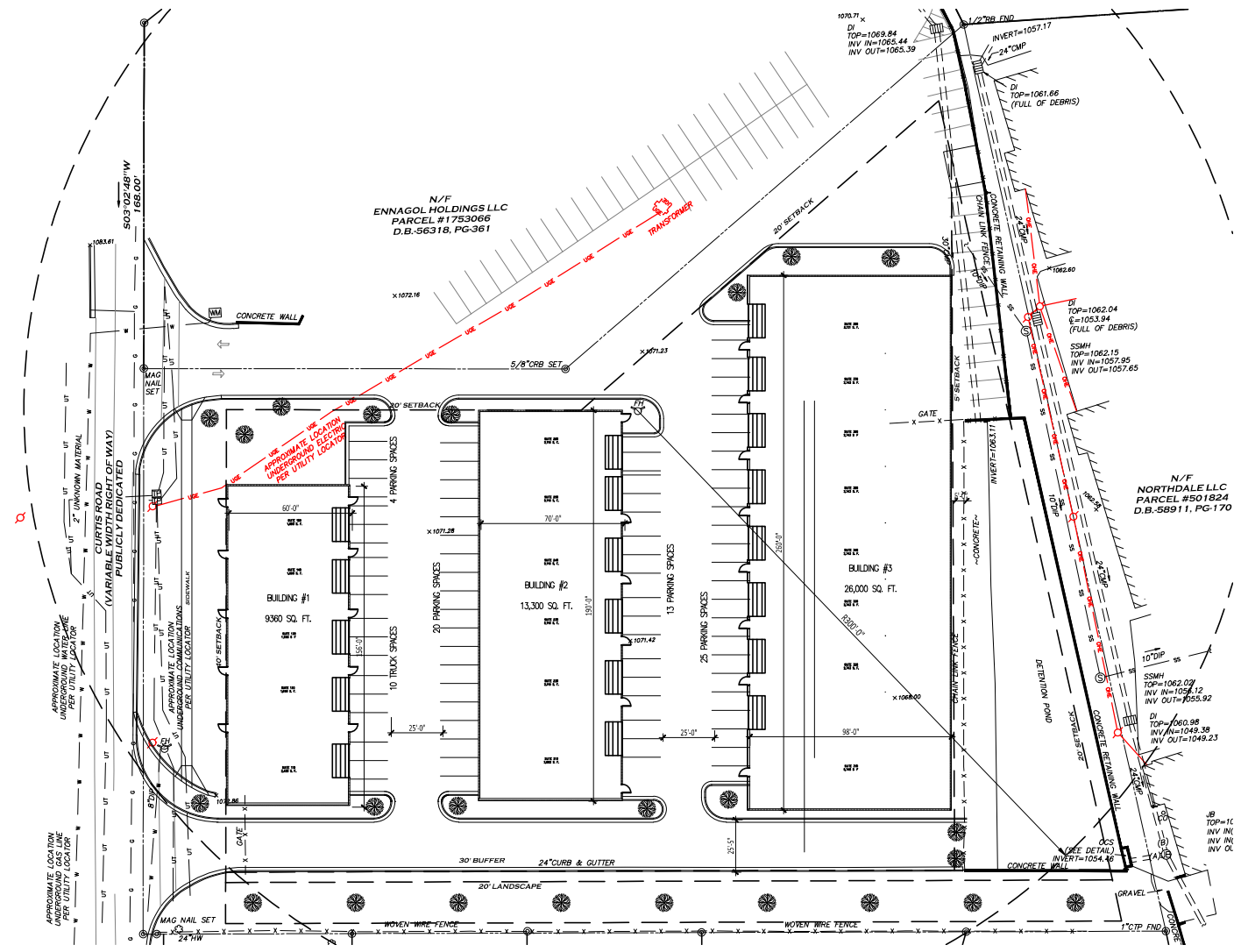
DRAWN BY: L.H.M.
 CHECKED BY: L.H.M.
 SHEET TITLE:

SITE PLAN
 DATE: 11.01.2023 PROJECT NUMBER: Y2023-SC001-001

SHEET NUMBER

1 SITE PLAN #2
 SCALE: 50' = 1" - 0"

A-1.1



SITE ANALYSIS

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 CURTIS ROAD DEVELOPMENT
 LAWRENCEVILLE, GA 30046**

RELEASES / DATES

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

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DRAWN BY: L.H.M.
 CHECKED BY: L.H.M.

SHEET TITLE:

SITE PLAN
 DATE: 11.01.2023 PROJECT NUMBER: Y2023SC001401

SHEET NUMBER

1 SITE PLAN #2
 SCALE: 50' = 1" - 0"



SITE PLAN FOR
CURTIS ROAD DEVELOPMENT
LAWRENCEVILLE, GA 30046

SEAL:

FOR:

RELEASES / DATES	
▶	DATE
▶	DATE
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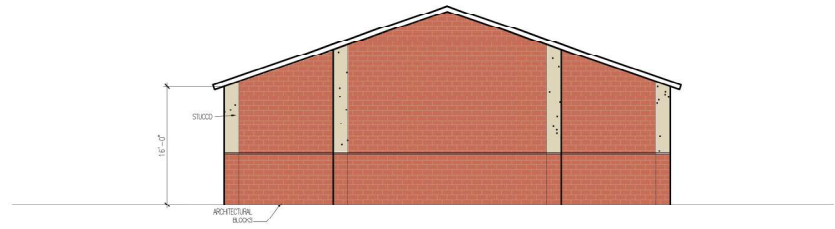
DRAWN BY: L. YARR
REVISED BY: L. YARR

SHEET TITLE:

PRELIMINARY ELEVATIONS
DATE: 11.01.2023 PROJECT NUMBER: Y2023-001-01

SHEET NUMBER

A-4.1



3 PRELIMINARY SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



2 PRELIMINARY REAR ELEVATIONS
SCALE: 1/8" = 1'-0"



1 PRELIMINARY FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"









LAWRENCEVILLE

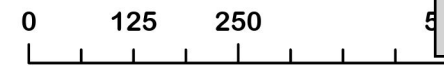
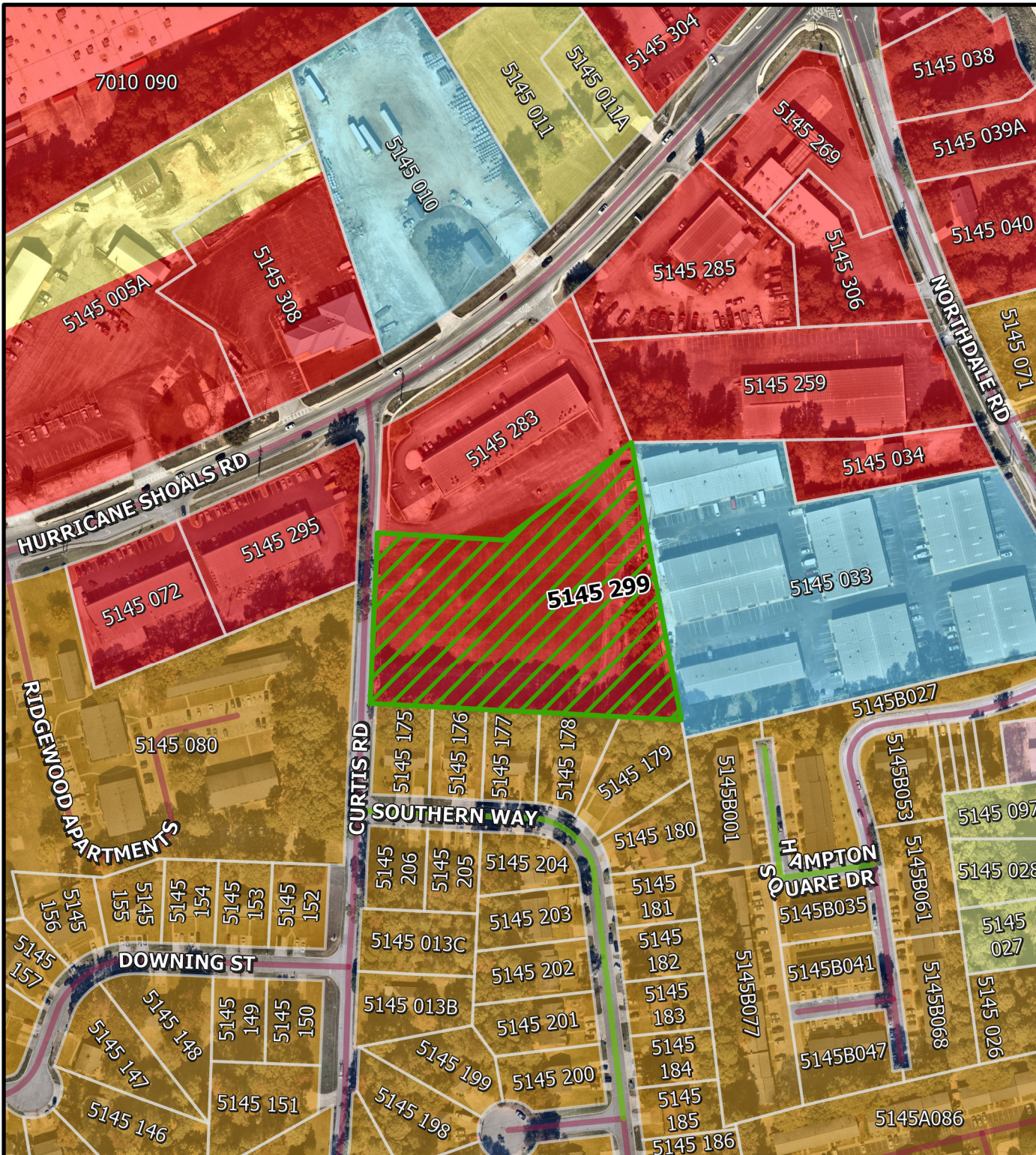
GEORGIA

