



# LAWRENCEVILLE

## GEORGIA

### CITY COUNCIL REGULAR MEETING AGENDA

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Wednesday, January 28, 2026  
7:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Prayer**

#### **Pledge of Allegiance**

#### **Agenda Additions / Deletions**

#### **Approval of Prior Meeting Minutes**

1. December 10, 2025 - Work Session, Executive Session, Regular Meeting
2. December 17, 2025 - Special Call
3. January 14, 2026 - Work Session, 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. Additional Gas Department Employee and FY26 Budget Amendment
5. Contract Award – Hi Hope Regulator Station Relocation Project (SB009-26)
6. Contract Award – SR 316 at Hi Hope Road Gas Main Improvements (SB010-26)
7. Contract Award – Natural Gas Peak Utility Building Project (SB007-26)

- [8.](#) Professional Design Services for Bridges Structural Rehabilitation/Repair
- [9.](#) Bid Award – Purchase of Underground Primary Electric Wire (SB006-26)
- [10.](#) Approval of a contract with Southeast Corrections, LLC to provide probation services to the City of Lawrenceville.
- [11.](#) Board Appointment for Financial Review Citizen Committee
- [12.](#) An Ordinance to Amend Chapter 10 of the Code of the City of Lawrenceville, Georgia, Article VII. Construction Codes, Division 1. State Minimum Codes, Section 10-210. Body Art Studios and Body Artist
- [13.](#) Workstation Refresh – Three-Year FMV Lease Agreement (Dell Financial Services)
- [14.](#) Ordinance Granting an Easement to Georgia Power Company for Alcovy Road
- [15.](#) Ordinance Granting an Easement to Georgia Power Company Easement for 1120 Grayson Hwy
- [16.](#) North DTL Development Agreement
- [17.](#) Memorandum of Agreement with Georgia Department of Community Affairs (DCA) for PlanFirst

### **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.

- [18.](#) RZR2025-00031; Scott Smith; 151 Honeysuckle Avenue
- [19.](#) SUP2025-00117; Samia Craig; 1154 Lawrenceville Highway, Suite 206

### **Council Business New Business**

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

20. Election of Mayor Pro-Tem
- [21.](#) Purchase and Sale Agreement for 43 E Crogan Street, 39 E Crogan Street , and 31 E Crogan Street

### **Executive Session – Personnel, Litigation, Real Estate**

### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Additional Gas Department Employee and FY26 Budget Amendment
- Department:** Natural Gas
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** Approximately \$30,000
- Presented By:** Todd Hardigree, Director of Natural Gas
- Action Requested:** Authorize the addition of one natural gas General Technician as of March 1, 2026, and the FY26 Budget Amendment for Capital and Operating Budgets

**Summary:** In the original FY26 budget, the gas department requested three additional employees, and this was approved. Upon evaluation of future capital projects, the gas department has decided to take on the task of installing those projects that consist of plastic piping to reduce the labor cost. The additional crew added to the original budget this year will aid in the efficiency of the workload and are equipped to handle if we add another General Technician. This city crew performed work will also cause a reduction in the capital budget projects FY26 of \$196,032.00 and FY27 of \$372,638.00. The operational budget only allowed three employees to fill the crew, but the additional workload will necessitate the additional member requested to complete the 4-man crew. The typical City of Lawrenceville gas crew consists of a Crew Lead Specialist, Field Technician and General Technician (2).

**Fiscal Impact:** Funding is available in the gas budget for salaries through vacancy savings and other operational savings.

**Concurrences:** The City Manager, Assistant City Manager-Community Development and Chief Finance Officer are supportive of this.



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Contract Award – Hi Hope Regulator Station Relocation Project (SB009-26)
- Department:** Natural Gas
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** The total contract amount is \$442,900.15.
- Presented By:** Todd Hardigree, Director of Natural Gas
- Action Requested:** Approval to award a construction contract to Gunter Construction Company for the Hi Hope Regulator Station Relocation Project (SB009-26) in the amount of \$442,900.15, with the final contract to follow award and to be prepared by staff and submitted to the City Clerk for the City Attorney review and approval prior to execution.

**Summary:** The City issued an Invitation to Bid (SB009-26) for the Hi Hope Regulator Station Relocation Project, a Natural Gas Department project required to relocate and improve gas infrastructure to maintain safe and reliable service. The project includes steel and polyethylene gas main installation, bores, taps, regulator station work, restoration, and related materials, labor, equipment, and mobilization.

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

Based on this review, Gunter Construction Company is the lowest responsive and responsible bidder, with a total bid of \$442,900.15. Staff from the Natural Gas Department and the Purchasing Division have reviewed the bid tabulation, confirmed compliance with the bid requirements, and verified that pricing is reasonable for the scope of work. Both departments recommend award of the contract to Gunter Construction Company.

**Background:** The Hi Hope Regulator Station Relocation Project is necessary to support continued system reliability and safety within the City’s natural gas distribution system. The work will relocate and upgrade existing infrastructure to meet operational needs and long-term service requirements.

Two bids were received in response to the Invitation to Bid:

- Gunter Construction Company – \$442,900.15
- Primoris Distribution Services – \$445,038.68

After review, Gunter Construction Company was determined to meet all bid requirements and provided the lowest total cost to the City. Detailed unit pricing and quantities are shown in the attached bid tabulation.

**Fiscal Impact:** The total project cost of \$442,900.15 will be funded through the Natural Gas Fund. Sufficient funding is available, and the award will not require additional appropriations.

**Attachments/Exhibits:**

- SB009-26 Tab.pdf
- SB009-26 Award Checklist1.pdf

SB009-26

Hi Hope Regulator Station Relocation Project  
Gas Department

				Gunter Construction Company		Primoris Distribution Services	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties and Bonds	1	LS	\$6,500.00	\$6,500.00	\$10,617.54	\$10,617.54
2	Remobilization	1	LS	\$4,920.83	\$4,920.83	\$952.52	\$952.52
3	8" Steel Bore	1554	LF	\$125.82	\$195,524.28	\$89.94	\$139,766.76
4	6" Steel Bore	336	LF	\$168.14	\$56,495.04	\$132.23	\$44,429.28
5	6" Polyethylene Open Trench	400	LF	\$69.65	\$27,860.00	\$27.12	\$10,848.00
6	Locate Station Installation	3	EA	\$100.00	\$300.00	\$349.86	\$1,049.58
7	8" Steel Tap	1	EA	\$7,700.00	\$7,700.00	\$25,595.29	\$25,595.29
8	6" Steel Tap	1	EA	\$6,600.00	\$6,600.00	\$11,898.82	\$11,898.82
9	4" Steel Tap	1	EA	\$5,500.00	\$5,500.00	\$9,790.89	\$9,790.89

**BID TABULATION**

10	Add for Rock Bore	500	LF	\$175.00	\$87,500.00	\$249.56	\$124,780.00
11	Add for Blast/Hammer Rock	500	LF	\$88.00	\$44,000.00	\$130.62	\$65,310.00
12	Cost Plus/Crew with Welder	1	Daily Rate	\$4,619.55		\$6,431.70	
13	Cost Plus/Crew without Welder	1	Daily Rate	\$3,695.64		\$4,813.20	
<b>TOTAL</b>					<b>\$442,900.15</b>		<b>\$445,038.68</b>

**Recommended Vendor:**

Gunter Construction  
455 Fredrix Alley  
Lawrenceville, GA 30046  
[tday@gunterconst.com](mailto:tday@gunterconst.com)



# LAWRENCEVILLE

GEORGIA

## Solicitation Award Checklist

Solicitation Name: SB009-26

### Purchasing Procedural Requirements

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

Purchasing Signature 

### Department / Stakeholder

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

Department Signature 



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Contract Award – SR 316 at Hi Hope Road Gas Main Improvements (SB010-26)
- Department:** Natural Gas
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** \$1,218,602.95
- Presented By:** Todd Hardigree, Director of Natural Gas
- Action Requested:** Award a contract to Gunter Construction Company, Inc. for the SR 316 at Hi Hope Road Gas Main Improvements Project in the amount of \$1,218,602.95, with the final contract to follow award and to be prepared by staff, submitted to the City Clerk, and reviewed and approved by the City Attorney prior to execution.

**Summary:** The City issued an Invitation to Bid (SB010-26) for a project-specific natural gas improvement supporting the Georgia Department of Transportation (GDOT) SR 316 at Hi Hope Road roadway improvements. Work includes installation of new steel and polyethylene mains, tie-ins, bores, associated appurtenances, traffic control, erosion control, backfill/restoration, and related materials, labor, equipment, and mobilization needed to maintain system reliability and safety standards during the GDOT widening project.

The solicitation was publicly posted via the City’s procurement portal in accordance with the Purchasing Ordinance. Submissions were evaluated for responsiveness, responsible contractor qualifications, safety record, experience with comparable GDOT utility coordination, and pricing.

Based on the bid review, Gunter Construction Company, Inc. is the lowest responsive and responsible bidder. Their total bid of \$1,218,602.95 is recommended for award.

**Background:** This project is required to relocate and protect existing natural gas infrastructure affected by the GDOT SR 316 at Hi Hope Road project, ensuring continued delivery of safe and reliable service to customers in the impacted service corridor.

Two bids were received:

**Bidder Total Bid**

- Gunter Construction Company, Inc. \$1,218,602.95
- W.L. Griffin Company, LLC \$1,257,370.00

Bid unit pricing and detailed tabulation are included in the attached Bid Tab.

Staff from the Natural Gas Department and Purchasing Division have validated pricing and scope compliance and recommend award to Gunter Construction Company, Inc.

This contract will be executed as a one-time construction project, without term-renewal provisions.

**Fiscal Impact:** Funding is available through LBA 2023 Bond Funds, Capital Project 11-047 (GL 8114700.54100).

**Attachments/Exhibits:**

- SB010-26 Tab.pdf
- SB010-26 Award Checklist.pdf

**SB010-26**  
**SR 316 at Hi Hope Rd Dot Project**  
**Gas**

				Gunter Construction Company, Inc.		W.L. Griffin Company, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties and Monds	1	LS	\$13,451.00	\$13,451.00	\$33,000.00	\$33,000.00
2	Remobilization	1	LS	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
3	8" Steel Bore	1,057	LF	\$160.00	\$169,120.00	\$265.00	\$280,105.00
4	6" Polyethylene Bore	1,475	LF	\$81.09	\$119,607.75	\$155.00	\$228,625.00
5	8" Steel Open Trench	2,681	LF	\$82.33	\$220,726.73	\$80.00	\$214,480.00
6	6" Polyethylene Open Trench	2,225	LF	\$62.77	\$139,663.25	\$50.00	\$111,250.00
7	Lower 6" Polyethylene	300	LF	\$109.90	\$32,970.00	\$100.00	\$30,000.00
8	8" Steel Tie-in	3	EA	\$8,500.00	\$25,500.00	\$15,000.00	\$45,000.00
9	6" Polyethylene Tie-in	4	EA	\$6,500.00	\$26,000.00	\$4,500.00	\$18,000.00
10	4" Polyethylene Tie-in	2	EA	\$4,500.00	\$9,000.00	\$3,000.00	\$6,000.00
11	2" Polyethylene Tie-in	1	EA	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00
12	4" Service Tie-over (Bypass)	1	EA	\$6,595.67	\$6,595.67	\$6,500.00	\$6,500.00
13	Service Replacement Steel	1	EA	\$6,000.00	\$6,000.00	\$4,500.00	\$4,500.00
14	Service Replacement Insert/Re-dig Shortside Polyethylene	2	EA	\$4,000.00	\$8,000.00	\$2,500.00	\$5,000.00

**BID TABULATION**

15	Service Replacement Insert/Re-dig Longside Polyethylene	2	EA	\$5,000.00	\$10,000.00	\$5,000.00	\$10,000.00	
16	Locate Station Installation	10	EA	\$200.00	\$2,000.00	\$100.00	\$1,000.00	
17	6" Steel Tap and Top	2	EA	\$15,000.00	\$30,000.00	\$21,500.00	\$43,000.00	
18	6" Steel Bypass and Cap	1	EA	\$24,845.14	\$24,845.14	\$21,500.00	\$21,500.00	
19	8" Steel Bypass and Cap	1	EA	\$29,048.28	\$29,048.28	\$22,500.00	\$22,500.00	
20	4" Steel Bypass and Cap	1	EA	\$21,833.03	\$21,833.03	\$15,500.00	\$15,500.00	
21	6" Steel Cap	1	EA	\$2,830.33	\$2,830.33	\$3,000.00	\$3,000.00	
22	Flowable Fill	95	CY	\$604.81	\$57,456.95	\$578.00	\$54,910.00	
23	Add for Rock Bore	1,000	LF	\$200.00	\$200,000.00	\$50.00	\$50,000.00	
24	Add for Blast/Hammer Rock	500	LF	\$100.00	\$50,000.00	\$80.00	\$40,000.00	
25	Cost Plus/Crew with Welder	1	Daily Rate	\$4,974.90	\$4,974.90	\$5,500.00	\$5,500.00	
26	Cost Plus/Crew without Welder	1	Daily Rate	\$3,979.92	\$3,979.92	\$4,500.00	\$4,500.00	
<b>TOTAL</b>				\$1,218,602.95				\$1,257,370.00

**Recommended Vendors:**

Gunter Construction Company, Inc.  
 455 Fredrix Alley  
 Lawrenceville, GA 30046  
[tday@gunterconstruction.com](mailto:tday@gunterconstruction.com)



# LAWRENCEVILLE

GEORGIA

## Solicitation Award Checklist

Solicitation Name: SB010-26, 316 at Hi Hope Rd

### Purchasing Procedural Requirements

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

Purchasing Signature *[Handwritten Signature]*

### Department / Stakeholder

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

Department Signature *[Handwritten Signature]*



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Contract Award – Natural Gas Peak Utility Building Project (SB007-26)
- Department:** Natural Gas
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** The total contract amount for this project is \$571,718.60.
- Presented By:** Todd Hardigree, Director of Natural Gas
- Action Requested:** Approval to award a construction contract to Greater Georgia Contracting, Inc. for the Natural Gas Peak Utility Building Project (SB007-26) in the amount of \$571,718.60, with the final contract to be prepared by staff, submitted to the City Clerk, and reviewed by the City Attorney prior to execution.

**Summary:** The City issued an Invitation to Bid (SB007-26) for the Natural Gas Peak Utility Building Project. This project supports the Natural Gas Department’s operations by providing a new utility building and related site improvements needed to maintain safe and reliable gas service.

The project includes the design and installation of a utility building, placement of stone, construction of a concrete pad, installation of chain link fencing with a double swing gate, and temporary erosion and sediment control. All work includes the necessary labor, materials, equipment, and coordination to complete the project as specified.

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

Riley Contracting, Inc’s submitted bid was deemed non-responsive due to pricing including deductions not requested in the bid document or subsequent addenda.

Based on this review, Greater Georgia Contracting, Inc. is the lowest responsive and responsible bidder, with a total bid of \$571,718.60. Staff from the Natural Gas Department and the Purchasing Division have reviewed the bid tabulation, verified compliance with bid requirements, and confirmed that pricing is reasonable for the scope of work. Both departments recommend awarding the contract to Greater Georgia Contracting, Inc.

**Background:** The Natural Gas Peak Utility Building Project is necessary to support ongoing operations and infrastructure needs within the City’s natural gas system. The new facility will provide improved functionality, security, and durability for peak utility operations.

Three bids were received in response to the Invitation to Bid:

- Greater Georgia Contracting, Inc. – \$571,718.60
- Smith & Co., Inc. – \$659,528.00
- Riley Contracting, Inc. – \$397,003.80 (deemed non-responsive based on bid)

After evaluation, Greater Georgia Contracting, Inc. was determined to meet all bid requirements and provide the lowest overall cost to the City. Detailed pricing and quantities are included in the attached bid tabulation.

**Fiscal Impact:** The total project cost of \$571,718.60 will be funded through the Natural Gas Fund. Sufficient funding is available, and the award will not require additional appropriations.