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

File # RZRC023-00052

Applicant: Ming Zhou

-  Subject Property
 -  Parcels
 -  County Maintained Streets
 -  City Maintained Streets
- Zoning Districts**
-  BG General Business
 -  LM Light Manufacturing
 -  OI Office/Institutional
 -  RM-12 Multifamily Residential
 -  RS-150 Single-Family Residential















LAWRENCEVILLE

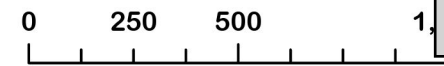
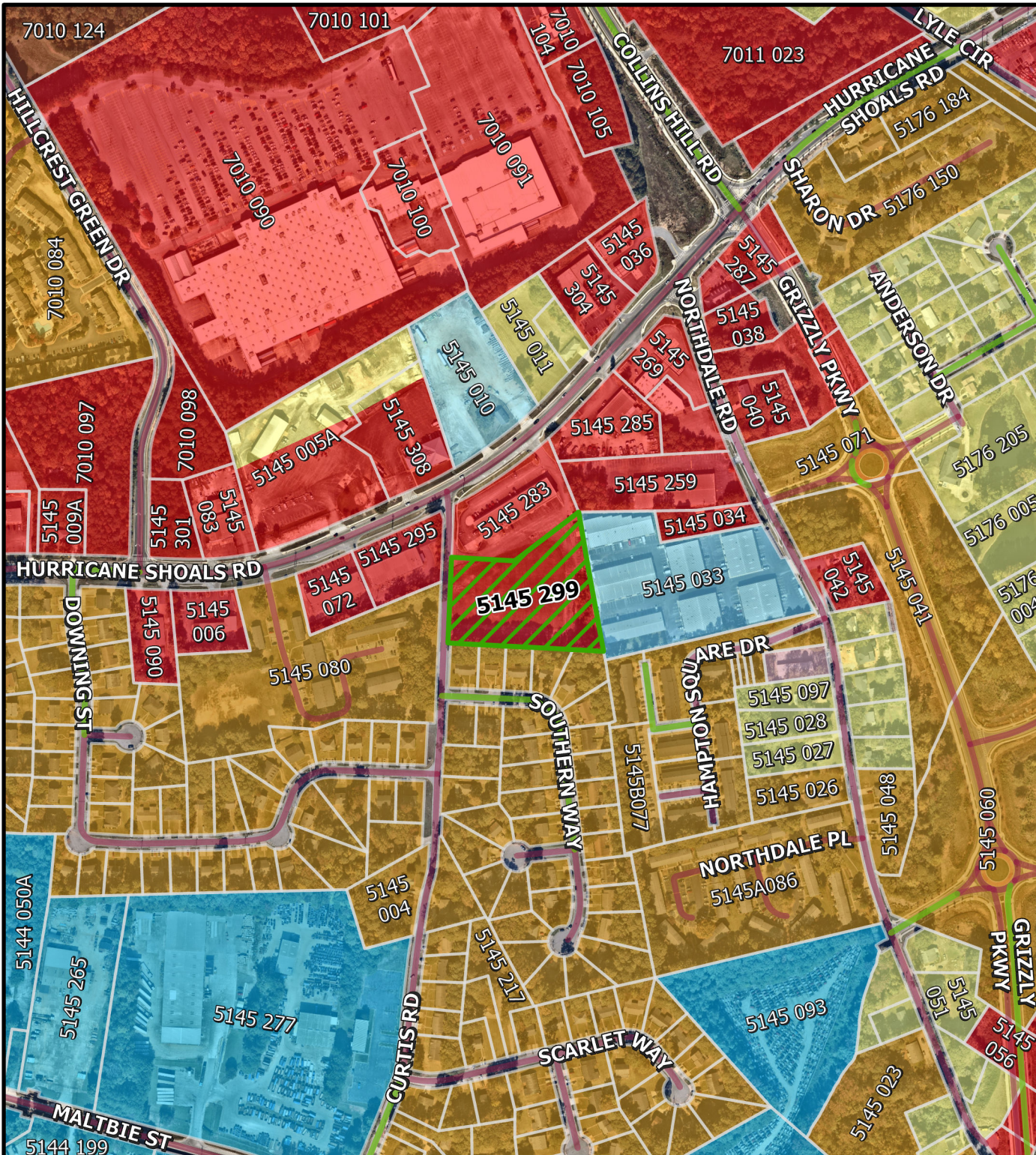
GEORGIA

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-  BG General Business
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-  HM Heavy Manufacturing
-  OI Office/Institutional
-  CMU Community Mixed Use
-  RM-12 Multifamily Residential
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


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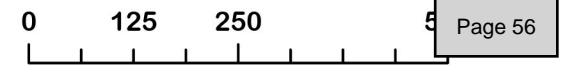
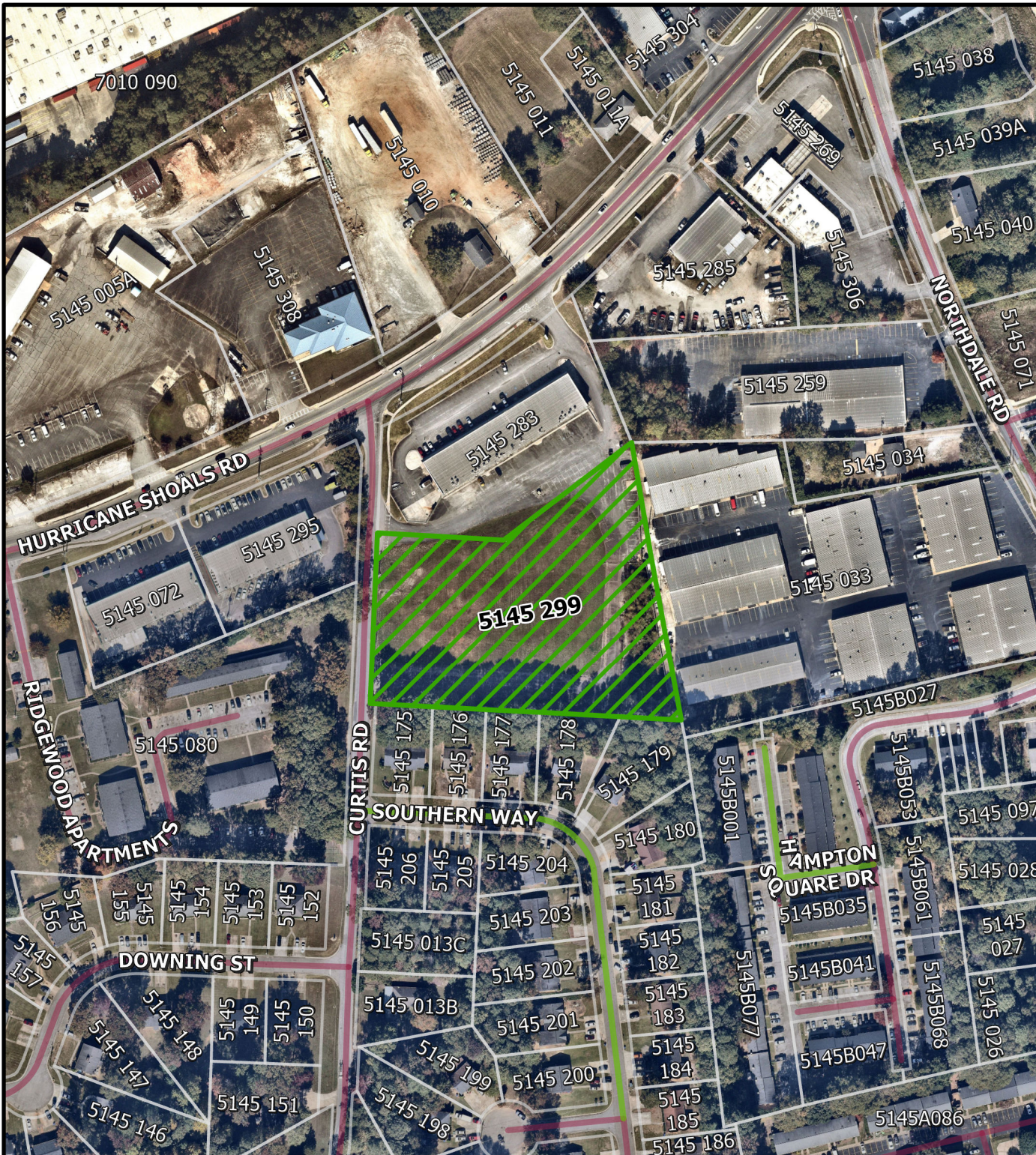
GEORGIA

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

File # RZRC023-00052

Applicant: Ming Zhou

-  Subject Property
-  Parcels
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


LAWRENCEVILLE

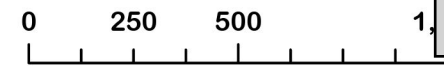
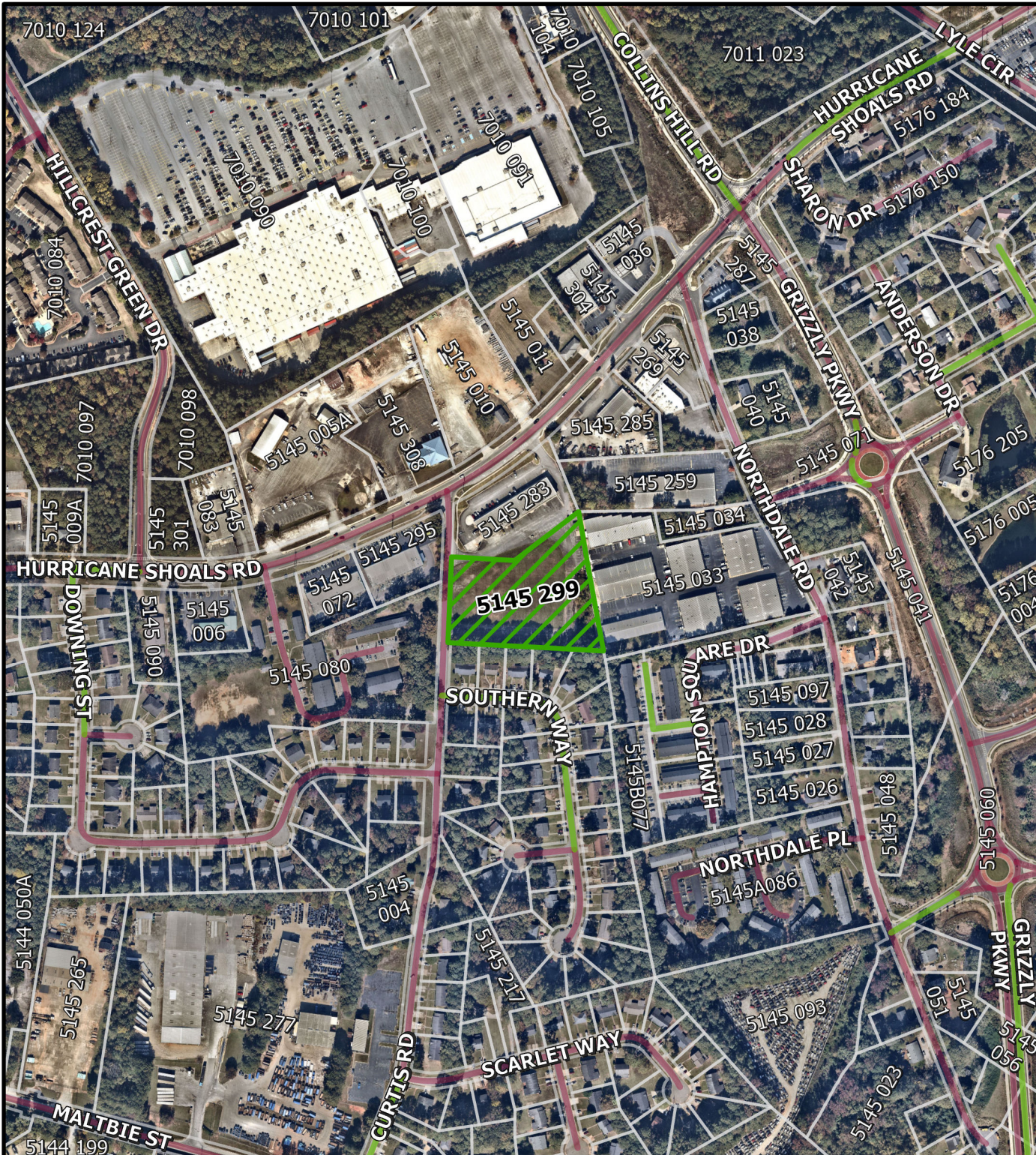
GEORGIA

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

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Applicant: Ming Zhou

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





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, MARCH 25, 2024
AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

- Item:** An Ordinance to amend Chapter 38 of the Code of the City of Lawrenceville, Georgia regarding utilities to update provisions related to applications for service and billing and for other purposes
- Department:** Finance
- Date of Meeting:** Monday, March 25, 2024
- Fiscal Impact:** Increase revenues for application fees by \$300,000 annually and increase general revenues by \$1,800,000 based on the administrative fee
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Approve an Ordinance to amend Chapter 38 of the Code of the City of Lawrenceville, Georgia regarding utilities to update provisions related to applications for service and billing and for other purposes

Summary: The City currently charges \$50 per utility application to setup service. This fee is to recoup costs related to staff and equipment time for establishing the customer, account and conducting meter reads. This amount does not cover the City’s costs, as a result the request is to raise the fee to \$75.

The City sends around 60,000 utility bills each month. Bills that are mail have postage and printing costs. For bills paid in person or online there are credit card processing or in-person costs for processing the payment. The admin fee is designed to recover the costs. The ordinance allows the City Manager to create policies to reduce the admin fee for customers.

Fiscal Impact: Increase revenues for application fees by \$300,000 annually and increase general revenues by \$1,800,000 based on the administrative fee.

Attachments/Exhibits:
Ordinance

ORDINANCE _____

**AN ORDINANCE TO AMEND CHAPTER 38
OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA
REGARDING UTILITIES TO UPDATE PROVISIONS RELATED TO APPLICATIONS FOR SERVICE AND
BILLING AND FOR OTHER PURPOSES**

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

Section 1:

That Section 38-2 is hereby amended by deleting said section in its entirety and replacing the language with the text set forth below to read as follows:

Sec. 38-2. – Application for utility service.

Application for the use of city utilities shall be made to the City by the owner or agent of the property to be benefited, designating the location of the property and stating the purpose for which the utility may be required. The city manager or designee shall prescribe the forms, information, and processes necessary for obtaining an application for utility service. An application fee of \$75.00 shall be charged for processing utility service applications.

Section 2:

That Section 38-3 is hereby amended by deleting said section in its entirety and replacing the language with the text set forth below to read as follows:

Sec. 38-3. – Billing.

The city manager or designee may set billing schedules for various customers to ensure efficiency in government operations and collection of fees. The utility bills shall be due 21 days from the statement date. Disconnection of services for non-payment may occur 45 days from statement date. An administrative fee of \$2.95 shall be charged for each utility account. The city manager or designee may implement rules to implement the fee through utility base charges and reduce this fee based on electronic billing and payment methods.

Section 3:

Except as specifically amended as set forth above, all other sections and provisions of Chapter 38 shall remain unchanged and in full force and affect.

Section 4:

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

Section 5:

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

Section 6:

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

IT IS SO ORDAINED, this _____ day of March, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 25, 2024

AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

- Item:** An Ordinance to Amend Chapter 10 of the Code of the City of Lawrenceville, Georgia to adopt local amendments to the construction codes
- Department:** Planning and Development
- Date of Meeting:** Monday, March 25, 2024
- Fiscal Impact:** None
- Presented By:** Todd Hargrave, Director of Planning and Development
- Action Requested:** Adopt an Ordinance to amend Chapter 10 of the Code of the City of Lawrenceville, Georgia to adopt local amendments to the construction codes

Summary: Per the Department of Community Affairs, all communities in the 15-county region are required to adopt the Metro Water District-Water Efficiency Code Requirements per Action Item: Water Supply Water Conservation-8 (page 5-55 of the Plan). Under this Action Item, local governments must adopt and maintain the [Metro Water District-Water Efficiency Code Requirements \(docx\)](#) by January 1, 2024, without modification, as a local amendment to the Georgia State Minimum Standard Plumbing Code. The city has worked on an amendment and has been approved the document by DCA to be adopted by City Council.

Attachments/Exhibits:

- City of Lawrenceville DCA response
- Amendment

Brian Kemp
Governor



Christopher Nunn
Commissioner

January 2, 2024

Tony Weber, Building Official
City of Lawrenceville

Dear Mr. Weber,

This letter acknowledges receipt of City of Lawrenceville’s correspondence dated December 13th, 2023 with proposed local amendments to the Georgia State Minimum Standard Codes.

The Department has no comment regarding the amendments.

We will file your amendments upon adoption by your local government, and if you have questions regarding this matter, please contact me at (404) 679-3118 or by email at ted.miltiades@dca.ga.gov.

Ted Miltiades

Sincerely,
Ted Miltiades, Director
Office of Construction Codes



ORDINANCE _____

AN ORDINANCE TO AMEND CHAPTER 10 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA TO ADOPT LOCAL AMENDMENTS TO THE CONSTRUCTION CODES

WHEREAS, the current minimum water efficiency requirements for buildings in the City of Lawrenceville’s jurisdiction is the International Plumbing Code with Georgia Amendments (“Georgia Plumbing Code”) as approved and adopted by the Georgia Department of Community Affairs (“DCA”) from time to time; and

WHEREAS, the City of Lawrenceville, like all local governments in the State of Georgia, is authorized under O.C.G.A. § 8-2-25(c) to adopt local requirements that are more stringent than the Georgia Plumbing Code based on local climatic, geologic, topographic, or public safety factors; and

WHEREAS, the City of Lawrenceville has followed the required procedures in O.C.G.A. § 8-2-25(c) for local adoption of the Local Amendments to Plumbing Code for water efficiency, and DCA provided the City with a letter stating it has no comment regarding the proposed amendments; and

WHEREAS, the long-term availability, reliability, and resiliency of water supplies is a critical need of the City of Lawrenceville and water efficiency is essential to meeting this need; and

WHEREAS, the City of Lawrenceville is adopting the Local Amendments to Plumbing Code to meet this critical need and to comply the requirements of Metropolitan North Georgia Water Planning District’s 2022 Water Resources Plan in the WSWC-8 Action Item on Metro Water District – Water Efficiency Code Requirements.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville, Georgia, and it is hereby ordained by authority of same, as follows:

Section 1:

The Code of the City of Lawrenceville, Georgia is hereby amended by adding to Section 10-201 (b) the following language which shall read as follows:

Sec. 10-201. Standard codes.