**Attachments/Exhibits:**

- SB007-26 Tab.pdf
- SB007-26 Award Checklist.pdf

SB007-26

Natural Gas Peak Utility Building Project

Gas

				Greater Georgia Contracting Inc		Riley Contracting, Inc.		Smith & Co., Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Utility Building Design and Installation Package	1	LS	\$398,580.00	\$398,580.00	\$278,494.00	\$278,494.00	\$511,150.00	\$511,150.00
2	#57 Stone	870	CY	\$66.88	\$58,185.60	\$76.74	\$66,763.80	\$77.00	\$66,990.00
3	Concrete Pad	20	LS	\$1,879.95	\$37,599.00	\$1,150.00	\$23,000.00	\$132.00	\$2,640.00
4	Chain Link fence with Double Swing Gate Installation	1	LS	\$73,154.00	\$73,154.00	\$26,506.00	\$26,506.00	\$71,088.00	\$71,088.00
5	Temporary Erosion and Sediment Control	1	LS	\$4,200.00	\$4,200.00	\$2,240.00	\$2,240.00	\$7,660.00	\$7,660.00
		<b>TOTAL</b>			\$571,718.60		\$397,003.80		\$659,528.00

Alternate Bid Schedule									
				Greater Georgia Contracting Inc		Riley Contracting, Inc.		Smith & Co., Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Utility Building Design and Installation Package	1	LS	NB	NB	\$289,560.00	\$289,560.00	\$511,150.00	\$511,150.00
2	#57 Stone	870	CY	NB	NB	\$76.74	\$66,763.80	\$77.00	\$66,990.00
	Concrete Pad	20	LS	NB	NB	\$1,150.00	\$23,000.00	\$132.00	\$2,640.00
	Chain Link fence with Double Swing Gate Installation	1	LS	NB	NB	\$45,440.00	\$45,440.00	\$96,850.00	\$96,850.00
3	Temporary Erosion and Sediment Control	1	LS	NB	NB	\$2,240.00	\$2,240.00	\$7,660.00	\$7,660.00
<b>TOTAL</b>				NB		<b>\$427,003.80</b>		<b>\$685,290.00</b>	

**Recommended Vendor:**

Greater Georgia Contracting, Inc.  
 102 Kelly Mill Rd.  
 Cumming GA 30040  
[jeremy@greatergeorgiacontracting.com](mailto:jeremy@greatergeorgiacontracting.com)



# LAWRENCEVILLE

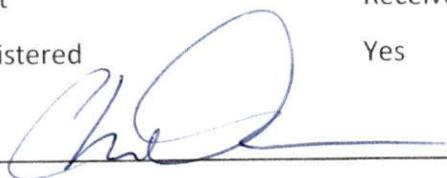
GEORGIA

## Solicitation Award Checklist

**Solicitation Name:** Greater Georgia Contracting, Inc. - Natural Gas Peak Utility Building Project

### Purchasing Procedural Requirements

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

**Purchasing Signature** 

### Department / Stakeholder

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

**Department Signature** John Payne - Keck & Wood



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Professional Design Services for Bridges Structural Rehabilitation/Repair
- Department:** Engineering
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** Amount not to exceed \$138,631.00. This project is funded by the Capital Outlay Fund. Project: 08-011
- Presented By:** Eranildo Lustosa Alves Junior, City Engineer
- Action Requested:** Award Professional Design Services for structural rehabilitation/repair for the existing bridges West Crogan Street over West Pike Street and West Pike Street over CSX Railroad to Kimley Horn, amount to not exceed \$138,631.00

**Summary:** The City of Lawrenceville has requested Kimley Horn to provide Professional Design Services for structural rehabilitation/repair for both the West Crogan Street over West Pike Street and the West Pike Street over CSX Railroad bridges as a result of 2023 GDOT Inspection recommendations. In addition, the City of Lawrenceville wants to add potential repairs from professional field observation and minor upgrades to improve the aesthetics of the bridges.

**Background:** The West Crogan Street Bridge over West Pike Street (BR#135-0115-0) was constructed in 1989 and is generally in good condition according to the 2023 GDOT inspection report. The same report recommends repairs, consisting of cleaning and sealing all joints on the bridge. The West Pike Street Bridge over CSX Railroad (BR#135-0028-0) was constructed in 1937 and widened in 1981. The superstructure was found to be in good condition, and the substructure to be in fair condition. The 2023 GDOT inspection report recommends repairs for the bridge, consisting of sealing all joints, sealing the deck wearing surface for all spans, and repairing concrete spalls at bents 2 and 3.

**Attachments/Exhibits:**

- 2025-10-28 Letter Agreement Lawrenceville Bridge Rehab.pdf

October 20, 2025

Chuck Warbington, P.E.  
City Manager, City of Lawrenceville  
70 South Clayton Street  
Lawrenceville, GA 30046

Re: Letter Agreement for Professional Services for  
West Crogan St. over West Pike St. & West Pike St. over CSX RR Bridge Repairs

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) submits this Letter Agreement (“Agreement”) to City of Lawrenceville (“Client”) to provide structural rehabilitation/repair documents for the existing bridges West Crogan Street over West Pike Street and West Pike Street over CSX Railroad.

### Project Understanding

Kimley-Horn understands that the City of Lawrenceville is looking to repair both the West Crogan Street over West Pike Street and the West Pike Street over CSX Railroad bridges as a result of 2023 GDOT Inspection recommendations. In addition to the GDOT recommendations, City of Lawrenceville wants to add additional potential repairs from Kimley-Horn field observation and minor upgrades to improve aesthetics of the bridges.

The West Crogan Street Bridge over West Pike Street (BR#135-0115-0) was constructed in 1989 and is generally in good condition according to the 2023 GDOT inspection report. The report recommends repairs, consisting of cleaning and sealing all joints on the bridge. The client has also requested stormwater improvements and cleaning/painting of the bridge.

The West Pike Street Bridge over CSX Railroad (BR#135-0028-0) was constructed in 1937 and widened in 1981. The superstructure was found to be in good condition, and the substructure to be in fair condition. The report recommends repairs for the bridge, consisting of sealing all joints, sealing the deck wearing surface for all spans, and repairing concrete spalls at bents 2 and 3.

Kimley-Horn understands the Client would like to proceed with an on-site condition assessment, generate repair documents and assist the City of Lawrenceville with bid support and construction administration.

### Scope of Services

Kimley-Horn will provide the services specifically set forth below.

#### **Task 1 – West Crogan St. over West Pike St. Bridge Rehabilitation**

- Develop a preliminary rough order of magnitude (ROM) OPCC using GDOT pay item format
- Complete an on-site observation of the existing bridge view from the ground during which measurements and photo documentation will be conducted
- Produce rehabilitation and repair plans based on the 2023 GDOT Inspection report and findings from on-site observation. Rehabilitation and repair plans are limited to consist of details and notes for joint replacement, concrete spall repair, bridge deck overlay, crack repair, guardrail replacement and storm drain maintenance
- Develop an OPCC using GDOT pay item format
- Attend up to three (3) virtual meetings with the Client and other design teams

- Prepare special provisions or supplemental specifications for items that are not covered by the standard GDOT specifications or Gwinnett County specifications, current editions  
*Deliverables: Construction repair documents for specified repair methods, OPCC, and Specifications in .pdf format*

### **Task 2.0 – West Pike St. over CSX Railroad Bridge Rehabilitation**

- Develop a preliminary rough order of magnitude (ROM) OPCC using GDOT pay item format
- Coordinate with CSX to obtain a Right-of-Entry Permit and arrange flagging services for the overhead inspection.
- Complete an overhead inspection of the existing bridge during which measurements and photo documentation will be conducted
- Produce rehabilitation and repair plans based on the 2023 GDOT Inspection report and findings from on-site observation. Rehabilitation and repair plans are limited to consist of details and notes for joint replacement, full depth edge beam replacement, in-depth cap spall repair, bridge deck overlay, crack repair, fence installation and repainting beams.
- Develop an OPCC using GDOT pay item format
- Attend up to three (3) virtual meetings with the Client and other design teams
- Prepare special provisions or supplemental specifications for items that are not covered by the standard GDOT specifications or Gwinnett County specifications, current editions  
*Deliverables: Construction repair documents for specified repair methods, OPCC, and Specifications in .pdf format*

### **Task 2.1 – West Pike St. over CSX Railroad Barrier Replacement and Load Rating (If-needed)**

- Evaluate the existing parapet width to determine if it can accommodate fencing. If insufficient, design replacement standard GDOT parapets with adequate width.
- Perform load rating analysis of the bridge beams to verify they can support the additional loading from the new parapets.

### **Task 3 – Bid Support and Construction Administration**

- Provide construction quantities for City’s bid documents
- Attend one (1) Pre-Bid Meeting and assist the City in preparing responses to bidder’s questions during the bidding period
- Support up to two (2) addenda during bidding
- Respond to up to three (3) Contractor RFIs made in accordance with the Contract Documents and issue necessary clarifications and interpretations for design related elements
- Attend one (1) on-site Pre-Construction Meeting conducted by the City before the start of construction
- Attend up to five (5) construction coordination meetings  
Review Shop Drawings, which the Contractor is required to submit, for general conformance with construction plans, current GDOT Standard Specifications, and maintaining agency preferences. Any action in response to a shop drawing will not constitute a change in the Contract Documents, which can be changed only through the Change Orders
- Conduct a final site visit to evaluate whether the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend final payment to Contractor

Construction documents will be generally consistent with the GDOT Bridge and Structures Design Manual Revision 3.6 and GDOT typical detailing policies. Kimley-Horn will utilize GDOT and Gwinnett County construction details and standard specifications will be referenced, where applicable.

Any structural calculations will be generally consistent with the GDOT Bridge and Structures Design Manual Revision 3.6, AASHTO LRFD Bridge Design Specifications 9<sup>th</sup> Edition (AASHTO LRFD). Design of contractor design elements, such as shoring, temporary bridges, or other temporary works for construction purposes, is not included in this scope.

All other disciplines of engineering services, including, but not limited to, survey, geotechnical, traffic, lighting, hydraulics, and environmental will be provided by others or under separate agreements.

Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's reviews or visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by the City. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

**Additional Services**

Any services not specifically provided for in the above scope will be billed as additional services and performed at Kimley-Horn's then-current hourly rates. Additional services Kimley-Horn can provide include, but are not limited to, the following:

- Structural analysis, design, or inspection of additional components not specifically identified in this document
- Utility coordination
- Roadway or traffic details and plans

**Information Provided By Client**

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Construction documents and/or As-built bridge plans, if available
- Previous inspection or structural assessment reports not filed on GeoPI (GDOT), if available
- Bridge widening or repair documents, if available

### Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

#### **West Crogan St. over West Pike St. Bridge**

- (1) NTP Approximately November 15, 2025
- (2) Preliminary ROM OPCC Approximately December 15, 2025
- (3) Data Collection Approximately December 31, 2025
- (4) Construction Plans, OPCC, & Specs Approximately April 15, 2026

#### **West Pike St. over CSX Railroad Bridge**

- (1) NTP Approximately November 15, 2025
- (2) Preliminary ROM OPCC Approximately December 15, 2025
- (3) Data Collection Approximately April 15, 2026
- (4) Construction Plans, OPCC, & Specs Approximately September 15, 2026

Kimley-Horn will make every reasonable effort to facilitate a timely permitting process; however, we cannot guarantee specific permit approval dates. Please note these permitting and review durations may impact the schedule.

### Fee and Expenses

Kimley-Horn will perform the services in Tasks 1-3 on a labor fee plus expense basis with the maximum labor fee shown below.

Task Number & Name		Labor Fee	Fee Type
1	West Crogan St. over West Pike St. Bridge Rehabilitation	\$31,077	Hourly, Not-to-Exceed
2.0	West Pike St. over CSX Railroad Bridge Rehabilitation	\$58,355	Hourly, Not-to-Exceed
2.1	West Pike St. over CSX Railroad Barrier Replacement and Load Rating (If-needed)	\$14,185	Hourly, Not-to-Exceed
3	Bid Support and Construction Administration	\$20,014	Hourly, Not-to-Exceed
Total Labor Fee		\$123,631	
Estimated Expenses		\$15,000	
<b>Total Fee</b>		<b>\$138,631</b>	

Kimley-Horn will not exceed the total maximum labor fee shown without authorization from the Client. However, Kimley-Horn reserves the right to reallocate amounts among tasks as necessary.

Labor fee will be billed based on current master contract hourly rates established in our 2025 renewal. Administrative time related to the project may be billed hourly. Estimated expenses include anticipated cost of railroad permitting, traffic control and equipment necessary to perform inspections. All other permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a ten percent (10%) markup, will be immediately issued to and paid by the Client.

Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

**Closure**

If you concur in all the foregoing and wish to direct us to proceed with the services, please provide Kimley-Horn with a Work Authorization for review and signature. We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Darren Wilton, P.E.  
Project Manager



Liu Qiang (John) Lin, P.E.  
Structural Engineer



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: WORK SESSION, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Bid Award – Purchase of Underground Primary Electric Wire (SB006-26)
- Department:** Electric
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** The total cost of \$362,400.00
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Approval to award a purchase to Wesco/Anixter Power Solutions for the purchase of underground primary electric wire under Invitation to Bid SB006-26, in the amount of \$362,400.00.

**Summary:** The City issued an Invitation to Bid (SB006-26) for the purchase of underground primary electric wire needed to support the Electric Department’s ongoing system maintenance, repairs, and capital work. This material is critical to maintaining safe, reliable electric service and supporting future infrastructure needs.

The Invitation to Bid was advertised and conducted in compliance with the City’s Purchasing Ordinance. Bids were publicly opened and reviewed by Electric Department staff and the Purchasing Division for responsiveness, compliance with technical specifications, and pricing.

Based on this review, Wesco/Anixter Power Solutions is the lowest responsive and responsible bidder that met all bid requirements, including the specified wire type and technical standards. The Electric Department and Purchasing Division jointly recommend award to Wesco/Anixter Power Solutions.

**Background:** The bid included the purchase of 30,000 feet of underground primary wire, specified as 25KV, 260 mil EPR insulated cable with LC shield, delivered in 2,000-foot reels. This material is used throughout the City’s electric distribution system for underground installations and replacements.

Five vendors submitted pricing as part of the competitive bid process. During evaluation, it was determined that Elite Textile Trading LLC did not quote the correct wire specification required by the bid documents and was therefore deemed non-responsive. That bid was not considered for award.

All remaining bids were reviewed for compliance, pricing, and suitability for the intended use.

The following vendors submitted bids:

- Gresco - \$434,400
- Wesco-Anixter Power Solutions – \$362,400.00 (recommended)
- Stuart C. Irby Co., Inc. – \$371,700.00
- Bell Electrical Supply Co., Inc. – \$547,500.00
- Elite Textile Trading LLC – \$144,300.00 (non-responsive; incorrect wire specification)

While Stuart C. Irby Co., Inc. submitted a lower total price, Electric Department staff determined that Wesco/Anixter Power Solutions best met the City’s technical requirements, delivery needs, and overall bid responsiveness for this purchase.

**Fiscal Impact:** The total cost of \$362,400.00 will be funded through the Electric Fund. Sufficient funds are available in the current budget, and no additional appropriation is required.

**Attachments/Exhibits:**

- SB006-26Tab.pdf
- SB006-26 Award Checklist Signed.pdf

**SB006-25**  
**Purchase of Underground Wire**  
**Electric**

			Bell Electrical Supply Co., Inc		Elite Textile Trading LLC		Gresco		Stuart C. Irby Co., Inc.		Wesco/Anixter Power Solutions	
ITEM #	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Million underground primary wire, 25KV, 260 Mil EPR, LC shield (15,2000' reels)	30,000	\$18.25	\$547,500.00	\$4.81	\$144,300.00	\$14.48	\$434,400.00	\$12.39	\$371,700.00	\$12.08	\$362,400.00
<b>Total</b>			\$547,500.00		\$144,300.00		\$434,400.00		\$371,700.00		\$362,400.00	

**Recommended Vendor:**  
 Stuart C. Irby Co., Inc.  
 1025-A Cobb International Pl.  
 Kennesaw, GA 30152  
[Godfrey@irby.com](mailto:Godfrey@irby.com)



# LAWRENCEVILLE GEORGIA

## Solicitation Award Checklist

Solicitation Name: SB006-26 Purchase of Underground Primary Wire

### Purchasing Procedural Requirements

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

Purchasing Signature Chi Qu

### Department / Stakeholder

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

Department Signature Michael Tatum



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Approval of a contract with Southeast Corrections, LLC to provide probation services to the City of Lawrenceville.
- Department:** City Manager
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** None
- Presented By:** Michael Fischer, Assistant City Manager - Operations
- Action Requested:** Approval of a contract with Southeast Corrections, LLC to provide probation services to the city of Lawrenceville Municipal Court. To include the approval of the Detailed Fee/Schedule.

**Summary:** This item is seeking approval to renew a contract with Southeast Corrections, LLC to provide probation services to the City of Lawrenceville Municipal Court. The contract is for calendar year 2026, with three (3) additional one-year term renewals.

**Background:** This is a renewal request from the current ending service agreement with Southeast Corrections, LLC dated February 1, 2022.

**Concurrences:** Municipal Court, City Attorney

**Attachments/Exhibits:**

- Lawrenceville Municipal Court Contract 2026 – Final.docx
- Detailed Fees. Schedule Exhibit A.docx

AGREEMENT FOR PROBATION SERVICES

STATE OF GEORGIA  
COUNTY OF GWINNETT

**RE: Municipal Court of the City of Lawrenceville – Probation Services**

THIS AGREEMENT, made and entered into by and between the **Municipal Court of the City of Lawrenceville, Georgia** (hereinafter referred to as “the Court”) and **Southeast Corrections, LLC** a corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as “Vendor”), with approval of the **City of Lawrenceville, Georgia**, a Georgia Municipal Corporation, duly organized and existing under the laws of the State of Georgia (hereinafter referred to as “Owner”), with an effective date the 1<sup>st</sup> day of January, 2026.

**WITNESSETH:**

WHEREAS, Owner wishes to contract with Vendor to provide probation services for the Court; and

WHEREAS, Vendor has a Fee Schedule (which is attached hereto as Exhibit A and is incorporated herein by this reference) for the services to be provided and the costs of said services to be paid by those placed on probation by a Judge of the Court; and

WHEREAS, Vendor is a company with the requisite professional staff, expertise, knowledge, and professional registrations or certifications and is licensed to provide said services;

Now, therefore, the Owner and Vendor, in consideration of the mutual covenants and promises contained herein do agree as set forth below:

**Section 1 Vendor’s Services**

The Vendor shall provide probation services including but not limited to:

1. The Vendor shall attend all regularly scheduled misdemeanor plea and arraignment hearings, and attend all other criminal hearings as requested by a judge or judge designee of the Court, for the purpose of providing private probation services for each probationer placed on probation during the hearings.
2. The Vendor shall maintain for the life of the contract a probation office within the Lawrenceville City limits.
3. The Vendor shall conduct an initial interview with each probationer at the time of his or her sentencing or as soon as is practicable thereafter for purposes of explaining the scope of the Court order relative to fines, fees and/or restitution imposed as well as requirements and conditions, general and special, for probation supervision.
4. The Vendor shall meet face-to-face or virtually with each probationer placed on probation under the supervision of the Vendor at least one (1) time every thirty (30) calendar days. Probationers that do not comply with the probation guidelines and the Lawrenceville Municipal Court order may be required to meet with their supervisor more than one (1) time every month. At the discretion of the Court, the Vendor shall

provide intensive probation services that may include the requirement(s) for weekly reporting, virtual visits, or a combination of any or all of these requirements. For probationers placed on intensive probation, the Vendor shall charge the probationer no more than the amount stipulated in the Fee Schedule one (1) time every month for as long as the intensive probation requirements are in effect.

5. The Vendor shall provide and service a Pretrial Intervention and Diversion Program (hereinafter “PTD”), or similar type of program, if the Court chooses to provide that program. In that case, a person required to participate in a PTD shall be supervised in the same manner as provided herein as a probationer, subject to the same fees and charges as provided in the Fee Schedule.

6. The Vendor shall provide, at no additional costs, pre-sentence investigations at the request of the Court.

7. The Court shall have the sole responsibility of determining the appropriate programs, classes, or service(s) for each probationer and such will be explicitly listed as part of any Order by the Court. Acceptable providers for certain programs, classes or services shall be subject to the approval of the Chief Judge of the Court, including whether a program or class offered by an alternate provided by the Vendor is acceptable. Any alternate programs, classes or services approved by the Chief Judge shall be managed by the Vendor as part of the probation process in the same manner as any programs and services provided by the Vendor.

8. The Vendor shall collect from probationers if requested by the Court, Court ordered fines, restitution and other costs associated with orders, judgments, and sentences of the Court.

(a) Any and all fines, surcharges, court costs and other fees shall be paid to the Court. Any and all monies collected from probationers by the Vendor must be submitted to the Court on no less than a monthly basis. All collections of monies shall make the City first payee and any remaining or residual monies to be collected will be the Vendors responsibility to collect to satisfy any outstanding amounts owed them. All funds and payments shall be accompanied with reporting and accounting through integration with the Court’s Courtware Computer software system in a format as determined by the Court.

(b) The Vendor shall collect from probationers only those fees specifically ordered by the Court, and not in excess of those charges listed in the Vendor’s Fee Schedule. The Vendor shall not charge any probationer that has been declared by the Court to be indigent, any fees without specific authorization by the Court, and then only under those circumstances provided by the Court.

9. Maintain fine, restitution or Court costs collected from the Probationers in a non-interest bearing account without benefit or profit from said accounts.

10. Under no circumstances shall any portion or percentage (%) of any fine monies or court fees collected be retained by the Vendor.

11. A nine dollar (\$9.00) per month surcharge shall be collected from each probationer placed on probation by the Vendor, unless the probationer is exempted by the Court, as required by Georgia law. The surcharge shall be sent by the Vendor to the Georgia Crime Victims Compensation Board on no less than a monthly basis pursuant to O.C.G.A. §17-15-13.

12. The Vendor shall coordinate community service work as required as a condition of probation by the Court. The Vendor shall cooperate with the Court to ensure that community service is done within the city limits of Lawrenceville, Georgia, whenever possible. The Court shall determine and define the work mission for all community service. Monthly tracking and reporting of all community service work is required in a format satisfactory to the Court.

13. The Vendor shall administer drug and alcohol screens to probationers only as directed by the Court. Probationers shall assume the cost of random drug testing and shall pay those costs pursuant to the Fee Schedule provided.

14. The Vendor shall provide electronic monitoring of probationers only at the direction of the Court. Probationers shall assume the cost of electronic monitoring and shall pay those costs pursuant to the Fee Schedule provided. Monthly tracking and reporting of all electronic monitoring is required in a format satisfactory to the Court.

15. The Vendor shall prepare referrals and lend assistance to probationers either ordered to receive or who desire employment assistance or other forms of counseling. The Vendor shall insure that procedures for indigent probationers, pay only cases and consecutive cases are handled in compliance with the requirements for consecutive sentences in accordance with O.C.G.A §42 – 8 – 103.1.

16. The Vendor shall recommend to the Court early probation release if a probationer has fulfilled all court ordered requirements and has paid all fines. Continuing monthly probation supervision fees shall not be assessed against the probationer if the Court grants early release. Failure to notify the Court that a probationer has fulfilled all court ordered requirements and has paid all fines may subject the Vendor to refund any fees collected after such date that Court ordered requirements are met.

17. The Vendor shall advise the Court, by filing a petition for modification/revocation of probation, or petition for contempt, any time a probationer fails in a material way to comply with the conditions of probation. The Vendor shall appear in court and present such findings to the Court in such detail as to satisfy the Court of the need for any modification or revocation. The Vendor shall show the expiration date of any probation sentence on the face of any warrant and shall provide the Court a report of any active warrants due to expire in the next 30 days at the time of any modification/revocation hearing.

18. The Vendor shall provide notice as required by law and return to the Court any probationer that does not, in the opinion of the Vendor, comply with the terms set forth in the court order of probation at which time the probation officer shall testify as to the circumstances of the case, giving the probationer full opportunity to refute any or all points. The officer shall comply with the Court’s ruling in reference to sentencing or possible revocation of probation pursuant to the Court’s procedures and Georgia law.

19. The Vendor shall assist the Court and law enforcement authorities in tracking absconders through the submission of an absconder investigation report which details the probationer’s personal history and employment information, the circumstances of his or her violations, and his or her last known whereabouts. This report shall be made available upon request from the Court.

20. The Vendor shall maintain case files on each probationer to document compliance with the terms and conditions of probation, reporting dates, and contacts as they occur and the amounts and dates of all monies collected.

21. The Vendor shall declare and maintain in a “confidential” manner all reports, files, records and papers of whatever kind relative to the supervision of probationers, and shall make the same available only to authorized employees of the Vendor and authorized personnel of the City of Lawrenceville, to those authorized by the Court, or as otherwise required by law. All information must be maintained and in compliance with the Georgia Open Records Law at all times.

22. The Vendor shall keep all reports, files, records and papers in a centralized location convenient to the City of Lawrenceville, Georgia, and shall make the same available only to the Court, Lawrenceville city officials or employees authorized by the Court, and as may be required by law. Such reports, records and papers are and shall remain the property of the City of Lawrenceville, Georgia. The Vendor may retain confidential copies for its files if so desired.

23. The Vendor shall provide the Court with the ability to access real-time reporting that provides the status of probationers supervised by the Vendor, the status of probationers for whom supervision or rehabilitation has been terminated, and the reason for the termination. The reports shall incorporate as much detail as the Court may require. In addition, the Vendor shall provide access at any time to the Vendor’s Case Management System to any authorized personnel of the Court. All information is declared to be confidential and shall be available only to those entities permitted by law and authorized by the Court. The reporting of system access and modification should also be made available to the Court, upon request.

24. The Vendor shall provide the Chief Judge of the Court, the appropriate agency, board or commission of the State of Georgia, and any others who may have authority, with a quarterly summary report that provides the number of Misdemeanor Probationers supervised by the Vendor; and the number of Misdemeanor Probationers for whom supervision or rehabilitation has been terminated, in as much detail as may be required by law, rule or regulation.

25. The Vendor shall, at a minimum, reconcile all records with the Court Clerk’s office on a monthly basis. Records shall be made available to the Vendor on any normally scheduled workday, between the hours of 8:30 AM and 4:30 PM, upon request.

26. The Vendor must have the ability to integrate the collection of data and payment information with the Court’s Case Management System (currently Courtware). Integration must be completed per the instructions of the Court and the City of Lawrenceville’s Department of Information Technology. All information must be transferred electronically and occur on a daily basis. The Vendor must provide at its own expense any necessary software, hardware, equipment, and communication services in order to accomplish this transfer of data and daily court operations. The responsibility of data assurance, integrity, and security is the responsibility of the Vendor and must meet the standards established by best business practices and regulatory statutes.

27. The Vendor shall only accept any modification to any original Court sentence as made by a court of competent jurisdiction.

28. The Vendor shall not own nor have a controlling interest in any finance business or lending institution that makes loans to probationers under its supervision for the payment of probation fees or fines. Neither shall the Vendor, nor any employees, agents or representatives, engage in any employment, business, or activity that interferes or conflicts with the duties and responsibilities of this Contract.

Furthermore, neither shall the Vendor nor any of its employees, agents or representatives, own, operate or have any financial interest in, be an instructor at, or be employed by any private entity that provides drug or alcohol testing, education services or offers a DUI Alcohol or Drug Use Risk Reduction Program certified by the Department of Human Resources. Moreover, neither shall the Vendor, nor any of its employees, agents or representatives, specify or favor, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program that a probationer may or shall attend. This paragraph shall not prohibit furnishing any probationer, upon request, with the names, addresses and telephone numbers of known, certified DUI Alcohol or Drug Use Risk Reduction Programs.

29. The Vendor shall supervise all persons assigned to probation by the Lawrenceville Municipal Court with an average ratio of probationers to staff of no greater than two hundred and fifty (250) to one (1) for active cases with conditions. Further, the Vendor shall supervise all “payment-only” cases at a ratio in compliance with best practices as established by County and Municipal Probation Advisory Council (CMPAC).

30. The Vendor shall require that at least one (1) of its probation officers assigned to the Court speak, understand, read, and write fluently the Spanish language. That probation officer shall be available to attend each calendar of the Court unless it appears to the Court that the officer’s language abilities and skills shall not be necessary for any particular Court calendar.

31. The Vendor shall ensure that any person it employs or contracts with as a private probation officer:

(a) is at least twenty-one [21] years of age at the time of appointment to the position of private probation officer pursuant to O.C.G.A. §42-8-100;

(b) has completed a standard two [2] year college course; provided however that any person who is so employed as a private probation officer as of July 1, 1996, and who has at least six [6] months of experience as a private probation officer shall be exempt from such college requirement pursuant to O.C.G.A. §42-8- 102;

(c) has received an initial forty [40] hours of orientation upon employment and has received twenty [20] hours of continuing education per annum as approved by the County and Municipal Probation Advisory Council, provided that the forty [40] hour initial orientation shall not be required of any person who has successfully completed a probation or parole officer basic course of training certified by the Peace Officer Standards and Training Council or any private probation officer who has been employed by a private probation corporation, enterprise, or agency for at least six [6] months as of July 1, 1996 pursuant to O.C.G.A. §42-8-102; and

(d) has not been convicted of a felony [to ensure that its private probation officers have not been convicted of a felony, the Vendor shall conduct a documented criminal record check on all its private probation officers] pursuant to O.C.G.A. §42-8-102.

32. The Vendor shall ensure that any person it employs or contracts with as administrative staff is in compliance in Department of Community Supervision (DCS) Board Rule 105-2-.09 and all training requirements of DCS Board Rules 105-2-.09 and 105-2-.12.

33. Under no circumstances shall costs or charges be incurred by the Court or the City of Lawrenceville from the Vendor for services rendered to the Court or the City. Under no circumstances shall the Court or the City be invoiced, receive a statement or otherwise be billed for services rendered or for the reimbursement of expenses incurred during the rendering of services.

34. As is necessary, the Vendor shall provide updates to the Court on any changes in state and/or national laws or regulations that are relevant to probation, probationary services, etc. Such updates shall be provided in a manner and at a time that is convenient to the Court. Such updates shall be provided at no additional cost to the Court.

35. Within thirty (30) calendar days of Contract termination with the City, the Vendor shall return / turn over to the City of Lawrenceville all files, documents, correspondence, papers and databases applicable to the City’s Contract and required herein, together with all relevant information concerning the status of each and every probationer, the fines due and payable and payments made or promised, and locations and information held by the Vendor which could assist in locating any absconders. This obligation shall be carried out by the Vendor at no cost to the City. Further termination instructions are detailed in Section 4 Period of Service.

36. The Vendor shall be certified as a Georgia Crime Information Center non-terminal user and shall thereby be granted access to both Georgia Crime Information Center and National Crime Information Center criminal history record information. The Court shall assist the Vendor in obtaining access to criminal histories in the Georgia Crime Information Center and National Crime Information Center through local law enforcement in order for the Vendor to conduct pre-sentence or probationer investigations as may be requested by the Court.

37. Conflicts of Interest: The Vendor shall deliver to the City Clerk an affidavit certifying that the Vendor has no interest and will not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of services to the City. The affidavit shall further state that in rendering services to the City that no persons having any such interest shall be employed by the Vendor. The Vendor assumes full responsibility for knowing whether its officers, employees, agents or anyone providing services under this Contract has any such interest and for certifying the absence of such conflict to the City.