(b)

These Codes are hereby adopted by the City of Lawrenceville in the form with the Georgia amendments attached (as approved and adopted by the Georgia Department of Community Affairs) and as further altered by local amendment approved by DCA and as set forth in Division 3 of Article VII of Chapter 10 of this code.

Section 2:

The Code of the City of Lawrenceville, Georgia is hereby amended by reserving Sections 10-245 – 10-275 which shall read as follows:

Secs. 10-245 – 10-275. Reserved.

Section 3:

The Code of the City of Lawrenceville, Georgia is hereby amended by adding a new division to Chapter 10 to be numbered Division 3 and to be titled “Local Amendments to Construction Codes”, which division shall read as follows:

DIVISION 3. – LOCAL AMENDMENTS TO CONSTRUCTION CODES

Sec. 10-276. - International Plumbing Code Local Amendments.

Chapter 2, Section 202 General Definitions. Add in alphabetical order and revise, as applicable, the following definitions:

KITCHEN FAUCET OR KITCHEN FAUCET REPLACEMENT AERATOR. A kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements in ASME A112.18.1/CSA B125.1.

LAVATORY FAUCET OR LAVATORY FAUCET REPLACEMENT AERATOR. A lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

LANDSCAPE IRRIGATION.

Flow sensor. An inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

Lawn or Landscape Irrigation system. An assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

Master shut-off valve. An automatic valve such as a gate valve, ball valve, or butterfly valve) installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

Pressure regulating device. A device designed to maintain pressure within the landscape irrigation system at the manufacturer’s recommended operating pressure and that protects against sudden spikes or drops from the water source.

Rain sensor shut-off. An electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

WaterSense irrigation controller. Is a weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency’s WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

WaterSense spray sprinkler bodies. A sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency’s WaterSense program.

SHOWER HEAD. A shower head that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense Specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

Chapter 6, Section 604.4 Maximum Flow and Water Consumption. Revise Section 604.4 to read as follows:

Consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4.

Exceptions:

1. Blowout design water closets having a water consumption not greater than 3¹/₂ gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4¹/₂ gallons (17 L) per flushing cycle.
4. Laundry tray sinks and service sinks.
5. Emergency showers and eye wash stations.

TABLE 604.4
 MAXIMUM FLOW RATES AND CONSUMPTION FOR
 PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory faucet and replacement aerators, private	WaterSense Labeled & 1.2 gpm at 60 psi ^f
Lavatory faucet, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerhead ^a	WaterSense Labeled & 2.0 gpm at 80 psi ^f
Kitchen faucet and replacement aerators	1.8 gpm at 60 psi ^{f, g}
Urinal	0.5 gallon per flushing cycle ^f
Water closet	1.28 gallons per flushing cycle ^{c, d, e, f}

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,
 1 pound per square inch = 6.895 kPa.

a. A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure so long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads are not recommended for water efficiency purposes.

b. Consumption tolerances shall be determined from referenced standards.

c. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.

d. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.

e. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.

f. See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.

g. Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

604.4.1 Clothes Washers. Residential clothes washers shall be in accordance with the Energy Star program requirements.

604.4.2 Cooling Tower Water Efficiency.

604.4.2.1 Once-Through Cooling. Once-through cooling using potable water is prohibited.

604.4.2.2 Cooling Towers and Evaporative Coolers. Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

604.4.2.3 Cooling Tower Makeup Water. Water used for air conditioning, cooling towers shall not be discharged where the hardness of the basin water is less than 1500 mg/L. **Exception:** Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, CaCO₃ exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

604.4.3 Landscape Irrigation System Efficiency Requirements. The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source. Nothing in this Code or this Section 604.4.3 is intended to require that landscape irrigation systems must be installed at all premises. The landscape irrigation efficiency requirements in this Section 604.4.3 apply only when someone voluntarily chooses, or is otherwise required by some requirement beyond this Code, to install a landscape irrigation system on premises.

604.4.3.1 Avoiding Water Waste Through Design. All new landscape irrigation systems shall adhere to the following design standards:

1. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.
2. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.

3. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.

4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

604.4.3.2 Landscape Irrigation System Required Components. All new landscape irrigation systems shall include the following components:

1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof over hangs, or anything else that might block rain from triggering the rain sensor shutoff.

2. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.

3. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer’s recommended pressure range at the emission devices for optimal performance.

4. Except for landscape irrigation systems serving a single-family home, all other systems must also include:
 - (a) a WaterSense irrigation controller; and

 - (b) at least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut

master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow conditions should be consistent with manufacturers' recommendations and specifications.

Chapter 13 NONPOTABLE WATER SYSTEMS, Section 1304 Reclaimed Water Systems. Revise Section 1304.3.2 to read as follows:

1304.3.2 Connections to water supply. Reclaimed water provided from a reclaimed wastewater treatment system permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division. The use of reclaimed water sourced from any new private reclaimed wastewater treatment system for outdoor irrigation shall be limited to golf courses and agriculture operations as defined in the Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for use for irrigating any other outdoor landscape such as ground cover, tree, shrubs, or other plants. These limitations do not apply to reclaimed water sourced from existing private reclaimed water systems or from existing or new, governmentally-owned reclaimed wastewater treatment systems.

Appendix E, Section E101.1.2. Revise Section E.101.1.2 to read as follows:

Because of the variable conditions encountered in hydraulic design, it is impractical to specify definite and detailed rules for sizing of the water piping system. Accordingly, other sizing or design methods conforming to good engineering practice standards are acceptable alternatives to those presented herein. Without limiting the foregoing, such acceptable design methods may include for multi-family buildings the Peak Water Demand Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the Built Environment, which accounts for the demands of water-conserving plumbing fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand Calculator including other building types, such as commercial, such updated version shall be an acceptable design method.

Secs. 10-277 – 10-299. – Reserved.

Section 4:

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

Section 5:

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

IT IS SO ORDAINED this _____ day of March, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, MARCH 25, 2024
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Sale of Parcel at 650 Hi-Hope Road (and associated relocation costs) to Georgia Department of Transportation for SR 316 Interchange Improvement Project
- Department:** Gas
- Date of Meeting:** Monday, March 25, 2024
- Fiscal Impact:** \$435,000.00 (plus estimated relocation costs of \$471,547.50)
- Presented By:** Todd Hardigree, Gas Department Director
- Action Requested:** Approval of Sale of Parcel at 650 Hi-Hope Road and Reimbursement of Associated Relocation Costs and Provide Authorization for Mayor or City Manager to Execute Documents Subject to City Attorney Approval

Summary: The gas department has been coordinating with Georgia and Gwinnett Department of Transportation (DOT) concerning improvement of the intersections along SR 316, Hi-Hope and Hurricane Shoals Roads. The design requires acquisition of the City owned parcel at 650 Hi-Hope Road parcel (.648 acres) and the natural gas regulator station due to the planned extension of Hurricane Shoals Road. The acquisition of the parcel by GDOT will require the natural gas regulator station to be relocated and staff has been coordinating with Gwinnett County to relocate the regulator station to the adjacent northern property. Relocation costs of the natural gas regulator station will be reimbursed to the City as part of this agreement. Upon the sale of 650 Hi-Hope Road parcel, the City will purchase the land next to the parcel from Gwinnett County in a separate transaction.

Fiscal Impact: Revenue of \$435,000.00 (and estimated relocation costs of \$471,547.50). Funds to be used to purchase adjacent land from Gwinnett and relocate site.

- Attachments/Exhibits:**
- GDOT Option for Right of Way
 - 650 Hi Hope Rd – Google Maps
 - 650 Hi Hope Rd - Aerial View Map



Option for Right of Way

GEORGIA, Gwinnett COUNTY

P.I.#: 0013893

PARCEL: 27/28

Received of The Department of Transportation, the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged, and in consideration thereof, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

\$435,500.00

If the said Department of Transportation, shall within 60 days after date hereof pay me the sum of ~~\$118,800.00~~ when the undersigned agrees to execute and deliver to the Department of Transportation fee simple title and easements to the land owned by the undersigned, which is shown reflected in color on the right of way map attached hereto and made a part hereof by reference, to be used for highway purposes on the Grade Separated Interchange on SR 316 at Hi Hope Road, being Parcel consisting of 0.648 acres in fee on Georgia Highway Project Identification (P.I.) Number 0013893.

It is agreed and understood that all TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Department of Transportation from the contractor, said TEMPORARY EASEMENT will terminate.

~~It is agreed and understood that I, or any tenant now in possession or any other persons having a claim or interest in subject property, will have not less than two (2) months from date of execution of a deed and easements or for residential properties three (3) months from the date replacement housing is available, whichever is greater to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If the Department of Transportation agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, the person will be required to pay a rental fee of \$N/A, payable each month in advance. Subsequent to the date of transfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Department harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right of way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required Right of Way and Easements for the purpose of removing or demolishing such improvements.~~

~~The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.~~

SPECIAL PROVISIONS (Realty Items ONLY)

~~Grantor may retain title to the main improvement for sum of \$ (40% of improvement value) which shall be deducted from the option price at the time of closing; PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:~~

- ~~1. Grantor will demolish or remove the above described improvements from the right of way, easements and set back area and clear said right of way, easements and set back area from the right of way sufficient to comply with County Building Code requirements; however, in the absence of County requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to the satisfactions of authorized personnel of the Department of Transportation within 30 calendar days after notice to proceed.~~
- ~~2. Grantor will comply with all laws, ordinances, and regulations of building codes applicable to demolition or removal of buildings in Georgia and hold the Department of Transportation and the county of Gwinnett harmless as to any claim in connection therewith.~~
- ~~3. It is understood and agreed that no utility connections shall be made or allowed to relocated structures across or from a limited access right of way, and it is understood and agreed that grantor has agreed to bargain, sell and convey to the Department of Transportation all existing utility rights, and the Department will not be liable in any way for utility reconnections adjacent to acquired rights of way or any subsequent location of improvements.~~
- ~~4. Grantor will leave on deposit with the Department of Transportation the additional sum of \$ N/A (20% of improvement value) which will be deducted from the aforesaid option price at closing. This sum will be held as a cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations.~~

~~Time is expressly made of the essence of this Special Provision, and in the event grantor fails to comply with aforesaid obligations, all sums held by the Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in the Department of Transportation. I (We) do (do not) elect to retain improvements as set out in this Special Provision.~~

OTHER PROVISIONS (Non-realty Items - Cost to Cure and Trade Fixtures)

This Offer includes a Cost to Cure payment of \$ N/A. If the Cost to Cure compensates for: 1) replacement of necessity (well or septic) or 2) removal of items from the acquisition, then a Performance Bond of \$ 20% per item will be withheld. This amount will be returned upon satisfactory replacement or removal of N/A.

This Offer includes a Trade Fixture payment of \$ N/A for certain non-realty items located in the acquisition. If I wish to relocate any of these items (yes or no), a Performance Bond of \$ 20% per item will be withheld. This amount will be returned upon satisfactory removal of items.

****See Stipulations attached hereto as Exhibit "B" and incorporated herein by reference. The provisions set forth in Exhibit "B" shall survive the closing.**

GEORGIA, Gwinnett COUNTY

P.I.#: 0013893

PARCEL: 27/28

I, the undersigned, understand that I will have no current nor future "property interests" in any median-cut constructed on this project. That this, or any other median-cut, may be closed, relocated, or otherwise modified before, during or after the initial installation. This paragraph is not applicable unless median-cut construction pertains to this project.

The undersigned herein agrees for the same consideration, to provide, without cost to the Department of Transportation, a quit claim deed or such other releases as may be required by the closing attorney from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relinquish to the Department of Transportation all rights of access between the Limited Access Highway and approaches thereto on the above numbered Highway and all of the remaining real property of the undersigned except at such points as designated by the Department of Transportation. This paragraph is not applicable unless access rights are indicated on the attached plat.

The said parcel of land as above indicated is shown upon plans on file in the office of the Department of Transportation, Atlanta, Georgia, and said plans being identified as Project Identification (P.I.) Number 0013893.

Grantor may execute and deliver fee simple title to the Department of Transportation to the above referenced right of way and an additional N/A acres of land owned by the undersigned adjacent to and abutting on the above numbered highway for the total consideration of \$ N/A which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land is shown on the attached plat as the remainder of Parcel No. N/A. I (We) do (do not) elect to execute and deliver Parcel N/A deed.

Witness my hand and seal this _____ day of _____, 20_____.

(L.S.)

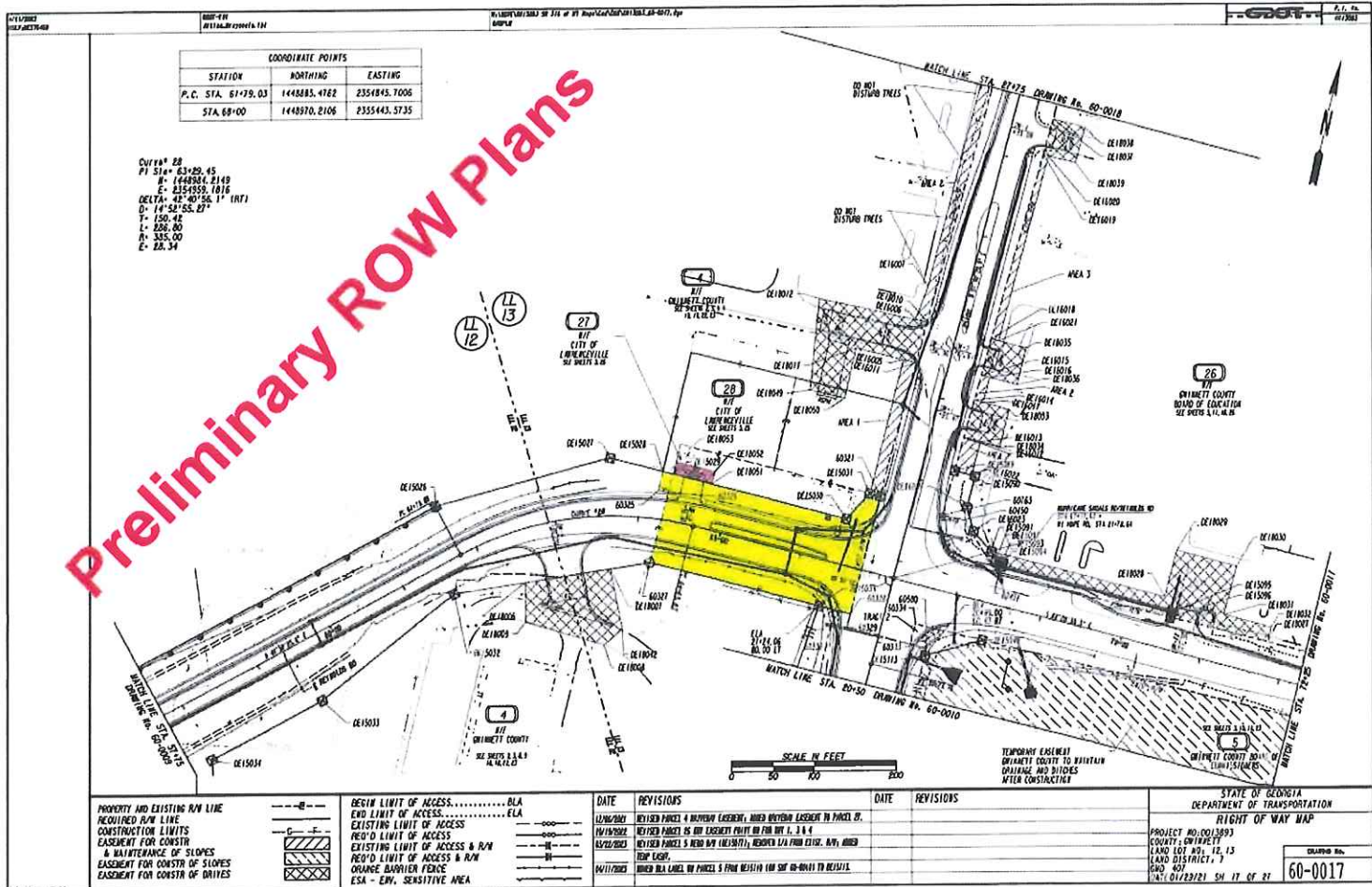
(L.S.)

Signed, Sealed and Delivered
in the presence of:

Notary Public

ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _____
District Right of Way Team Manager (Date)