During the course of performing services for the City, the Vendor shall disclose immediately to the City, by affidavit, every known or apparent conflict of interest and every ostensible or potential conflict of interest of the Vendor’s owners, officers, employees, agents or anyone providing services under this Contract. The duty to disclose is a continuing duty. Such disclosure is a material obligation of this agreement and the Vendor’s failure to comply with these provisions affords the City the right to pursue any and all remedies for breach of contract. In the event of an apparent or actual conflict of interest during the course of performance, the City may terminate the agreement by written notice. Nothing herein shall be construed as limiting or waiving the right of the City to pursue damages or other remedies.

A conflict of interest includes any circumstance, which might influence or appear to influence the judgment of the Vendor, and the Vendor shall disclose the same. Further, the Vendor shall disclose the acceptance of compensation, monetary or otherwise, from more than one payor or party for services on the same project or related project. The Vendor shall disclose the direct or indirect solicitation or acceptance of financial or other consideration from parties other than the City for work on the project to which this agreement pertains. A conflict of interest of the Vendor’s owners, officers, employees, agents, or anyone providing services under this Contract shall be deemed a conflict of interest of the Vendor, giving rise to the duty to disclose. The Vendor shall not disclose any data, facts or information concerning services performed for the City or

obtained while performing such services, except as authorized by the City in writing, or as may be required by law.

38. Follow all rules, regulations and policies set forth by the State of Georgia and any and all agencies, boards, commissions or similar bodies that govern the activities and services provided under this Contract.

**Section 2 Vendor’s Reporting and Data Requirements**

The following performance measures are the minimum data and reporting that the City requires to track progress of the services provided. This information is a minimum and other measures may be requested to be tracked during the term of this Contract.

1. Amount and Percent of fines and penalties collected each month.
2. Specific measures and efforts to enforce court orders.
3. Percentage of probationers completing community service.
4. Number and percentage of probationers incarcerated.
5. Average length of time for those successfully completing probation.
6. Number of probationers completed monthly
7. Number of outstanding probationers monthly
8. Status report of all active probationers
9. All new cases per month
10. All warrants issued by month
11. All probation terminations – list and summary account.
12. A balance summary sheet for the month starting with beginning balance, new cases, payments received, warrant costs added, fines credited and ending balance.
13. A detailed list of new cases, showing ticket #, name, sentence date, and amount of order.
14. A warrant fees added report, showing name, ticket # and warrant fee added.
15. An adjustment report that shows the name, date, ticket #, adjustment amount, and reason.
16. A terminated cases report showing name, ticket#, sentenced date, termination date, reason, ordered amount, paid, balance.
17. A fines balance report that shows all cases with activity for the month, open cases with ticket number, name, sentence date, ordered amount, current balance, and balances for dispersals showing previous balances and current. Ending balances must agree with the balance summary report.

18. Monthly report of the revenue generated by the probation company from the City of Lawrenceville Court.

19. A monthly profit and loss statement for the probation company for the services provided to the City of Lawrenceville Court explicitly showing the net revenue from the City of Lawrenceville.

**Section 3 Owner’s Responsibilities**

The Owner’s responsibilities to the Vendor shall specifically include conducting meetings with Vendor, providing required information on probationers, and completing other items specifically set forth in Attachments of this Agreement and additional items as might be required and are mutually agreed upon in writing.

**Section 4 Period of Service**

The services, as described herein, shall commence on January 1, 2026, and shall continue until December 31, 2026, and shall end on that date. Provided however, the contract shall automatically renew for three additional one-year terms upon the anniversary date of this contract under the then prevailing terms and conditions unless notice of nonrenewal is given by either party at least 30 days prior to the current term’s expiration.

In addition to any other rights of termination provided for herein, this Agreement may be terminated at any time, with or without cause, as follows: (a) by the City, in consultation with the Chief Judge, and by the Chief Judge, with the approval of the City, upon thirty (30) days’ prior written notice to the Contractor; or (b) by the Vendor upon ninety (90) days’ prior written notice to the City and Chief Judge. Additionally, the Chief Judge may terminate this Agreement immediately for cause, including without limitation: material breach of this Agreement; insolvency of Vendor; or filing a voluntary or involuntary case in bankruptcy. Within thirty (30) working days of termination, Vendor shall peaceably surrender to the Court all records and documents generated by Vendor in connection with this Agreement and the services thereunder and any equipment or supplies assigned to the Vendor by the Court. Vendor shall turn over to the Clerk of Court any moneys collected or received, less supervision fees validly collected and duly owing to Vendor through the termination date. Any fines, costs, fees, or restitution received by Vendor from probationers of this Court after termination of this Agreement shall be forwarded to the Clerk of Court, other than fees earned by Vendor. The Court shall provide Vendor a receipt for all property surrendered under this provision.

**Section 5 General Conditions**

**5.1 Insurance**

The Vendor shall at all times during this Contract maintain in full force and effect Employer's Liability, Workers’ Compensation, General Liability Insurance, including contractual liability coverage, and Automobile Liability Insurance. All insurance shall be by insurers and for policy limits acceptable to the Owner and before commencement of work hereunder the Vendor agrees to furnish the Owner certificates of insurance or other evidence satisfactory to the Owner to the effect that such insurance has been procured and is in force with the City of Lawrenceville named as an additional insured where applicable. The certificates shall contain the following express obligations:

The general liability and the automobile liability coverages shall list the City of Lawrenceville as an additional insured and include waivers of subrogation as well as primary and non-contributory provisions all in favor of the City of Lawrenceville, its mayor, council members, employees, agents, and volunteers.

"This is to certify that the policies of insurance described herein have been issued to the insured for whom this certificate is executed and are in force at this time. In the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice will be given the City of Lawrenceville."

For the purpose of the Contract, the Vendor shall carry the following types of insurance in at least the limits specified below:

<u>Coverages</u>	<u>Limits of Liability</u>
Workers' Compensation	Statutory
Employer's Liability	\$1,000,000
General Liability	\$1,000,000 each occurrence
Except Automobile	\$2,000,000 aggregate
Automobile	\$1,000,000 each person
Liability	\$2,000,000 each occurrence
Excess Umbrella Liability	\$5,000,000 each occurrence

Subject to the approval of the City and to the extent permitted by law, all or any part of any required insurance coverages may be provided under a plan or plans of self-insurance.

**5.2 Successors and Assigns**

The Vendor and Owner each binds itself and its successors, executors, administrators and assigns in respect to all covenants and conditions of this Agreement. Neither the Vendor nor the Owner will assign or transfer any interest in the Agreement without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the Vendor and the Owner.

**5.3 Modification**

This Agreement constitutes the entire understanding between the Owner and Vendor and may be modified only by a written instrument duly executed by the parties hereto.

**5.4 Compliance with Law**

The Vendor shall comply with all requirements and conditions set forth by the Judge of the Municipal Court and shall at all times comply with any rules, regulations and statutes of the State of Georgia, whether currently existing or enacted after the execution of this Contract.

**5.5 Miscellaneous**

This Agreement is governed by the laws of the State of Georgia.

**5.6 Indemnification**

Vendor shall indemnify and hold harmless the City and the Court from and against all liability (including cost of defense, settlement, judgment, and reasonable attorneys’ fees) resulting from breach by Vendor or resulting from the negligence, willful or tortuous acts, omissions, or misconduct of Vendor and its employees, agents, or representatives in the provision of services under this Contract. This indemnification provision shall survive the expiration or termination of this Contract.

**Section 6 Standard of Care**

In performing its professional services, the Vendor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the services are provided.

**Section 7 Venue**

Disputes arising out of this Agreement shall be heard in the State or Superior Court of Gwinnett County, Georgia. The Owner and Vendor agree that jurisdiction and venue are proper in Gwinnett County, Georgia, exclusively, and they hereby waive any defenses they may have to improper venue, lack of jurisdiction over their person, and lack of subject matter jurisdiction.

**Section 8 Severability**

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality or unenforceability shall not affect the other provisions, and the remaining provisions of this agreement shall be given full effect.

**Section 9 Compliance with Georgia Law**

This contract is conditioned on both parties’ compliance with the requirements of O.C.G.A. § 13-10-91. The City of Lawrenceville employs 100 or more employees, and is in compliance with O.G.C.A. § 13-10-91. Vendor hereby states that it has complied with the requirements of O.C.G.A. § 13-10-91, will attest its compliance by completing the affidavit attached as Exhibit 1. Vendor acknowledges that it generally and typically will not utilize subcontractors or sub-subcontractors. However, if a subcontract or sub-subcontractor is utilized by Vendor, Vendor shall obtain the employee number category and eligibility verification from all subcontractors and sub-subcontractors and submit the affidavits required by Georgia Law. Vendor shall submit the required affidavits at the time of execution of this Agreement and shall obtain the required affidavits from subcontractors and sub-subcontractors in accordance with Georgia law.

**Section 10 Notice and Service Thereof**

- (a) All notices, demands, requests, instructions, approvals, and claims shall be in writing.
- (b) Any notice to or demand upon the Vendor shall be sufficiently given if delivered to Mr. John Prescott, Southeast Corrections, LLC 1960 Satellite Boulevard, Suite 3000, Duluth,

Georgia 30097 or if deposited in the United States Mail in a sealed, postage, prepaid envelope.

- (c) All papers required to be delivered to the Court/Owner shall, unless otherwise specified in writing to the Vendor, be delivered to the City of Lawrenceville, at the office of the City Clerk, City Hall, P.O. Box 2200, 70 South Clayton Street, Lawrenceville, Georgia 30046. Any notice to or demand upon the Court/Owner shall be sufficiently given if delivered to the office of the City Clerk or if deposited in the United States Mail in a sealed, postage, prepaid envelope, or delivered with charges prepaid to any telegraph company for transmission, in each case addressed to the City Clerk or to such other representative of the Court/Owner or to such other address as the Court/Owner may subsequently specify in writing to the Vendor for such purposes.
- (d) Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery or (in the case of mailing) when the same should have been received in due course of post, as the case may be.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under their respective seals on the day and date first above written in two (2) counterparts, each of which shall without proof or accounting for the other counterparts, be deemed an original Contract.

**CITY OF LAWRENCEVILLE, GEORGIA**

By: \_\_\_\_\_ Seal  
 Ethan Pham  
 Chief Judge  
 Municipal Court of the City of Lawrenceville

*Approved by City Council*

By: \_\_\_\_\_ Seal  
 David R. Still  
 Mayor, City of Lawrenceville, Georgia

Attest: \_\_\_\_\_  
 Karen Pierce  
 City Clerk, City of Lawrenceville, Georgia

[Corporate Seal]

Approved As to Form Before Execution:

By: \_\_\_\_\_  
 Pereira, Kirby, Kinsinger & Nguyen, LLP  
 Attorneys for the Owner

**VENDOR: SOUTHEAST CORRECTIONS, LLC**

By: \_\_\_\_\_ Seal

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signed and Sealed in the presence of:

By: \_\_\_\_\_  
Notary Public

NOTE: If the VENDOR is a corporation, the Agreement shall be signed by the President or Vice President, attested by the Secretary and the corporate seal affixed.

## Exhibit A Detailed Fees/Schedule

ALL AT NO COST TO THE CITY OF LAWRENCEVILLE			
Service	Period/Unit	Probationer Paid	Cost to Court
Supervision Fee Restitution Collection-Disbursement	Monthly (minimum) No Cost	\$43.00 \$0.00	\$0.00
Payment only Cases Three-month Cap On Fees	Monthly (first month free)	\$43.00	\$0.00
Intensive Supervision Fee Pre-Trial Diversion Supervision	Monthly Monthly	\$45.00 \$43.00	\$0.00
Drug/Alcohol Testing GC/MS Confirmation Testing	Per Test Per Panel	\$19.00 \$30.00	\$0.00 \$0.00
Electronic Monitoring GPS	Per Day	\$10.00	\$0.00
Electronic Remote Alcohol Monitoring	Per Day	\$10.00	\$0.00
One-Time Installation – GPS/Electronic Remote Alcohol Monitoring	Per Installation	\$50.00	\$0.00
Random Alcohol Breath Testing – On Site	Per Test	\$5.00	\$0.00
Warrant Processing Administrative Fee	Per Warrant Served	\$200.00	Paid to City of Lawrenceville
In-State Transfer Fee	If Applicable	\$0.00	\$0.00
Interstate Compact Transfer Fee	If applicable/once	\$50.00	\$0.00

## Exhibit A Detailed Fees/Schedule

ALL AT NO COST TO THE CITY OF LAWRENCEVILLE			
Service	Period/Unit	Probationer Paid	Cost to Court
Supervision Fee Restitution Collection-Disbursement	Monthly (minimum) No Cost	\$43.00 \$0.00	\$0.00
Payment only Cases Three-month Cap On Fees	Monthly (first month free)	\$43.00	\$0.00
Intensive Supervision Fee Pre-Trial Diversion Supervision	Monthly Monthly	\$45.00 \$43.00	\$0.00
Drug/Alcohol Testing GC/MS Confirmation Testing	Per Test Per Panel	\$19.00 \$30.00	\$0.00 \$0.00
Electronic Monitoring GPS	Per Day	\$10.00	\$0.00
Electronic Remote Alcohol Monitoring	Per Day	\$10.00	\$0.00
One-Time Installation – GPS/Electronic Remote Alcohol Monitoring	Per Installation	\$50.00	\$0.00
Random Alcohol Breath Testing – On Site	Per Test	\$5.00	\$0.00
Warrant Processing Administrative Fee	Per Warrant Served	\$200.00	Paid to City of Lawrenceville
In-State Transfer Fee	If Applicable	\$0.00	\$0.00
Interstate Compact Transfer Fee	If applicable/once	\$50.00	\$0.00



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Board Appointment for Financial Review Citizen Committee
- Department:** City Council
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** N/A
- Presented By:** Karen Pierce, City Clerk
- Action Requested:** Motion to Appoint Zack Boland to Post 4, Vacant Position on the Financial Review Citizen Committee, to fill the Unexpired term Ending December 31, 2026

**Summary:** Motion to Appoint Zack Boland to Post 4, Vacant Position on the Financial Review Citizen Committee, to fill the Unexpired term Ending December 31, 2026.



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** An Ordinance to Amend Chapter 10 of the Code of the City of Lawrenceville, Georgia, Article VII. Construction Codes, Division 1. State Minimum Codes, Section 10-210. Body Art Studios and Body Artist
- Department:** Planning and Development
- Date of Meeting:** Wednesday, January 28, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Review of Amendment
- Planning & Development Recommendation:** Approval
- Planning Commission Recommendation:** Approval

**Summary:** An Ordinance to Amend Chapter 10 of the Code of the City of Lawrenceville, Georgia, Article VII. Construction Codes, Division 1. State Minimum Codes, Section 10-210. Body Art Studios and Body Artist

**Attachments/Exhibits:**

- CoO; CH 10 ART VII DIV 1 SEC 10-210; 10292025.docx
- CoO; CH 10 ART VII DIV 1 SEC 10-210; 12052025.pdf

**AN ORDINANCE TO AMEND CHAPTER 10 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA, ARTICLE VII. CONSTRUCTION CODES, DIVISION 1. STATE MINIMUM CODES, BY DELETING SEC. 10-210 BODY ART STUDIOS AND BODY ARTISTS., WHICH SHALL READ AS IN FOLLOWS:**

**Section 1:**

The Code of the City of Lawrenceville, Georgia is hereby amended by deleting Chapter 10, Article VII. Construction Codes, Division 1. State Minimum Codes, Sec. 10-210. Body Art Studios and Body Artists in its entirety and replacing the language to read as follows:

Sec. 10-210. Body art studios and body artists.

The regulations of the county board of health, adopted by resolution [Insert Month, Day, Year], based upon rules of the state's department of public health, as referenced in chapter 511-3-8, as now or hereafter amended, and having been adopted by resolution of the City Council on [Insert Month, Day, Year], as the health regulations governing body art studios for the City are made a part of this Code as though fully set out at length in this section. Copies of the body art regulations are on file in the office of the City Clerk.