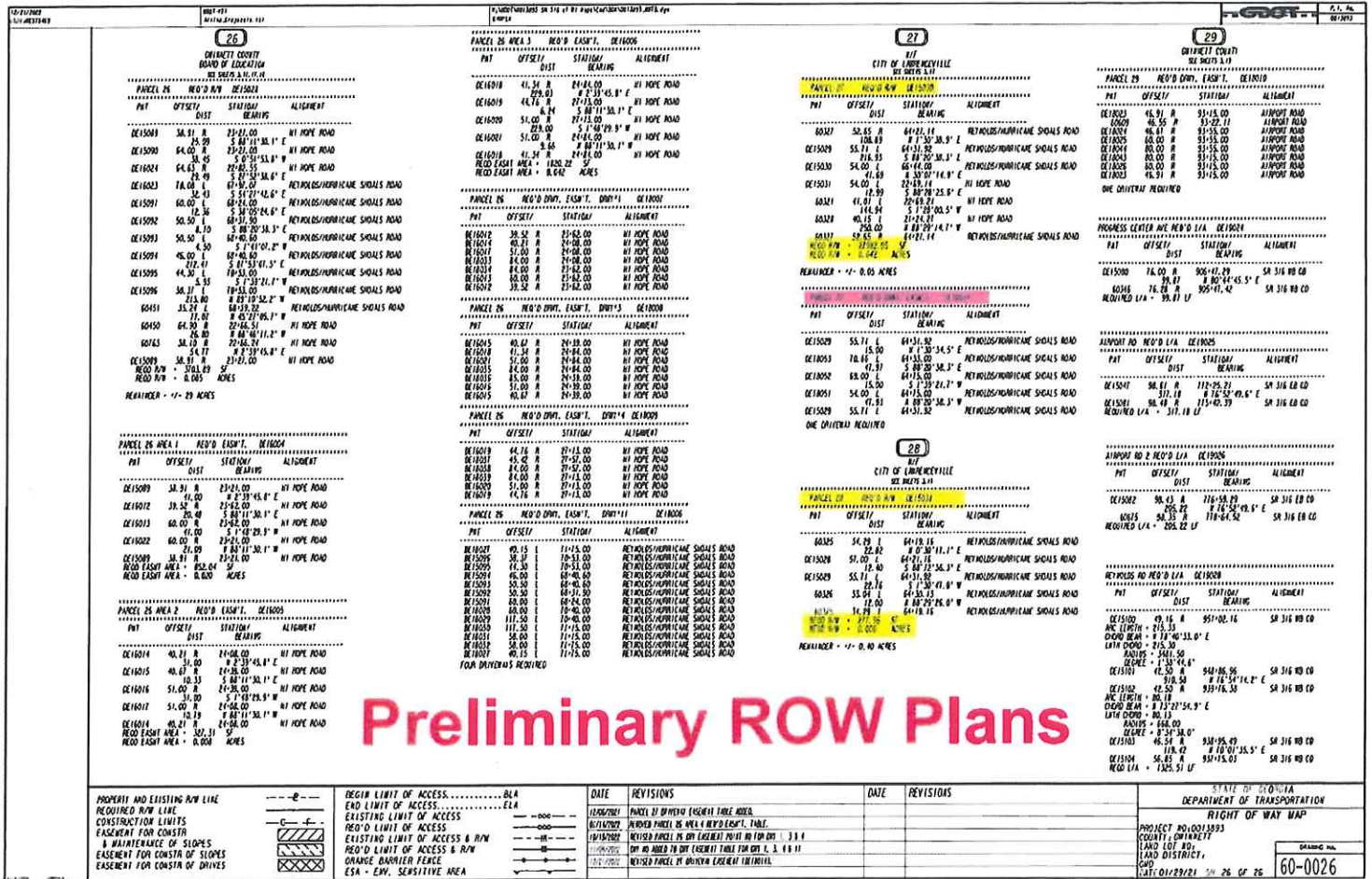


EXHIBIT "B"

ADDENDUM TO OPTION FOR RIGHT OF WAY

PROJECT: GRADE SEPERATED INTERCHANGE ON SR 316 AT HI HOPE ROAD

GWINNETT COUNTY

P.I.#: 0013893 – PARCELS 27 & 28

1. Grantor City of Lawrenceville (the City”) and Grantee Georgia Department of Transportation (“GDOT”) expressly agree that the City will be entitled to the reasonable reimbursement for the costs of the relocation of the natural gas mains and a regulator station currently located on the subject property, due to the Grade Separated Interchange Improvement project (P.I.# 0013893), pursuant to GDOT and Federal policies and guidelines.
2. The parties generally anticipate that approximately 480 LF of 8-inch high pressure steel main, 280 LF of 6-inch high pressure steel gas main, 160 LF of 6-inch PE gas main, and associated appurtenances will be relocated in order to facilitate the relocation of the regulator station. The parties recognize that the particulars described in this paragraph may change to some degree during the relocation process.
3. Attached hereto as Exhibit “C”, and incorporated herein, is a true and correct copy of the “Estimate to Support Agreement for Relocation, Removal, or Adjustment of Facilities in Conflict with Proposed Transport Construction”, which has been approved by the City and GDOT and shall serve as the basis of a good faith estimate of costs for reimbursement. Grantor and Grantee acknowledge that this reimbursement will occur through a separate Utility Agreement and will not be paid as a part of the Right of Way negotiations or closing.
4. The terms of the Addendum shall survive the consummation of the transaction contemplated by the Option and shall not merge with the closing documents.

Estimate to Support Agreement for Relocation, Removal, or Adjustment of Facilities in Conflict with Proposed Transportation Construction

I. Company: City of Lawrenceville

Address: 435 West Pike Street PO Box 2200 Lawrenceville, Ga 30046

*Estimate Prepared By: Keck & Wood, Inc.

II. Project #: 0013893 County: Gwinnett

PI #: 0013893

III. Georgia Department of Transportation (GDOT) Project Description:

The project consists of the proposed grade separation improvements of SR 316 from Collins Hill Road to Cedars Road. Existing 8" HP steel gas main, 6" steel gas main, regulator station and associated appurtenances located within an existing property owned by City of Lawrenceville.

IV. Method of Accounting: [Section 645.113f and Section 645.117, 23 CFR 645A]

(Check Method that Applies)

- Work Order Accounting Procedure prescribed by regulatory body.
- Established accounting procedure approved by State and FHWA.
- Agreed Lump Sum.
- Other (Including use of GDOT Form 8465):

This estimate has been prepared by the Company in accordance with Title 23 of the Code of Federal Regulations (CFR), Chapter 1, Subchapter G, Part 645, Subpart A and in accordance with the Department's Utility Accommodation Policy and Standards Manual, Current Edition (Manual), to support a Utility Relocation Agreement between the Utility Company and the Department. The work will be performed and the costs accounted for in accordance with the methods described herein. Costs will be recorded as provided in Section 645.113f or Section 645.117, 23 CFR 645A. Equipment rental rates, salvage credit, accrued depreciation credit (expired service life) and betterment credit have been given due consideration and proper explanations have been noted in the estimate where applicable and as provided by 23 CFR 645A. Claim for reimbursement costs shown in the Estimate is based on the attached Certificate of Eligibility for reimbursement which is made a part hereof.

David Still, Mayor

Name and Title of Authorized Company Representative Date

Company Representative hereby certifies the Estimate and agrees that the Estimate shall remain valid for one year from the above authorized date. After one year from the authorized date, the Estimate may be subject to revision by the Utility Company.

*Please Provide Two (2) sets of Relocation Plans and Two (2) sets of signed estimates.



1. Preliminary Engineering authorized on this project by **GDOT letter dated:** [redacted]

2. Plans and Estimate Prepared By: (Check Applicable Party)

Forces of this Company

Consultant: (Name and Address) Keck & Wood, Inc. 3090 Premere Parkway, Suite 200 Duluth, GA 30097

Approval of Consultant given by GDOT letter dated:

Amount:

Effective date of Contract, if a Continuing Contract:

Exp. Date:

The Certificate of Consultant Form is attached to the Consultant's Estimate of Engineering Services.

Scope of Work Detailing Preliminary Engineering and Construction Engineering attached to Consultant's Estimate of Engineering Services.

Total Preliminary Engineering Costs

\$0.00

Attach Support Documentation to Estimate - See Exhibit:

Total Construction Engineering Costs

\$0.00

Attach Support Documentation to Estimate - See Exhibit:

NOTE: Payment for Construction Engineering will not be allowed for Work included in GDOT Contracts.

Total Preliminary and Construction Engineering Costs

\$0.00

VI. Right of Way Acquisition [Section 645.111, 23 CFR 645A]

(Check Applicable Section)

Replacement R/W or Easements are not required for adjustment of utilities facilities on this Project.

Replacement R/W shown on plans will be acquired by the Department (Separate written request must be furnished).

Replacement R/W or Easements shown on the attached plans will be acquired by the Company.

Total Cost of Right of Way Acquisition

\$0.00

Attach Support Documentation to Estimate. Include Estimates for Appraisal, Negotiation, Recording, and Right-of-Way or Easement Costs - See Exhibit:

N/A

VII. Construction [Section 645.115 and Section 645.117, 23 CFR 645A]

A. Description of Proposed Utility Work:

The City of Lawrenceville will be relocating natural gas mains and a regulator station due to the widening of Hi Hope Road and the construction of Reynolds Road. Approximately 480LF of 8-inch high pressure steel main, 280 LF of 6-inch high pressure steel gas main, 160 LF of 6-inch PE gas main, and associated appurtenances will be relocated in order to facilitate the relocation of the regulator station due to the roadway widening improvements.

B. The Company will perform the work provided for in this Estimate by the following method:

(Check Applicable Method - see page 3 for continuation)

By Company's Regular Forces

The Company Proposes to use its regular construction or maintenance crews and personnel at its standard schedule of wages and working hours in accordance with the terms of its Agreement with such employees.