\_\_\_\_\_  
David R. Still, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Karen Pierce, City Clerk

PLANNING COMMISSION

RECOMMENDED CONDITIONS 12012025

AN ORDINANCE TO AMEND CHAPTER 10 OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA, ARTICLE VII. CONSTRUCTION CODES, DIVISION 1. STATE MINIMUM CODES, BY DELETING SEC. 10-210 BODY ART STUDIOS AND BODY ARTISTS., WHICH SHALL READ AS IN FOLLOWS:

Section 1:

The Code of the City of Lawrenceville, Georgia is hereby amended by deleting Chapter 10, Article VII. Construction Codes, Division 1. State Minimum Codes, Sec. 10-210. Body Art Studios and Body Artists in its entirety and replacing the language to read as follows:

Sec. 10-210. Body art studios and body artists.

The regulations of the county board of health, adopted by resolution [Insert Month, Day, Year], based upon rules of the state's department of public health, as referenced in chapter 511-3-8, as now or hereafter amended, and having been adopted by resolution of the City Council on [Insert Month, Day, Year], as the health regulations governing body art studios for the City are made a part of this Code as though fully set out at length in this section. Copies of the body art regulations are on file in the office of the City Clerk.  
~~The regulations of the county board of health are hereby adopted as the health regulations governing body art studios and body artists, and a fee schedule for the issuance of permits and inspections, are made a part of this Code as though fully set out at length in this section. Copies of the regulations are on file in the office of the City Clerk.~~

\_\_\_\_\_  
David R. Still, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Karen Pierce, City Clerk

O; CH 10 ART VII DIV 1 SEC 10-210; 12052025



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Workstation Refresh – Three-Year FMV Lease Agreement (Dell Financial Services)
- Department:** Information Technology
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** Equipment cost is \$605,491.00 and will be financed through a three-year Fair Market Value (FMV) lease with three annual payments of \$181,835.18 (paid in advance).
- Presented By:** Kyle Parker, Information Technology Director
- Action Requested:** Approve a three-year Fair Market Value (FMV) lease agreement with Dell Financial Services for the acquisition of City workstations in the amount of \$605,491.00, with annual lease payments of \$181,835.18 (paid in advance), utilizing the Georgia Statewide Contract, contingent upon review and approval by the City Attorney.

**Summary:** Staff requests approval of a three-year Fair Market Value (FMV) lease with Dell Financial Services to refresh the City’s workstation environment across City Hall, Public Works, and the Police Department. This refresh replaces aging and obsolete devices with standardized, warranty-backed equipment to maintain continuity of operations and support modern service delivery.

The total equipment acquisition cost is \$605,491.00, based on Dell pricing obtained through the Georgia Statewide Contract. The attached Equipment List reflects this pricing and the quantities required to meet Citywide workstation needs.

**Background:** The City maintains a planned workstation lifecycle strategy to avoid end-of-life hardware risk, maintain predictable replacement schedules, and ensure consistent device standards across departments.

Maintaining a three-year workstation lifecycle provides predictable replacement schedules, consistent hardware standards, reduced maintenance risk, and uninterrupted warranty and vendor support. Procurement through the Georgia Statewide Contract provides pre-negotiated government pricing and satisfies applicable purchasing requirements.

**Purpose**

To continue the City’s standard three-year workstation lifecycle program through a Fair Market Value (FMV) lease, ensuring reliable, secure, and standardized computing equipment for all departments while maintaining predictable lifecycle management.

**Project Work Scope**

The refresh will include:

- Replacement of workstations covered under the expiring lease, as well as additional City workstations not currently on lease that meet replacement criteria
- Standardized Dell workstation configurations across departments
- Standard three-year warranty/support coverage: Dell ProSupport Plus (next-business-day onsite service)
- Deployment coordinated by the Information Technology Department to minimize operational disruption
- Secure return and decommissioning of existing devices, as applicable, per City requirements and vendor procedures

**Evaluation and Selection Process**

This procurement utilizes the Georgia Statewide Contract for Dell equipment; an RFP was not required. Dell continues to provide the most effective combination of standardization, vendor support, lifecycle consistency, and total cost management for the City’s workstation environment.

**Conclusion**

Approval supports the City’s lifecycle replacement strategy, reduces downtime and maintenance risk, and ensures continued vendor warranty/support coverage. Final lease documents and equipment details are provided in the meeting packet attachments.

**Fiscal Impact:** The equipment acquisition cost is \$605,491.00 and will be financed through a three-year Fair Market Value (FMV) lease with annual payments of \$181,835.18 (paid in advance). Funding is available in the IT Department's capital budget.

**Attachments/Exhibits:**

- Workstation Equipment List Summary - 2026-01-10.pdf
- DELL - Equipment Quote (US\_Quote\_3000196965067.7).pdf
- DELL DFS FMV Lease Proposal for LAWRENCEVILLE, GEORGIA 192846.2.pdf
- DELL Lease Schedule\_Lawrenceville GA\_001-6723772-005.pdf
- DELL Lease Exhibit A SBQ\_Lawrenceville GA\_001-6723772-005.pdf

**DEVICES - DEPLOY TO USERS**

<b>Desktop</b>	<b>Dell Pro Slim Plus QBS1250</b>	<b>55</b>	<b>\$1,175.00</b>	<b>\$64,625.00</b>	<b>\$80,905.00</b>
	Intel(R) Core(TM) Ultra 7 265 (13 TOPS NPU, 20 cores, up to 5.3GHz) 32GB: 1 x 32GB, DDR5, up to 5600 MT/s, non-ECC 1TB SSD, M.2 Dell Pro Keyboard and Mouse - KM5221W - US English - Black <a href="https://www.dell.com/en-us/shop/desktop-computers/dell-pro-slim-plus-desktop/spd/dell-pro-qbs1250-plus-slim-desktop">https://www.dell.com/en-us/shop/desktop-computers/dell-pro-slim-plus-desktop/spd/dell-pro-qbs1250-plus-slim-desktop</a>				
	Dell Pro 27 Plus Monitor - P2725H	110	\$148.00	\$16,280.00	
<b>Dispatch Desktop</b>	<b>Dell Pro Max Slim (FCS1250) CTO Base</b>	<b>6</b>	<b>\$1,640.00</b>	<b>\$9,840.00</b>	<b>\$9,840.00</b>
	Intel Core Ultra 7 265 (30 MB cache, 20 cores, 20 threads, 1.8 GHz to 5.3 GHz, 65W) 64GB: 2 x 32 GB, DDR5, 5600 MT/s, non-ECC 1TB SSD TLC with DRAM M.2 2280 PCIe Gen4 SED Ready Dell Pro Plus Keyboard and Mouse - KM7321W - US English Intel Integrated Graphics (Monitors - use existing 4 monitors)	0	\$0.00	\$0.00	
<b>GIS Desktop</b>	<b>Dell Pro Max Slim (FCS1250) CTO Base</b>	<b>5</b>	<b>\$1,640.00</b>	<b>\$8,200.00</b>	<b>\$9,680.00</b>
	Intel Core Ultra 7 265 (30 MB cache, 20 cores, 20 threads, 1.8 GHz to 5.3 GHz, 65W) 64GB: 2 x 32 GB, DDR5, 5600 MT/s, non-ECC 1TB SSD TLC with DRAM M.2 2280 PCIe Gen4 SED Ready Dell Pro Plus Keyboard and Mouse - KM7321W - US English Intel Integrated Graphics Dell Pro 27 Plus Monitor - P2725H	10	\$148.00	\$1,480.00	
<b>Laptop</b>	<b>Dell Pro 14 (PC14250) XCTO Base</b>	<b>166</b>	<b>\$1,040.00</b>	<b>\$172,640.00</b>	<b>\$250,403.00</b>
	14", Non-Touch, FHD+, IPS, 300 nits, 45% NTSC, Anti-Glare, FHD Cam Intel(R) Core(TM) Ultra 5 225U (12 TOPS NPU, 12 cores, up to 4.8 GHz) 32 GB: 2 x 16 GB, DDR5, 5600 MT/s (5200 MT/s with Intel Core processors) Integrated Intel(R) graphics for Intel(R) Core(TM) Ultra 5 225U processor 1 TB SSD <a href="https://www.dell.com/en-us/shop/dell-laptops/dell-pro-14-laptop/spd/dell-pro-pc14250-laptop">https://www.dell.com/en-us/shop/dell-laptops/dell-pro-14-laptop/spd/dell-pro-pc14250-laptop</a>				
	Dell Pro Smart Dock - SD25	161	\$152.00	\$24,472.00	
	Dell Pro Wireless Keyboard and Mouse - KM5221W	161	\$35.00	\$5,635.00	
	Dell Pro 27 Plus Monitor - P2725H	322	\$148.00	\$47,656.00	
<b>Laptop2</b>	<b>Dell Pro 14 (PC14250) XCTO Base</b>	<b>6</b>	<b>\$1,320.00</b>	<b>\$7,920.00</b>	<b>\$10,818.00</b>
	14", Non-Touch, FHD+, IPS, 300 nits, 45% NTSC, Anti-Glare, FHD Cam Intel(R) Core(TM) Ultra 5 225U (12 TOPS NPU, 12 cores, up to 4.8 GHz) 64 GB: 2 x 32 GB, DDR5, 5600 MT/s (5200 MT/s with Intel Core processors) Integrated Intel(R) graphics for Intel(R) Core(TM) Ultra 5 225U processor 1 TB SSD <a href="https://www.dell.com/en-us/shop/dell-laptops/dell-pro-14-laptop/spd/dell-pro-pc14250-laptop">https://www.dell.com/en-us/shop/dell-laptops/dell-pro-14-laptop/spd/dell-pro-pc14250-laptop</a>				
	Dell Pro Smart Dock - SD25	6	\$152.00	\$912.00	
	Dell Pro Wireless Keyboard and Mouse - KM5221W	6	\$35.00	\$210.00	
	Dell Pro 27 Plus Monitor - P2725H	12	\$148.00	\$1,776.00	
<b>Rugged Laptop</b>	<b>Dell Pro Rugged, RB14250 XCTO</b>	<b>91</b>	<b>\$2,310.00</b>	<b>\$210,210.00</b>	<b>\$216,820.00</b>
	14" Touch, FHD 1920x1080, 60Hz, WVA, Anti-Glare, 1100nit, Low Blue Light, IR camera, Passive Pen Intel R Core TM Ultra 7 165U (12 MB cache, 12 cores, up to 4.90 GHz, 15W), Intel Integrated Graphics 32GB: 2 X 16 GB, DDR5,5600, Non-ECC, SoDIMM 1TB M.2 PCIe NVMe 2280 SSD, Opal 2.0 Self Encrypting Solid State Drive <a href="https://www.dell.com/en-us/search/dell%20pro%20rugged%20rb14250%20cto">https://www.dell.com/en-us/search/dell%20pro%20rugged%20rb14250%20cto</a>				
	Dell Pro Thunderbolt 5 Dock WD25TB5	10	\$330.00	\$3,300.00	
	Dell Pro Wireless Keyboard and Mouse - KM5221W	10	\$35.00	\$350.00	
	Dell Pro 27 Plus Monitor - P2725H	20	\$148.00	\$2,960.00	

**DEVICES - STOCK / SPARES**

<b>Desktop</b>	<b>Dell Pro Slim Plus QBS1250</b>	<b>5</b>	<b>\$1,175.00</b>	<b>\$5,875.00</b>	<b>\$5,875.00</b>
	Intel(R) Core(TM) Ultra 7 265 (13 TOPS NPU, 20 cores, up to 5.3GHz) 32GB: 1 x 32GB, DDR5, up to 5600 MT/s, non-ECC 1TB SSD, M.2 Dell Pro Keyboard and Mouse - KM5221W - US English - Black <a href="https://www.dell.com/en-us/shop/desktop-computers/dell-pro-slim-plus-desktop/spd/dell-pro-qbs1250-plus-slim-desktop">https://www.dell.com/en-us/shop/desktop-computers/dell-pro-slim-plus-desktop/spd/dell-pro-qbs1250-plus-slim-desktop</a> Dell Pro 27 Plus Monitor - P2725H				
		0	\$148.00	\$0.00	
<b>Dispatch/GIS Desktop</b>	<b>Dell Pro Max Slim (FCS1250) CTO Base</b>	<b>1</b>	<b>\$1,640.00</b>	<b>\$1,640.00</b>	<b>\$1,640.00</b>
	Intel Core Ultra 7 265 (30 MB cache, 20 cores, 20 threads, 1.8 GHz to 5.3 GHz, 65W) 64GB: 2 x 32 GB, DDR5, 5600 MT/s, non-ECC 1TB SSD TLC with DRAM M.2 2280 PCIe Gen4 SED Ready Dell Pro Plus Keyboard and Mouse - KM7321W - US English Intel Integrated Graphics				
<b>Laptop</b>	<b>Dell Pro 14 (PC14250) XCTO Base</b>	<b>5</b>	<b>\$1,040.00</b>	<b>\$5,200.00</b>	<b>\$6,135.00</b>
	14", Non-Touch, FHD+, IPS, 300 nits, 45% NTSC, Anti-Glare, FHD Cam Intel(R) Core(TM) Ultra 5 225U (12 TOPS NPU, 12 cores, up to 4.8 GHz) 32 GB: 2 x 16 GB, DDR5, 5600 MT/s (5200 MT/s with Intel Core processors) Integrated Intel(R) graphics for Intel(R) Core(TM) Ultra 5 225U processor 1 TB SSD <a href="https://www.dell.com/en-us/shop/dell-laptops/dell-pro-14-laptop/spd/dell-pro-pc14250-laptop">https://www.dell.com/en-us/shop/dell-laptops/dell-pro-14-laptop/spd/dell-pro-pc14250-laptop</a> Dell Pro Smart Dock - SD25 Dell Pro Wireless Keyboard and Mouse - KM5221W Dell Pro 27 Plus Monitor - P2725H				
		5	\$152.00	\$760.00	
		5	\$35.00	\$175.00	
		0	\$148.00	\$0.00	
<b>Rugged Laptop</b>	<b>Dell Pro Rugged, RB14250 XCTO</b>	<b>5</b>	<b>\$2,310.00</b>	<b>\$11,550.00</b>	<b>\$13,375.00</b>
	14" Touch, FHD 1920x1080, 60Hz, WVA, Anti-Glare, 1100nit, Low Blue Light, IR camera, Passive Pen Intel R Core TM Ultra 7 165U (12 MB cache, 12 cores, up to 4.90 GHz, 15W), Intel Integrated Graphics 32GB: 2 X 16 GB, DDR5,5600, Non-ECC, SoDIMM 1TB M.2 PCIe NVMe 2280 SSD, Opal 2.0 Self Encrypting Solid State Drive <a href="https://www.dell.com/en-us/search/dell%20pro%20rugged%20rb14250%20cto">https://www.dell.com/en-us/search/dell%20pro%20rugged%20rb14250%20cto</a> Dell Pro Thunderbolt 5 Dock WD25TB5 Dell Pro Wireless Keyboard and Mouse - KM5221W Dell Pro 27 Plus Monitor - P2725H				
		5	\$330.00	\$1,650.00	
		5	\$35.00	\$175.00	
		0	\$148.00	\$0.00	
				<b>Grand Total</b>	<b>\$605,491.00</b>



## Your quote is ready for purchase.

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<b>Quote No.</b>	<b>3000196965067.7</b>	<b>Sales Rep</b>	Rodney Baldwin
<b>Total</b>	<b>\$605,491.00</b>	<b>Phone</b>	1(800) 4563355, 6180473
<b>Customer #</b>	4835680	<b>Email</b>	R.Baldwin@dell.com
<b>Quoted On</b>	Jan. 07, 2026	<b>Billing To</b>	KIM HAYS
<b>Expires by</b>	Jan. 21, 2026		CITY OF LAWRENCEVILLE
<b>Contract Name</b>	Georgia End User		70 S CLAYTON ST
	Computing Agreement		PO BOX 2200
<b>Contract Code</b>	C000000493100		LAWRENCEVILLE, GA 30046-5727
<b>Customer Agreement #</b>	99999-SPD0000161-0004		
<b>Deal ID</b>	23487620		

### Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,  
Rodney Baldwin

### Shipping Group

<b>Shipping To</b>	<b>Shipping Method</b>
KYLE PARKER CITY OF LAWRENCEVILLE CITY CLERK 18 SOUTH CLAYTON ST LAWRENCEVILLE, GA 30045 (770) 995-9606	Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Pro Slim Plus QBS1250	\$1,175.00	60	\$70,500.00
Dell Pro 14 PC14250	\$1,320.00	6	\$7,920.00
Dell Pro 14 PC14250	\$1,040.00	171	\$177,840.00
Dell Pro Smart Dock - SD25	\$152.00	172	\$26,144.00
Dell Pro Thunderbolt 5 Dock WD25TB5	\$330.00	15	\$4,950.00

Dell Pro Max Slim FCS1250	\$1,640.00	7	\$11,480.00
Dell Pro Max Slim FCS1250	\$1,640.00	5	\$8,200.00
Dell Pro Rugged 14 RB14250	\$2,310.00	96	\$221,760.00
Dell Pro 27 Plus Monitor - P2725H	\$148.00	474	\$70,152.00
Dell Pro Keyboard and Mouse - KM5221W - US English - Black	\$35.00	187	\$6,545.00

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Subtotal:	\$605,491.00
Shipping:	\$0.00
Non-Taxable Amount:	\$605,491.00
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00

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**Total:** \$605,491.00

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# Shipping Group Details

**Shipping To**  
 KYLE PARKER  
 CITY OF LAWRENCEVILLE  
 CITY CLERK  
 18 SOUTH CLAYTON ST  
 LAWRENCEVILLE, GA 30045  
 (770) 995-9606

**Shipping Method**  
 Standard Delivery

	Unit Price	Quantity	Subtotal
<b>Dell Pro Slim Plus QBS1250</b>	<b>\$1,175.00</b>	<b>60</b>	<b>\$70,500.00</b>
Estimated delivery if purchased today: Jan. 21, 2026 Contract # C000000493100 Customer Agreement # 99999-SPD0000161-0004			

Description	SKU	Unit Price	Quantity	Subtotal
Intel(R) Core(TM) Ultra 7 265 (13 TOPS NPU, 20 cores, up to 5.3GHz)	338-CRZM	-	60	-
Windows 11 Pro	619-BBQD	-	60	-
32GB: 1 x 32GB, DDR5, up to 5600 MT/s, non-ECC	370-BCXG	-	60	-
1TB SSD TLC	400-BSWR	-	60	-
1st M.2 2280 SSD Screw	773-BBBC	-	60	-
Integrated Graphics	490-BKSX	-	60	-
No Wireless LAN Card	555-BLXL	-	60	-
No Additional Add In Cards	382-BBHX	-	60	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	60	-
CMS Software not included	632-BBBJ	-	60	-
Dell Pro Slim Plus QBS1250 with 260W PSU	329-BKSP	-	60	-
Dell Pro Keyboard and Mouse - KM5221W - US English - Black	580-BCCH	-	60	-
Mouse included with Keyboard	570-AADI	-	60	-
ENERGY STAR Qualified	387-BBLW	-	60	-
System Power Cord C13 (Philippine/TH/US)	450-AAOJ	-	60	-
Documentation	340-DNBV	-	60	-
Watch Dog SRV	379-BFYR	-	60	-
Quick Start Guide	340-DTTZ	-	60	-
US/Canada Battery Warning Label	389-FKHG	-	60	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	60	-
Shipping Material (DAO)	340-DTSR	-	60	-
Shipping Label	389-BBUU	-	60	-
DAO Regulatory label for 260W PSU	389-FJYR	-	60	-
Driver/APP for IRST	658-BFTS	-	60	-
Intel(R) Core(TM) Ultra 7 vPro Processor Label	389-FJVS	-	60	-
Desktop BTO Standard shipment	800-BBIO	-	60	-
Dell Pro Slim Plus QBS1250	210-BPPM	-	60	-
Intel vPro(R) Enterprise	631-BCBN	-	60	-

EPEAT Silver with Climate+	379-BDTO	-	60	-
Custom Configuration	817-BBBB	-	60	-
No Optical Drive	429-BBCH	-	60	-
Internal speaker	520-BBKW	-	60	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	60	-
No Additional Video Ports	492-BCKH	-	60	-
No Option Included	340-ACQQ	-	60	-
No Media Card Reader	379-BBHM	-	60	-
NO RAID	817-BBBN	-	60	-
No Hard Drive Bracket	575-BBKX	-	60	-
Dell Limited Hardware Warranty Plus Service	717-8784	-	60	-
ProSupport Plus: Accidental Damage Service, 3 Years	717-8804	-	60	-
ProSupport Plus: Keep Your Hard Drive, 3 Years	717-8805	-	60	-
ProSupport Plus: 7x24 Technical Support, 3 Years	717-8806	-	60	-
ProSupport Plus: Next Business Day Onsite, 3 Years	717-8807	-	60	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit <a href="http://www.dell.com/contactdell">www.dell.com/contactdell</a> or call 1-866-516-3115	997-8367	-	60	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	60	-
Dell Pro Slim Plus QBS1250	658-BFVK	-	60	-
No Additional Add In Cards	382-BBHX	-	60	-
		<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
		<b>\$1,320.00</b>	<b>6</b>	<b>\$7,920.00</b>

**Dell Pro 14 PC14250**

Estimated delivery if purchased today:  
 Feb. 24, 2026  
 Contract # C000000493100  
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 14 (PC14250) XCTO Base	210-BQGZ	-	6	-
Intel(R) Core(TM) Ultra 5 225U (12 TOPS NPU, 12 cores, up to 4.8 GHz)	379-BGHC	-	6	-
Windows 11 Pro	619-BBQD	-	6	-
Magnetite color, textured finish	354-BBKD	-	6	-
64 GB: 2 x 32 GB, DDR5, 5600 MT/s (5200 MT/s with Intel Core processors)	370-BCMK	-	6	-
Integrated Intel(R) graphics for Intel(R) Core(TM) Ultra 5 225U processor	338-CSJD	-	6	-
1 TB SSD	400-BSKN	-	6	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	6	-
14", Non-Touch, FHD+, IPS, 300 nits, 45% NTSC, Anti-Glare, FHD Cam	391-BJPK	-	6	-
No Fingerprint Reader, No vPro	346-BMRK	-	6	-
FHD HDR RGB Camera, TNR, Camera Shutter, Microphone	319-BBKK	-	6	-
English US backlit Copilot key keyboard, 79-key	583-BMLQ	-	6	-
Intel vPro Enterprise Management Disabled	631-BCDN	-	6	-
Intel(R) AX211 WLAN Driver	555-BMLY	-	6	-

Intel® Wi-Fi 6E (6 where 6E unavailable) AX211, 2x2, 802.11ax, Bluetooth® 5.3 wireless card	555-BLLQ	-	6	-
3-cell, 45 Wh, ExpressCharge Capable, ExpressCharge Boost Capable	451-BDKT	-	6	-
65W AC adapter, USB Type-C	492-BDTG	-	6	-
E4 Power Cord 1M for US	537-BBDO	-	6	-
Quick Start Guide	340-DTVR	-	6	-
Documentation	340-DNBV	-	6	-
ENERGY STAR Qualified	387-BBLW	-	6	-
Custom Configuration	817-BBBB	-	6	-
Dell Pro 14 (PC14250) Mix Model, 65W, Type-C	340-DVZR	-	6	-
EPEAT Gold with Climate+	379-BDZB	-	6	-
Intel® Rapid Storage Technology Driver	409-BCYT	-	6	-
Intel Core Ultra 5 Processor Label	389-FGFR	-	6	-
ProSupport Plus: Next Business Day Onsite, 1 Year	714-0178	-	6	-
ProSupport Plus: Next Business Day Onsite, 2 Year Extended	714-0182	-	6	-
ProSupport Plus: Accidental Damage Service, 3 Years	714-0200	-	6	-
ProSupport Plus: Keep Your Hard Drive, 3 Years	714-0201	-	6	-
ProSupport Plus: 7x24 Technical Support, 3 Years	714-0202	-	6	-
Dell Limited Hardware Warranty	714-0313	-	6	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	6	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit <a href="http://www.dell.com/contactdell">www.dell.com/contactdell</a> or call 1-866-516-3115	997-8367	-	6	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	6	-
Dell Additional SW - Dell Pro Laptop	658-BFVB	-	6	-
		<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
		<b>\$1,040.00</b>	<b>171</b>	<b>\$177,840.00</b>

**Dell Pro 14 PC14250**

Estimated delivery if purchased today:  
 Feb. 25, 2026  
 Contract # C000000493100  
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 14 (PC14250) XCTO Base	210-BQGZ	-	171	-
Intel(R) Core(TM) Ultra 5 225U (12 TOPS NPU, 12 cores, up to 4.8 GHz)	379-BGHC	-	171	-
Windows 11 Pro	619-BBQD	-	171	-
Magnetite color, textured finish	354-BBKD	-	171	-
32 GB: 2 x 16 GB, DDR5, 5600 MT/s (5200 MT/s with Intel Core processors)	370-BCMN	-	171	-
Integrated Intel(R) graphics for Intel(R) Core(TM) Ultra 5 225U processor	338-CSJD	-	171	-
1 TB SSD	400-BSKN	-	171	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	171	-
14", Non-Touch, FHD+, IPS, 300 nits, 45% NTSC, Anti-Glare, FHD Cam	391-BJPK	-	171	-
No Fingerprint Reader, No vPro	346-BMRK	-	171	-

FHD HDR RGB Camera, TNR, Camera Shutter, Microphone	319-BBKK	-	171	
English US backlit Copilot key keyboard, 79-key	583-BMLQ	-	171	-
Intel vPro Enterprise Management Disabled	631-BCDN	-	171	-
Intel(R) AX211 WLAN Driver	555-BMLY	-	171	-
Intel® Wi-Fi 6E (6 where 6E unavailable) AX211, 2x2, 802.11ax, Bluetooth® 5.3 wireless card	555-BLLQ	-	171	-
3-cell, 45 Wh, ExpressCharge Capable, ExpressCharge Boost Capable	451-BDKT	-	171	-
65W AC adapter, USB Type-C	492-BDTG	-	171	-
E4 Power Cord 1M for US	537-BBDO	-	171	-
Quick Start Guide	340-DTVR	-	171	-
Documentation	340-DNBV	-	171	-
ENERGY STAR Qualified	387-BBLW	-	171	-
Custom Configuration	817-BBBB	-	171	-
Dell Pro 14 (PC14250) Mix Model, 65W, Type-C	340-DVZR	-	171	-
EPEAT Gold with Climate+	379-BDZB	-	171	-
Intel® Rapid Storage Technology Driver	409-BCYT	-	171	-
Intel Core Ultra 5 Processor Label	389-FGFR	-	171	-
ProSupport Plus: Next Business Day Onsite, 1 Year	714-0178	-	171	-
ProSupport Plus: Next Business Day Onsite, 2 Year Extended	714-0182	-	171	-
ProSupport Plus: Accidental Damage Service, 3 Years	714-0200	-	171	-
ProSupport Plus: Keep Your Hard Drive, 3 Years	714-0201	-	171	-
ProSupport Plus: 7x24 Technical Support, 3 Years	714-0202	-	171	-
Dell Limited Hardware Warranty	714-0313	-	171	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	171	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit <a href="http://www.dell.com/contactdell">www.dell.com/contactdell</a> or call 1-866-516-3115	997-8367	-	171	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	171	-
Dell Additional SW - Dell Pro Laptop	658-BFVB	-	171	-
		<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
		<b>\$152.00</b>	<b>172</b>	<b>\$26,144.00</b>

**Dell Pro Smart Dock - SD25**

Estimated delivery if purchased today:  
 Feb. 06, 2026  
 Contract # C000000493100  
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro Smart Dock- SD25	210-BRQC	-	172	-
Dell Limited Hardware Warranty	718-2043	-	172	-
Advanced Exchange Service 3 Years	718-2044	-	172	-

**Dell Pro Thunderbolt 5 Dock WD25TB5**

Estimated delivery if purchased today:  
 Jan. 12, 2026  
 Contract # C000000493100  
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
		<b>\$330.00</b>	<b>15</b>	<b>\$4,950.00</b>

Dell Pro Thunderbolt 5 Dock - WD25TB5	210-BTMT	-	15	
Dell Limited Hardware Warranty	720-1597	-	15	-
Advanced Exchange Service 3 Years	720-1598	-	15	-
		<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
		<b>\$1,640.00</b>	<b>7</b>	<b>\$11,480.00</b>

**Dell Pro Max Slim FCS1250**

Estimated delivery if purchased today:  
 Jan. 19, 2026  
 Contract # C000000493100  
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro Max Slim (FCS1250) CTO Base [Dispatch Desktop ]	210-BPST	-	7	-
Intel Core Ultra 7 265 (30 MB cache, 20 cores, 20 threads, 1.8 GHz to 5.3 GHz, 65W)	338-CSBY	-	7	-
Windows 11 Pro	619-BBQD	-	7	-
Dell Pro Plus Keyboard and Mouse - KM7321W - US English	580-BCTR	-	7	-
Mouse included with Keyboard	570-AADI	-	7	-
Intel Integrated Graphics	490-BKSG	-	7	-
64GB: 2 x 32 GB, DDR5, 5600 MT/s, non-ECC	370-BCTX	-	7	-
1TB SSD TLC with DRAM M.2 2280 PCIe Gen4 SED Ready	400-BSWM	-	7	-
No Hard Drive	400-AKZR	-	7	-
Storage Config C6, 2280 boot	449-BCJF	-	7	-
No Hard Drive Bracket	575-BBKX	-	7	-
NO RAID	817-BBBN	-	7	-
No Wireless LAN Card	555-BLXZ	-	7	-
Intel vPro Active Management Technology	631-BCCZ	-	7	-
ENERGY STAR Qualified	387-BBLW	-	7	-
System Power Cord C13 (US 125V, 15A)	450-AHDU	-	7	-
Documentation	340-DNBV	-	7	-
Shipping Material (DAO)	340-CBUU	-	7	-
Shipping Material (DAO)	340-DTSR	-	7	-
Custom Configuration	817-BBBB	-	7	-
Quick Setup Guide	340-DTYN	-	7	-
US Reese coin battery Package Warning label	389-FKHB	-	7	-
Dell Pro Max Slim with 360W (80 Plus Platinum) PSU (no system fan), DAO	321-BLRV	-	7	-
Intel Rapid Storage Technology Driver	409-BCYS	-	7	-
Intel(R) Core(TM) Ultra 7 vPro Processor Label	389-FJVS	-	7	-
Dell Precision/Pro Max Desktops TPM	340-ACBY	-	7	-
EPEAT Gold with Climate+	379-BDZB	-	7	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	7	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	7	-
65W CPU Air Cooler	412-BCBP	-	7	-
No Option Included	340-ACQQ	-	7	-
No Optical Drive	429-BBCL	-	7	-

Integrated Intel SATA Controller	403-BBCE	-	7	-
FSJ Regulatory Label, 360W Platinum	389-FJZS	-	7	-
Watch Dog SRV	379-BFYR	-	7	-
CMS Essentials DVD no Media	658-BBTV	-	7	-
No Fans Included	384-BDRW	-	7	-
No Hard Drive	400-AKZR	-	7	-
No Hard Drive	400-AKZR	-	7	-
No Media Card Reader	385-BBBL	-	7	-
Dell Limited Hardware Warranty Plus Service	716-2638	-	7	-
ProSupport Plus Next Business Day Onsite 3 Years	717-0833	-	7	-
ProSupport Plus Keep Your Hard Drive 3 Years	717-0845	-	7	-
ProSupport Plus Accidental Damage Service 3 Years	717-0857	-	7	-
ProSupport Plus 7x24 Technical Support 3 Years	717-0869	-	7	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit <a href="http://www.dell.com/contactdell">www.dell.com/contactdell</a> or call 1-866-516-3115	997-8367	-	7	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	7	-
Dell Pro Max Slim FCS1250	658-BFWB	-	7	-
		<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
		<b>\$1,640.00</b>	<b>5</b>	<b>\$8,200.00</b>

**Dell Pro Max Slim FCS1250**

Estimated delivery if purchased today:  
 Jan. 23, 2026  
 Contract # C000000493100  
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro Max Slim (FCS1250) CTO Base [GIS Desktop ]	210-BPST	-	5	-
Intel Core Ultra 7 265 (30 MB cache, 20 cores, 20 threads, 1.8 GHz to 5.3 GHz, 65W)	338-CSBY	-	5	-
Windows 11 Pro	619-BBQD	-	5	-
Dell Pro Plus Keyboard and Mouse - KM7321W - US English	580-BCTR	-	5	-
Mouse included with Keyboard	570-AADI	-	5	-
Intel Integrated Graphics	490-BKSG	-	5	-
64GB: 2 x 32 GB, DDR5, 5600 MT/s, non-ECC	370-BCTX	-	5	-
1TB SSD TLC with DRAM M.2 2280 PCIe Gen4 SED Ready	400-BSWM	-	5	-
No Hard Drive	400-AKZR	-	5	-
Storage Config C6, 2280 boot	449-BCJF	-	5	-
No Hard Drive Bracket	575-BBKX	-	5	-
NO RAID	817-BBBN	-	5	-
No Wireless LAN Card	555-BLXZ	-	5	-
Intel vPro Active Management Technology	631-BCCZ	-	5	-
ENERGY STAR Qualified	387-BBLW	-	5	-
System Power Cord C13 (US 125V, 15A)	450-AHDU	-	5	-
Documentation	340-DNBV	-	5	-
Shipping Material (DAO)	340-CBUU	-	5	-
Shipping Material (DAO)	340-DTSR	-	5	-

Custom Configuration	817-BBBB	-	5	-
Quick Setup Guide	340-DTYN	-	5	-
US Reese coin battery Package Warning label	389-FKHB	-	5	-
Dell Pro Max Slim with 360W (80 Plus Platinum) PSU (no system fan), DAO	321-BLRV	-	5	-
Intel Rapid Storage Technology Driver	409-BCYS	-	5	-
Intel(R) Core(TM) Ultra 7 vPro Processor Label	389-FJVS	-	5	-
Dell Precision/Pro Max Desktops TPM	340-ACBY	-	5	-
EPEAT Gold with Climate+	379-BDZB	-	5	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	5	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	5	-
65W CPU Air Cooler	412-BCBP	-	5	-
No Option Included	340-ACQQ	-	5	-
No Optical Drive	429-BBCL	-	5	-
Integrated Intel SATA Controller	403-BBCE	-	5	-
FSJ Regulatory Label, 360W Platinum	389-FJZS	-	5	-
Watch Dog SRV	379-BFYR	-	5	-
CMS Essentials DVD no Media	658-BBTV	-	5	-
No Fans Included	384-BDRW	-	5	-
No Hard Drive	400-AKZR	-	5	-
No Hard Drive	400-AKZR	-	5	-
No Media Card Reader	385-BBBL	-	5	-
Dell Limited Hardware Warranty Plus Service	716-2638	-	5	-
ProSupport Plus Next Business Day Onsite 3 Years	717-0833	-	5	-
ProSupport Plus Keep Your Hard Drive 3 Years	717-0845	-	5	-
ProSupport Plus Accidental Damage Service 3 Years	717-0857	-	5	-
ProSupport Plus 7x24 Technical Support 3 Years	717-0869	-	5	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit <a href="http://www.dell.com/contactdell">www.dell.com/contactdell</a> or call 1-866-516-3115	997-8367	-	5	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	5	-
Dell Pro Max Slim FCS1250	658-BFWB	-	5	-
		<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
		<b>\$2,310.00</b>	<b>96</b>	<b>\$221,760.00</b>

**Dell Pro Rugged 14 RB14250**

Estimated delivery if purchased today:  
 Jan. 21, 2026  
 Contract # C000000493100  
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro Rugged, RB14250 XCTO	210-BNNG	-	96	-
Intel(R) Core(TM) Ultra 7 165U (12 MB cache, 12 cores, up to 4.90 GHz, 15W)	379-BFTJ	-	96	-
Windows 11 Pro	619-BBQD	-	96	-
Intel R Core TM Ultra 7 165U (12 MB cache, 12 cores, up to 4.90 GHz, 15W), Intel Integrated Graphics	338-CQVH	-	96	-
32GB: 2 X 16 GB, DDR5,5600, Non-ECC, SoDIMM	370-BCGD	-	96	-

1TB M.2 PCIe NVMe 2280 SSD, Opal 2.0 Self Encrypting Solid State Drive	400-BSFJ	-	96	-
14" Touch, FHD 1920x1080, 60Hz, WVA, Anti-Glare, 1100nit, Low Blue Light, IR camera, Passive Pen	391-BJNQ	-	96	-
FHD HDR IR Camera + Microphone, Touch Display, WLAN/WWAN/GPS antenna	319-BBLD	-	96	-
No Mobile Broadband Card	556-BFST	-	96	-
Intel® Wi-Fi 6E AX211, 2x2, 802.11ax, MU-MIMO, Bluetooth® 5.3 wireless card	555-BLHY	-	96	-
Wireless Intel AX211 WLAN Driver	555-BLJD	-	96	-
Core Ultra 7 non-vPro CPU Label, Gen 14th	389-FJDZ	-	96	-
English US Rugged RGB Single Point backlit Copilot key keyboard	583-BMJG	-	96	-
No Fingerprint reader, no Smartcard reader	346-BLBK	-	96	-
65W AC adapter, USB Type-C	492-BDTG	-	96	-
E4 C5 black Power Cord 1M, US	470-BCRH	-	96	-
Primary 3 Cell 53.5 Whr ExpressCharge Capable Battery	389-FJFG	-	96	-
Battery Airbay Cover	325-BFXD	-	96	-
Service and Support Guide MUI for DAO (English, French, Multi)	340-DSGW	-	96	-
Quick setup guide, WW	340-DRXV	-	96	-
No Resource USB Media	430-XYPF	-	96	-
ME Disable - Manageability	631-BBYT	-	96	-
ENERGY STAR Qualified	387-BBLW	-	96	-
EPEAT Gold with Climate+	379-BFWZ	-	96	-
Dedicated u-blox NEO-M9N GPS Card	540-BFLV	-	96	-
Mix Shipment, Dell Pro Rugged 14 RB14250	340-DSCG	-	96	-
Standard Shipment, VS	800-BBZV	-	96	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	96	-
Additional TBT-4/Type-C port	325-BFXV	-	96	-
Additional rear USB 3.2 Type-A port	590-TFPW	-	96	-
Intel Responsiveness Technologies Driver	409-BCYL	-	96	-
Rigid Handle	750-BBMM	-	96	-
No Additional Software	658-BFOH	-	96	-
Custom Configuration	817-BBBB	-	96	-
Docking POGO connector with Antenna Passthru, WLAN+WWAN+GPS antenna	452-BDZH	-	96	-
ProSupport Plus: Next Business Day Onsite, 39 Months	713-0296	-	96	-
Dell Limited Hardware Warranty Initial Year	713-0305	-	96	-
ProSupport Plus: Accidental Damage Service, 39 Months	713-0315	-	96	-
ProSupport Plus: Keep Your Hard Drive, 39 Months	713-0316	-	96	-
ProSupport Plus: 7X24 Technical Support, 39 Months	713-0334	-	96	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit <a href="http://www.dell.com/contactdell">www.dell.com/contactdell</a> or call 1-866-516-3115	997-8367	-	96	-

Activate Your Microsoft 365 For A 30 Day Trial	658-BCSB	-	96	
Dell Additional Software	634-CVYV	-	96	-
		<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
		<b>\$148.00</b>	<b>474</b>	<b>\$70,152.00</b>

**Dell Pro 27 Plus Monitor - P2725H**

Estimated delivery if purchased today:  
Jan. 13, 2026  
Contract # C000000493100  
Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 27 Plus Monitor - P2725H	210-BMFJ	-	474	-
Dell Limited Hardware Warranty	814-5380	-	474	-
Advanced Exchange Service, 3 Years	814-5381	-	474	-

<b>Unit Price</b>	<b>Quantity</b>	<b>Subtotal</b>
<b>\$35.00</b>	<b>187</b>	<b>\$6,545.00</b>

**Dell Pro Keyboard and Mouse - KM5221W - US English - Black**

Estimated delivery if purchased today:  
Jan. 13, 2026  
Contract # C000000493100  
Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro Keyboard and Mouse - KM5221W - US English - Black	580-AJIS	-	187	-

<b>Subtotal:</b>	<b>\$605,491.00</b>
<b>Shipping:</b>	<b>\$0.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>

<b>Total:</b>	<b>\$605,491.00</b>
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## Important Notes

### Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for Fourteen days from the date of this Quote. All products, pricing, and other information are based on the latest information available and are subject to change for any reason, including but not limited to tariffs imposed by government authorities, shortages in materials or resources, increase in the cost of manufacturing or other factors beyond Supplier's reasonable control. If such changes occur, pricing may be adjusted or purchase orders may be cancelled by Supplier, even after an order has been placed. Supplier also reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors and/or customer changes to Supplier's planned delivery date. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to [Tax\\_Department@dell.com](mailto:Tax_Department@dell.com) or [ARSalesTax@emc.com](mailto:ARSalesTax@emc.com), as applicable.

**Governing Terms:** This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at [www.dell.com/terms](http://www.dell.com/terms) or [www.dell.com/oemterms](http://www.dell.com/oemterms)), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

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

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

**In case of Resale only:** Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

**In case of Financing only:** If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

Proposal No. 0000192846.2

Expiration Date: 02/08/2026

<b>36 Month</b>	
FMV	
Payments	Annual
Due	Advance
Interim Rent	None

Quote	Description	Product Subtotal	Rate Factor	Payment
<b>3000196965067.7</b>	<b>Dell Pro Rugged 14 RB14250</b>	<b>\$605,491.00</b>	<b>0.30031</b>	<b>\$181,835.18</b>
	Dell Pro Slim Plus QBS1250	\$70,500.00	0.29851	\$21,044.77
	Dell Pro 14 PC14250	\$7,920.00	0.29851	\$2,364.18
	Dell Pro 14 PC14250	\$177,840.00	0.29851	\$53,086.56
	Dell Pro Smart Dock - SD25	\$26,144.00	0.32751	\$8,562.41
	Dell Pro Thunderbolt 5 Dock WD25TB5	\$4,950.00	0.32751	\$1,621.17
	Dell Pro Max Slim FCS1250	\$11,480.00	0.29851	\$3,426.87
	Dell Pro Max Slim FCS1250	\$8,200.00	0.29851	\$2,447.76
	Dell Pro Rugged 14 RB14250	\$221,760.00	0.29851	\$66,197.01
	Dell Pro 27 Plus Monitor - P2725H	\$70,152.00	0.29851	\$20,940.89
	Dell Pro Keyboard and Mouse - KM5221W - US English	\$6,545.00	0.32751	\$2,143.55
*Personal Property Management Fee may apply				
<b>Total Amount:</b>		<b>Rate Factor &amp; Payment Financed Amount</b>	<b>0.30031</b>	<b>\$181,835.18</b> <b>\$605,491.00</b>
Structure Notes				

**Brandi Methvin**  
Account Manager  
Dell Technologies | Dell Financial Services  
✉ Brandi.Methvin@dell.com

Proposal Notes

End of Term Option(s):

Fair Market Value (FMV) Lease options, includes Dell APEX PCA

1. Exercise the option to purchase the products at their then "fair market value" as determined by lessor;
2. Return all products to DFS at the lessee's expense; or,
3. Renew the lease on a month to month or fixed term basis.

Payment solutions provided and serviced by Dell Financial Services L.L.C. or its affiliate or designee ("DFS") to qualified customers. Offers may not be available or may vary in certain countries. Where available, offers may be changed without notice and are subject to product availability, credit approval, execution of documentation provided by and acceptable to DFS, and may be subject to minimum transaction size. Offers not available for personal, family or household use. Restrictions and additional requirements may apply to transactions with governmental or public entities. Proposal is property of DFS, contains confidential information and shall not be duplicated or disclosed in whole or part. Proposal is not a firm offer of a payment solution. Pricing and rates based upon the final amount, configuration and specification of the supplied equipment, software, services or fees. Prorata payment may be due in the first payment cycle. Proposal excludes additional costs to customer such as shipping, maintenance, filing fees, applicable taxes, insurance and similar items. Proposal valid through the expiration date shown above, or if none is specified, for 30 calendar days from date of presentation. Upon expiration, lease rates may be changed in the event that market rates change. CALIFORNIA: Loans made or arranged pursuant to California Finance Lenders Law license #6037884.

Additional Information:

**LEASE QUOTE:** The Lease Quote is exclusive of shipping costs, maintenance fees, filing fees, licensing fees, property or use taxes, insurance premiums and similar items which shall be for Lessee's account. Lessee will pay payments and all other amounts without set-off, abatement or reduction for any reason whatsoever. Additionally, Lessee shall declare and pay all sales, use and personal property taxes to the appropriate taxing authorities. If you are sales tax exempt, please provide a copy of your Exemption Certificate with the Lease Contract. If Lessee provides the appropriate tax exemption certificates to DFS, sales and use taxes will not be collected by DFS. However, if your taxing authority assesses a personal property tax on leased equipment, and if DFS pays that tax under your lease structure, Lessee must reimburse DFS for that tax expense in connection with the Lessee's lease.

**PURCHASE ORDER:** The Purchase Order must be made out to Dell Financial Services L.L.C., One Dell Way, RR8-23, Round Rock, TX 78682. The Purchase Order will need to include the quote number, quantity and description of the equipment. Please indicate that the PO is for a lease order and shows the type of lease, the term length, and payment frequency. The date of the lease quote referenced should be included. Please be sure to include any applicable shipping costs as a line item and include your address as the SHIP TO destination.

**DOCUMENTATION:** The Agreement executed between DFS and Lessee shall include all required leasing terms and conditions, including, but not limited to, payment terms, non-appropriation, essential use, authority, taxes, and insurance. In addition to a duly executed Agreement, other documents as reasonably requested by DFS may be required, such as but not limited to opinions of counsel, IRS tax exemption forms (if applicable), and audited financials.

**PROPOSAL VALIDITY / APPROVALS:** This is a proposal based upon market conditions and is valid for 30 days, is subject to final credit approval, review of the economics of the transaction, and execution of mutually acceptable documents.

To explore how Dell Payment Solutions can help take your business to the next level, please visit [Payment Solutions | Dell USA](#)

**LAWRENCEVILLE, GEORGIA  
TRUE LEASE SCHEDULE NO. 001-6723772-005  
MASTER LEASE AGREEMENT NO. 572468-18065**

THIS SCHEDULE IS SUBJECT TO AND INCORPORATES THE TERMS AND CONDITIONS OF MASTER LEASE AGREEMENT NO. 572468-18065 ("Agreement") DATED April 19, 2016 BETWEEN DELL FINANCIAL SERVICES L.L.C. ("Lessor") AND LAWRENCEVILLE, GEORGIA ("Lessee").

Lessor hereby agrees to lease and/or make available to Lessee subject to the terms, conditions and provisions set forth in this Schedule and in the Agreement, the Products described below. Any capitalized term used herein and not defined herein shall have the meaning ascribed to it in the Agreement.

PRODUCT DESCRIPTION AND LOCATION: See below or Exhibit "A" attached to and made a part hereof.

**PRODUCT SELLER:** Dell Marketing L.P. One Dell Way Round Rock TX 78682

<u>Product Description</u>	<u>Product Location</u>	<u>Lessee Purchase Order No.</u>	<u>Rent*</u>	<u>Primary Term (Mos.)</u>	<u>Commencement Date**</u>
See Exhibit 'A'	See Exhibit 'A'	TBD	\$181,835.18	36	TBD

**Total Product Acquisition Cost: \$605,491.00**

Rent is payable: in Advance

Payment Period: Annually

\*Lessee is responsible for applicable taxes, shipping and other amounts as described in the Agreement, and, with the first payment of Rent, any prorated Rent if applicable. Such amounts are further described in Exhibit "A".