By Contract

The Company does not have adequate staff or equipment to perform the necessary work with its own forces; therefore, the Company, subject to approval of the Department and FHWA, proposes to contract the work covered by this estimate in accordance with the provisions of Section 645.115 (a), 23 CFR 645A. The items of work to be accomplished by contract are noted in this estimate. When the Company elects to solicit competitive bids from a list of qualified contractors rather than through advertising in a publication, the names and addresses of these contractors so circularized shall be noted on the estimate and furnished to the Department in advance of the Company's solicitation of bids. **The Department shall approve the low bidder before work can began**. Please provide Company Name, Address, and Contact Person and Number below:

Harrison & Harrison, Inc	D. Lance Souther, Inc.	Quality Welding & Fabrication	Southern Pipeline, Inc.
Jamey Harrison	D. Lance Souther	Wendell Leet	Tony Pittman
P.O. Box 5635	P.O. Box 6538	100 Auburn Park Drive, Suite A	P.O. Box 98
Athens, Ga 30604	Macon, Ga 31032	Conyers, Ga 30013	Winder, Ga 30680
706-207-8791	478-951-1894	678-225-4877	678-414-7491

By Existing Continuing Contract

Subject to the approval of the Department and the FHWA, the Company proposes to use an existing continuing contract performed under which certain work as shown by the Company's estimate is regularly performed for the Company and under which the lowest available costs are developed. The name of the contractor or contractors are listed in the company's estimate. Please indicate the Company Name, Address, and Contact Person and Number below (If needed, attach additional names to Estimate). Once the Company selects a continuing contractor, **a copy of the continuing contract has to be submitted to the Department for approval before any work begins.**

Effective Date of Continuing Contract: _____ Expiration Date: _____

C. Detail of Construction Costs

Labor Costs [Section 645.117, 23 CFR 645A]	\$0.00
<i>Attach Support Documentation to Estimate, Including Additives - See Exhibit:</i>	
Materials Costs [Section 645.117(e), 23 CFR 645A]	\$471,547.50
<i>Attach Support Documentation to Estimate - See Exhibit:</i>	A
Right-of-Way Clearing & Trimming Costs	\$0.00
<i>Attach Support Documentation to Estimate - See Exhibit:</i>	
Equipment Costs [Section 645.117(f), 23 CFR 645A]	0.00
<i>Attach Support Documentation to Estimate - See Exhibit:</i>	

Total Construction Costs **\$471,547.50**

VIII. Total Costs of Proposed Relocation (V through VII) **\$471,547.50**

IX. Detail of Accrued Depreciation and Salvage Credits

A. Accrued Depreciation (Expired Service Life) [Section 645.117(h), 23 CFR 645A]
(Check Applicable Statement)

Accrued Depreciation is not allowed in this estimate.

Accrued Depreciation is allowed in this estimate.

(Please Provide Detailed Description/Explanation i.e. Pumping Station, Filtration Plant, Power Plant, Substation, etc.)

Accrued Depreciation Credit \$0.00
Attach Support Documentation to Estimate - See Exhibit:

B. Salvage [Section 645.117(e), 23 CFR 645A]
(Check Applicable Statement)

Salvage is not allowed in this estimate because:
contractor will be responsible for the removal and disposal of existing facilities to be removed and replaced.

Salvage from temporary material is not allowed because:

Salvage is allowed in this estimate.

Salvage from temporary material is allowed.

The Department and the FHWA shall have the right to inspect recovered materials prior to disposal by sale or scrap. This requirement will be satisfied by the Company giving two weeks written notice to the Department or oral notice followed by written confirmation of the time and place the materials will be available for inspection. This notice is the responsibility of the Company and it may be held accountable for full value of materials disposed of without notice. If recovered materials are not reusable, they shall be disposed of as outlined in Section 645.117(e), 23 CFR 645A.

Total Salvage Credit \$0.00

Total Accrued Depreciation and Salvage Credit **\$0.00**

* See Contingencies & Markups

X. **Total Cost of Relocation** **\$471,547.50**
(Less Credits for Accrued Depreciation and Salvage Value, VIII-IX)

XI. **Betterment Credit [Section 645.117(h), 23 CFR 645A]** *(Check Applicable Statement)*

Betterment credit is not allowed in this estimate since there is to be no functional increase in size in the replaced facility unless caused by proposed highway construction

Betterment credit is allowed as shown in the following comparison:
Location of Betterment: (Please indicate Station, Route Name, and Number)



Betterment Credit Amount \$0.00

**Attach Support Documentation to Estimate - See Exhibit:*

***Include Estimate for Cost to Install Proposed Facilities to Produce Current Capacity and the Cost to Install Proposed Facilities for Increased Capacity.**

XII. **Total Estimated Cost of Adjustments** **\$471,547.50**
(Item X less Item XI)

XIII. **Proportionate Share**
(Check Applicable Statement - 1, 2, or 2 & 3)

1. The Department will bear 100 percent of the cost of the adjustments.

2. The Company will participate in a pro rata share of the cost of adjustments (No Betterments).

Percentage Split: Company Participation (If 0%, insert 100% for GDOT Participation)

 GDOT Participation

Total 0.00% *(Total Shall be 100%)*

Attach Support Documentation/Detailed Calculations to Estimate - See Exhibit:

3. The Company will participate in a pro rata share of the cost of the adjustments determined as Betterments.

Estimate for Relocation, Removal, or Adjustment of Utility Facilities Summary of Costs

Items	Total
V. Preliminary and Construction Engineering	\$0.00
VI. Right-of-Way Acquisition Costs	\$0.00
VII. Construction Costs	\$471,547.50
VIII. Total for Proposed Relocation Work (V+VI+VII)	\$471,547.50
IX. Total Accrued Depreciation and Salvage Credits	(-) \$0.00
X. Total Relocation Work	\$471,547.50
XI. Betterment Credit	(-) \$0.00
XII. Total Estimate of Adjustments (X-XI)	\$471,547.50

XIII. Proportionate Share: Check Applicable Statement and Insert Above Estimate Amounts from X, XI, and XII

1. The Department will bear 100 percent of the cost of the adjustments (See XII).

XII. Total Estimate of Adjustments \$471,547.50

(OR)

2. The Company will Participate in a pro rata share of the cost of adjustments (No Betterments).

XII. Total Estimate of Adjustments

Percentage Split (Insert From Page 4)	Proportionate Share:	
0.00%	Company Participation	Company Participation
0.00%	GDOT Participation	GDOT Participation

(OR)

3. The Company will participate in a pro rata share of the cost of the adjustments determined as Betterments.

X. Total Relocation Work \$0.00

XI. Betterment Credit \$0.00

XII. Total Estimate of Adjustments \$0.00

Percentage Split	Proportionate Share:	
0.00%	Company Participation	Company Participation
0.00%	GDOT Participation	GDOT Participation

(OR)

Combination of 2. and 3.

X. Total Relocation Work \$0.00

XI. Betterment Credit \$0.00

XII. Total Estimate of Adjustments \$0.00

2. Percentage Spilt (Insert From Page 4)		
0.00%	Company Participation	\$0.00
0.00%	GDOT Participation	\$0.00

3. Plus Betterment Credit		
		\$0.00
2 Plus 3 Proportionate Share		
#DIV/0!	Company Participation	\$0.00
#DIV/0!	GDOT Participation	\$0.00
#DIV/0!	Total	\$0.00

Arithmetic Extensions Checked and Found Correct.

District Utilities Engineer (*Signature*)
(*Date*)

Certificate of Eligibility for Utility Reimbursement

Company Name: City of Lawrenceville
 GDOT Project No: 0013893
 GDOT PI No: 0013893
 County: Gwinnett

The Company shall attach a completed Facility Detail Summary to substantiate and prove its facilities are eligible for reimbursement. As a minimum, the Company shall provide the following information:

Location of Facility (Referencing Project Station Number and intersecting street, road, or highway)

Date Existing Facility was installed by Utility Owner

Indicate location of utilities: Private property by deed or easement or on a public facility by permit. Indicate dates of all applicable deeds, easements, or permits.

Case Number of Reimbursement eligibility (See Chapter 4 of the Utility Accommodation Policy and Standards Manual - classification to be made by the Utility Company and Verified by GDOT District Utilities Office)

Any other information that may assist the Department in certifying eligibility.

This is to certify that the utility facilities as presently existing and as to be adjusted or relocated and as shown on the plans and estimate of cost supporting the Utility Relocation Agreement for which reimbursement is to be claimed, are owned, operated and maintained the company listed above. The facts concerning location of utility facilities, dates of installations and records of the Company showing its property interests will be made available for inspections by representatives of the Department at the office of the Company. It is further certified that the facilities shown as located on private property are correctly shown; that the facilities as located on streets and roads or other permits and franchise rights are correctly shown. Further, the above information as to title records, permits and franchise rights are correctly shown.

David Still, Mayor
 Name and Title of Authorized Company Representative Date

The facilities noted on the attached summary, as required by this estimate, have been reviewed in the field with a representative of the Utility Owner. This is to certify that the facilities noted on the attached summary and shown to be on streets, roads, highways, or other public facilities are correct, and the facilities shown to be on private property are correct; further, that the cost of adjustment as covered by the attached estimate is eligible for reimbursement by the Department under the noted case(s) as described in Chapter 4 of the Utility Accommodation Policy and Standards Manual.

GDOT District Engineer Date

REQUIRED FORMAT FOR PRESENTING ENGINEERING FEES - BILLING

PRELIMINARY ENGINEERING				HOURS		AMOUNT		Approved Estimate
CLASSIFICATION	Bare Labor (per hr.)	Overhead (per hr.)	Total Rate	This Bill	TOTAL TO DATE	This Bill	TOTAL TO DATE	
	Design Engineer			\$ -			\$ -	\$ -
CADD Operator			\$ -			\$ -	\$ -	
Survey Chief			\$ -			\$ -	\$ -	
Laborer			\$ -			\$ -	\$ -	
Other (Specify)			\$ -			\$ -	\$ -	
COST OF LABOR						\$ -	\$ -	
INCIDENTALS								
Transportation	miles @			per mile=	\$ -			
Subsistance	days @			per day=	\$ -			
Other(specify)								
COST OF INCIDENTALS						\$ -	\$ -	
*FIXED FEE(PROFIT)								
TOTAL PRELIMINARY ENGINEERING						\$ -	\$ -	\$ -

CONSTRUCTION ENGINEERING				HOURS		AMOUNT		Approved Estimate
CLASSIFICATION	Bare Labor (per hr.)	Overhead (per hr.)	Total Rate	This Bill	TOTAL TO DATE	This Bill	TOTAL TO DATE	
	Engineer							
Inspector			\$ -			\$ -	\$ -	
Survey Chief			\$ -			\$ -	\$ -	
Laborer			\$ -			\$ -	\$ -	
Other (Specify)			\$ -			\$ -	\$ -	
COST OF LABOR						\$ -	\$ -	
INCIDENTALS								
Transportation	miles @			per mile=	\$ -			
Subsistance	days @			per day=	\$ -			
Other(specify)								
COST OF INCIDENTALS						\$ -	\$ -	
*FIXED FEE(PROFIT)								
TOTAL CONSTRUCTION ENGINEERING						\$ -	\$ -	\$ -

TOTAL PRELIMINARY AND CONSTRUCTION ENGINEERING	Estimated	
	\$ -	\$ -

* If the scope of work changes, a revised estimate will be required and the FIXED FEE may be renegotiated.

Certificate of Consultant

I hereby certify that I am the Vice President representative of the firm of Keck & Wood, Inc., and that except as expressly stated and described herein, neither I nor the firm of Keck & Wood, Inc. has, in connection with its contract with City of Lawrenceville, entered into pursuant to provisions of an agreement between the (Name of Utility) aforementioned utility and the State of Georgia, as a part of Federal-aid project 0013893.

- (A) employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm, company, or person, other than a bona fide employee working solely for me or the aforementioned firm, to solicit or secure the contract, or
- (B) agreed, as an express or implied condition for obtaining the award of the contract, to employ or retain the services of any firm, company, or person in connection with the carrying out of the contract, or
- (C) paid, or agreed to pay, to any firm, company organization, or person, other than a bona fide employee working solely for me or the aforementioned firm, any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out the contract.

(Statement and Explanation of exception, if any):

I acknowledge that this certificate is to be furnished to the Department of Transportation in connection with the aforementioned project involving participation of Federal-aid Highway funds, and is subject to applicable State and federal laws, both criminal and civil.

Date

Signature

The Utility Agreement Cost Estimate (Estimate), formerly known as the 10 Page Estimate, has been revised to accommodate current practices of Utility Companies use of attachments and exhibits to support the estimate categories and overall totals. The Estimate has been streamlined by requiring the Company to insert the final estimate amounts for the major categories of the work such as Engineering, Right-of-Way, Construction, Salvage and Depreciation, Betterment, and Proportionate Share. The Company will need to provide documentation ("Exhibits") to support the estimate categories. The Estimate no longer has separate tables under the major categories for the Company to complete. The Company's exhibits (or attachments) will take the place of the tables in the previous Estimate versions.

The Company should insert data into all of the applicable orange shaded fields.

The Company should note all exhibits/attachments in the Estimate with the appropriate designation (Example – Exhibit A, Exhibit B, etc.).

Page 3:

The Company will need to provide a copy of the Continuing Contract for the contractor selected to complete the relocation work.

Page 4:

For Item XIII, the Company shall check the appropriate statement:

Either the Department will participate at 100%, or...

The Company and the Department will share in the costs with no betterments, or...

The Company and the Department will share in the costs with the Company funding betterments, or...,

The Company and the Department will share in the costs with the Company funding betterments and non-betterments.

Page 5:

Items V through XII will calculate or populate automatically. However, as stated above, the Company will need to check the appropriate statements as applicable to the specific estimate and project. In addition, the Company will need to complete the section by inserting the numbers calculated/populated at the top of the page into the applicable section and shaded fields. Depending on which statement is selected, the Company will also need to insert the participation percentages from Page 4.

Remember, if the section or field is shaded, input, if applicable to the section or item, is required from the Company.

To promote accuracy and consistency, the Office of Utilities at the Georgia Department of Transportation (GDOT) is providing clarification for Contingencies and Markups when preparing the estimates for utilities relocation work. Please note that GDOT's Estimate for Relocation, Removal, or Adjustment of Facilities conveniently refers to the corresponding Federal Regulations listed below.

CONTINGENCIES:

Contingencies cost are generally unallowable except in some cases as outlined in the Federal Acquisition Regulation (FAR) 31.205-7(c) (2). See link below and attachment for excerpt.

<https://www.acquisition.gov/far/31.205-7?searchTerms=31.205-7>

MARKUPS:

The 23 CFR, Part 645, Subpart A, Section 645.117 "Cost development and reimbursement" explains in detail what costs are allowable. See link below and attachment for excerpt.

<http://www.fhwa.dot.gov/legsregs/directives/fapg/cfr0645a.htm>

23 CFR, Part 645, Subpart A, Section 645.117 allows for the **utility** to bill direct labor and additives such as labor surcharge (cost of benefits) and overhead. These additives can be billed as a percentage of cost. The regulation also requires the **utility** to provide documentation of the rate(s) charged, the components of the rate(s), and the basis of the allocation (the cost to rate(s) were applied to) of the each additive. Any additional additives to the direct labor other than the above, is not allowed.

For Material and supply costs, the "Handling Cost" can be shown as an actual cost or as a percentage in lieu of the actual or average cost (refer to Sec. 645.117 (e) (4)).

KECK & WOOD, INC.
3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097
(678) 417-4000

DATE 8/23/2023

EXHIBIT A

ENGINEER'S PRELIMINARY PROBABLE COST OF CONSTRUCTION

**GAS FACILITIES RELOCATION
SR 316 AT HI HOPE ROAD, GDOT PI #0013893
FOR
CITY OF LAWRENCEVILLE, GEORGIA**

SUMMARY OF GAS QUANTITIES (REGULATOR STATION RELOCATION) - GDOT PARTICIPATION

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	EST. UNIT PRICE	EST. COST
1	Regulator Station	1	Each	\$189,847.50	\$189,847.50
2	Polyethylene Gas Main, 6-inch, by Open Trench	160	Linear Foot	\$90.00	\$14,400.00
3	6" Polyethylene Gas Line Valve	1	Each	\$3,000.00	\$3,000.00
4	Steel Gas Main, 6-inch, by Open Trench	280	Linear Foot	\$110.00	\$30,800.00
5	6" Steel Gas Line Valve	2	Each	\$15,000.00	\$30,000.00
6	Connect to Existing 6" Steel Gas Main w/ LTPF	2	Each	\$12,000.00	\$24,000.00
7	Cut and Cap Existing 6" Steel Gas Main	2	Each	\$5,000.00	\$10,000.00
8	Steel Gas Main, 8-inch, by Open Trench	480	Linear Foot	\$125.00	\$60,000.00
9	8" Steel Gas Line Valve	3	Each	\$16,000.00	\$48,000.00
10	Connect to Existing 8" Steel Gas Main w/ LTPF	1	Each	\$30,000.00	\$30,000.00
11	Cut and Cap Existing 8" Steel Gas Main	1	Each	\$12,500.00	\$12,500.00
12	Untrenched Installation: 6-inch Gas Main	50	Linear Foot	\$350.00	\$17,500.00
13	Temporary Erosion & Sediment Control	1	Lump Sum	\$1,500.00	\$1,500.00
ESTIMATED CONSTRUCTION COST:					\$471,547.50



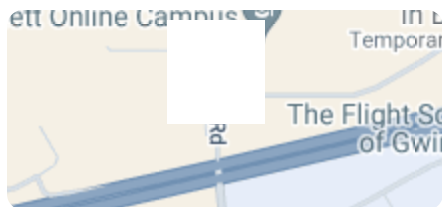
Google Maps 650 Hi Hope Rd

Lawrenceville, Georgia
Google Street View
Nov 2023 See more dates



Google

Image capture: Nov 2023 © 2024 Google





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, MARCH 25, 2024
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** APPL2023-00006; Harold Buckley, Jr. Attorney at Law; 366 W Pike Street
- Department:** Planning and Development
- Date of Meeting:** Monday, March 25, 2024
- Applicant Request:** Appealing the Board of Appeals Decision on the Appeal of the Director’s Decision that the property no longer has an Existing Nonconforming Use
- Presented By:** Todd Hargrave, Director of Planning and Development
Jody Campbell, Attorney at Law, Blum & Campbell, LLC

Summary: The property at 366 W Pike Street had an existing nonconforming use in 2022. The location has been vacant since at least December 2022, and an occupational tax certificate was not renewed for the year 2023.

Board of Appeals Decision. All Board of Appeals decisions shall be in writing and shall contain findings and facts and conclusions of law. Decisions shall be mailed to the applicant and any interested parties who make a written request for a copy of the written decision without unreasonable delay after the close of the hearing. Where an application has been denied, no new application on substantially the same facts shall be filed within six months of the date the previous denial, unless the Board of Appeals, for good cause shown by the applicant, grants permission to do so.

Attachments/Exhibits:
Evidence to be presented at meeting