\*\*The Commencement Date may be extended for one Payment Period until the Schedule is returned in accordance with the terms in the Agreement. Lessor may charge Lessee prorated Rent accruing from the Acceptance Date to the Commencement Date, as such date is finally determined.

**TRUE LEASE PROVISIONS**

The following provisions shall apply with respect to this Schedule in addition to those provisions in the Agreement:

1. **TRUE LEASE:** The parties intend for this lease to constitute a true lease of Products under the UCC and all applicable laws. If this Lease is determined to be a lease intended as security, in no event shall Lessee be obligated to pay any time price balance differential in excess of the maximum amount permitted by applicable law (as specified herein or the state where the Products are located, whichever law permits the greater amount). In the event Lessor shall receive anything of value under a Lease that is deemed interest which would exceed the maximum amount of interest allowed under the law, the excess amount shall be applied to the reduction of the unpaid time price balance or shall be refunded to Lessee. In order to reduce the unpaid time price balance, any amount deemed interest shall, to the fullest extent permitted by applicable law, be amortized and spread uniformly throughout the Lease Term.

2. **END OF LEASE OPTIONS.**

(a) Provided that no Event of Default has occurred and is continuing, and at least 90 days but no more than 180 days prior to the expiration of the Primary Term (the "Expiration Date"), Lessee will give irrevocable written notice to Lessor of its intention to either:

- (i) purchase all of the Products at the Fair Market Value (as defined below);
- (ii) renew the Lease Term for a minimum of six (6) months at a rate and for a term agreed upon by both parties; or
- (iii) return all of the Products in accordance with the Agreement.

(b) If Lessee exercises the option to purchase the Products then, upon receipt of payment of the "Fair Market Value" (defined below), plus applicable taxes, Lessor will sell the Products to Lessee AS IS-WHERE IS, WITHOUT WARRANTY OR RECOURSE, EXPRESS, IMPLIED OR OTHERWISE, INCLUDING ANY WARRANTIES OF DESIGN, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR AGAINST INFRINGEMENT. The Fair Market Value purchase price shall be paid on or before the last day of the Primary Term. "Fair Market Value" means the price of the Products, installed, in use and in the condition required by the Agreement as determined by Lessor in its reasonable judgment. If Lessee disagrees with the Fair Market Value, Lessee shall notify Lessor in writing within 60 days prior to the Expiration Date and, upon Lessee's request, and within ten (10) days after receipt of Lessee's notice, Lessor shall appoint a qualified appraiser reasonably acceptable to Lessee to appraise the retail value of the Products. The amount determined by such appraiser shall be the final Fair Market Value. Lessor and Lessee shall share the expense of such appraisal equally.

(c) If Lessee desires to renew a lease, Lessee and Lessor shall enter into a supplement to this Schedule describing the length of the renewal Lease Term and the renewal Rent provided, however, all other terms of this Schedule and the Agreement shall remain in full force and effect.

(d) Whether or not Lessee has given Lessor notice if its intent as described above, if Lessee does not return or purchase the Products or renew the Lease as required above, the Lease Term shall automatically extend on a month-to-month basis at the Rent in effect on the Expiration Date (prorated on a monthly basis if the Payment Period was other than monthly during the Primary Term). Such extension shall continue until Lessee: (i) provides thirty (30) days prior written notice of its intention to return or purchase the Products (to take effect on the next Rent payment date that is at least 30 days after the notice is received by Lessor) and (ii) either returns or purchases all of the Products in accordance with the End of Lease options above. Payments of Rent during the month-to-month extension are due and payable monthly as specified in Lessor's invoice. If Lessee fails to return or purchase any Products, the Schedule and associated Rent for the Products that have not been returned or purchased shall extend on a month-to-month basis in accordance with the prior sentence.

3. **COMPLETION OF SCHEDULE.** Lessee hereby authorizes Lessor to insert or update the serial numbers of the Products from time to time if necessary.

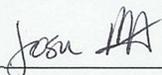
If Lessee delivers this signed Schedule, any amendment or other document related to this Schedule or the Master Lease (each a "Document") to Lessor by facsimile transmission, and Lessor does not receive all of the pages of that Document, Lessee agrees that, except for any pages which require a signature, Lessor may supply the missing pages to the Document from Lessor's database which conforms to the version number at the bottom of the page. If Lessee delivers a signed Document to Lessor as an e-mail attachment, facsimile transmission or by U.S. mail, Lessee acknowledges that Lessor is relying on Lessee's representation that the Document has not been altered. Lessee further agrees that, notwithstanding any rule of evidence to the contrary, in any hearing, trial or proceeding of any kind with respect to a Document, Lessor may produce a tangible copy of the Document transmitted by Lessee to Lessor by facsimile or as an e-mail attachment and such signed copy shall be deemed to be the original of the Document. To the extent (if any) that the Document constitutes chattel paper under the Uniform Commercial Code, the authoritative copy of the Document shall be the copy designated by Lessor or its assignee, from time to time, as the copy available for access and review by Lessee, Lessor or its assignee. All other copies are deemed identified as copies of the authoritative copy. In the event of inadvertent destruction of the authoritative copy, or corruption of the authoritative copy for any reason or as the result of any cause, the authoritative copy may be restored from a backup or archive copy, and the restored copy shall become the authoritative copy. At Lessor's option, this electronic record may be converted into paper form. At such time, such paper copy will be designated or marked as the authoritative copy of the Document.

By signing below, each of the parties hereto agrees to be bound by the terms of the Agreement, this Schedule and the attached Exhibit "A".

LAWRENCEVILLE, GEORGIA  
"Lessee"

DELL FINANCIAL SERVICES L.L.C.  
"Lessor"

By: \_\_\_\_\_

By: \_\_\_\_\_ 

Name: \_\_\_\_\_

Name: \_\_\_\_\_ 

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_ 

**Dell Financial Services**



**LAWRENCEVILLE, GEORGIA  
LEASE SCHEDULE 001-6723772-005  
EXHIBIT A**

**Commencement Date: TBD  
Termination Date: TBD**

<u>DELL Quote #</u>	<u>Qty</u>	<u>Item Description</u>	<u>Periodic Rent</u>	<u>Total Equipment</u>	<u>LRF</u>
3000196965067.7	60	Dell Pro Slim Plus	\$21,043.50	\$70,500.00	29.851%
3000196965067.7	6	Dell Pro 14	\$2,364.20	\$7,920.00	29.851%
3000196965067.7	171	Dell Pro 14	\$53,087.02	\$177,840.00	29.851%
3000196965067.7	172	Dell Pro Smart Dock	\$8,562.42	\$26,144.00	32.751%
3000196965067.7	15	Dell Pro Thunderbolt 5 Dock	\$1,621.17	\$4,950.00	32.751%
3000196965067.7	7	Dell Pro Max Slim	\$3,426.89	\$11,480.00	29.851%
3000196965067.7	5	Dell Pro Max Slim	\$2,447.78	\$8,200.00	29.851%
3000196965067.7	96	Dell Pro Rugged 14	\$66,197.58	\$221,760.00	29.851%
3000196965067.7	474	Dell Pro 27 Plus Monitor	\$20,941.07	\$70,152.00	29.851%
3000196965067.7	187	Dell Pro Keyboard and Mouse	\$2,143.55	\$6,545.00	32.751%
<b>TOTALS:</b>			<b>\$181,835.18</b>	<b>\$605,491.00</b>	



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Ordinance Granting an Easement to Georgia Power Company for Alcovy Road
- Department:** City Clerk
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** \$3,312.00
- Presented By:** Karen Pierce, City Clerk
- Action Requested:** Approve the Ordinance granting the easement to Georgia Power Company for tree trimming and clearing on or over portion of, Gwinnett County Tax Parcel R5268 012, property owned by the city located at Alcovy Road.

**Summary:** Georgia Power Company has requested that the City of Lawrenceville grant an easement for tree trimming and clearing on or over a portion of a property owned by the city located at Alcovy Road, where the City shall receive compensation in the amount of \$3,312.00 from Georgia Power Company for granting said easement.

**Fiscal Impact:** \$3,312.00 compensation from Georgia Power

**Attachments/Exhibits:**

- ADM-ORD\_Georgia Power Easement for Alcovy Road.docx
- GA Power Easement – Alcovy Rd.docx

**ORDINANCE \_\_\_\_\_**

**ORDINANCE TO AUTHORIZE THE GRANTING OF AN EASEMENT TO GEORGIA POWER COMPANY AND OTHER PUBLIC PROPERTIES**

WHEREAS, the City Council of the City of Lawrenceville, Georgia (hereinafter "City") is authorized by the City Charter and State law to sale, transfer, convey, or otherwise dispose of real property in fee simple or lesser interest;

WHEREAS, Georgia Power Company has requested that the City grant an easement for tree trimming and clearing on or over a portion of a property owned by the city located at Alcovy Road; and

WHEREAS, the City Council believes it is in the best interest of the City and its residents to grant the requested easement.

NOW THEREFORE, the City Council of the City of Lawrenceville, Georgia hereby ordains that as easement be granted to Georgia Power Company as follows:

Section 1:

The Distribution Tree Trim / Clearing Easement related to Gwinnett County Tax Parcel R5268 012, a copy of which is attached hereto as Exhibit A, is hereby approved and the Mayor or City Manager and the City Clerk are authorized to execute and deliver said executed easement to Georgia Power Company, subject to review and approval of the City Attorney. The City shall receive compensation in the amount of \$3312.00 from Georgia Power Company for granting said easement.

Section 2:

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

**IT IS SO ORDAINED** this \_\_\_\_\_ day of January, 2026.

\_\_\_\_\_  
David R. Still, Mayor

Attest:

\_\_\_\_\_  
Karen Pierce, City Clerk

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
PROJECT 2025070366            LETTER FILE                    DEED FILE                    MAP FILE  
ACCOUNT NUMBER    11095895-GPC9596-0-12.02.01  
NAME OF LINE/PROJECT: DACULA A2542-ALM, RECLOSER AG3281 (TREE TRIM) (GWINNETT COUNTY)  
DL  
  
PARCEL NUMBER 051  
-----

STATE OF GEORGIA  
GWINNETT COUNTY

**DISTRIBUTION TREE TRIM / CLEARING EASEMENT**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **CITY OF LAWRENCEVILLE GEORGIA** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **2200 PO Box, Lawrenceville, GA 30046-2200**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to cut, trim, remove, clear and keep clear any and all trees and other obstructions located on the Easement Area (as defined below), as well as the right, privilege and easement to cut, trim and/or remove any trees which now or may hereafter endanger the electric transmission and/or distribution lines and/or communication lines of the Company, its successors and assigns now constructed or which may hereafter be constructed on or adjacent to the Property (as defined below) and the right of ingress and egress over the Property to and from the Easement Area in connection therewith.

The "Property" is defined as that certain tract of land owned by the Undersigned at **ALCOVY RD, LAWRENCEVILLE, GA 30045** (Tax Parcel ID No. **R5268 012**) in Land Lot **268**, of the **5** District of **Gwinnett** County, Georgia.

The "Easement Area" is defined as the portion of the Property located within twenty (20) feet of the centerline of the existing overhead of the existing electric transmission, distribution and/or communication lines of the Company, such Easement area being more particularly shown on "Exhibit A" attached hereto and made a part hereof.

[Signature(s) on Following Page(s)]

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PARCEL 051                    NAME OF                    DACULA A2542-ALM, RECLOSER AG3281 (TREE TRIM)  
LINE/PROJECT:                    (GWINNETT COUNTY) DL

-----

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the                    CITY OF LAWRENCEVILLE GEORGIA  
presence of:

\_\_\_\_\_  
Witness

By: \_\_\_\_\_ (SEAL)  
Name:  
Title:

\_\_\_\_\_  
Notary Public

Attest: \_\_\_\_\_ (SEAL)  
Name:  
Title:

[CORPORATE SEAL]

Parcel ID#  
5268018  
1953 ALCOVY RD

051  
CITY OF LAWRENCEVILLE, GEORGIA  
Alcovy Rd  
Tax Parcel Id #R5268 012

Parcel ID#  
5268007A  
1903 ALCOVY RD

Parcel ID#  
5268013  
1934 ALCOVY RD

Alcovy Rd

**Legend**

- ..... Existing Distribution Line
-  Subject Tract
-  Easement Area



LAND LOT: 268  
DISTRICT: 5

**Exhibit A**  
PARCEL 051

MAP NOT BASED ON SURVEY DATA  
Structure and line locations based on Pre-Engineering  
data and subject to change.

**NOT TO SCALE**

**DACULA A2542-ALM,  
RECLOSER AG3281 (TREE TRIM)  
(GWINNETT COUNTY)  
DISTRIBUTION  
LIMS: 202507**

Prepare Date: 8/20/2025

*GPC Tree Trim easement is measured 20 feet  
from either side of existing Distribution Line*



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Ordinance Granting an Easement to Georgia Power Company Easement for 1120 Grayson Hwy
- Department:** City Clerk
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** \$324.00
- Presented By:** Karen Pierce, City Clerk
- Action Requested:** Approve the Ordinance granting an easement to Georgia Power Company for tree trimming and clearing on or over portion of, Gwinnett County Tax Parcel R5139 193, property owned by the city located at 1120 Grayson Hwy.

**Summary:** Georgia Power Company has requested that the City of Lawrenceville grant an easement for tree trimming and clearing on or over a portion of a property owned by the city located at 1120 Grayson Hwy, where the City shall receive compensation in the amount of \$324.00 from Georgia Power Company for granting said easement.

**Fiscal Impact:** \$324.00 compensation from Georgia Power

**Attachments/Exhibits:**

- ADM-ORD\_Georgia Power Easement for 1120 Grayson Hwy.docx
- GA Power Easement – 1120 Grayson Hwy.docx

**ORDINANCE \_\_\_\_\_**

**ORDINANCE TO AUTHORIZE THE GRANTING OF AN EASEMENT TO GEORGIA POWER COMPANY AND OTHER PUBLIC PROPERTIES**

WHEREAS, the City Council of the City of Lawrenceville, Georgia (hereinafter "City") is authorized by the City Charter and State law to sale, transfer, convey, or otherwise dispose of real property in fee simple or lesser interest;

WHEREAS, Georgia Power Company has requested that the City grant an easement for tree trimming and clearing on or over a portion of a property owned by the city located at 1120 Grayson Highway; and

WHEREAS, the City Council believes it is in the best interest of the City and its residents to grant the requested easement.

NOW THEREFORE, the City Council of the City of Lawrenceville, Georgia hereby ordains that as easement be granted to Georgia Power Company as follows:

Section 1:

The Distribution Tree Trim / Clearing Easement related to Gwinnett County Tax Parcel R5139 193, a copy of which is attached hereto as Exhibit A, is hereby approved and the Mayor or City Manager and the City Clerk are authorized to execute and deliver said executed easement to Georgia Power Company, subject to review and approval of the City Attorney. The City shall receive compensation in the amount of \$324.00 from Georgia Power Company for granting said easement.

Section 2:

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

**IT IS SO ORDAINED** this \_\_\_\_\_ day of January, 2026.

\_\_\_\_\_  
David R. Still, Mayor

Attest:

\_\_\_\_\_  
Karen Pierce, City Clerk

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
**TAX ID: R5139 193**

PROJECT **2023070014** LETTER FILE DEED FILE MAP FILE  
ACCOUNT NUMBER **11095895-GPC9596-0-12.02.01**  
NAME OF LINE/PROJECT: **MOON ROAD M9232-KVD, RECLOSER A0976 (TREE TRIM) (GWINNETT COUNTY) DL**

PARCEL NUMBER **055**  
-----

STATE OF GEORGIA  
GWINNETT COUNTY

**DISTRIBUTION TREE TRIM / CLEARING EASEMENT**

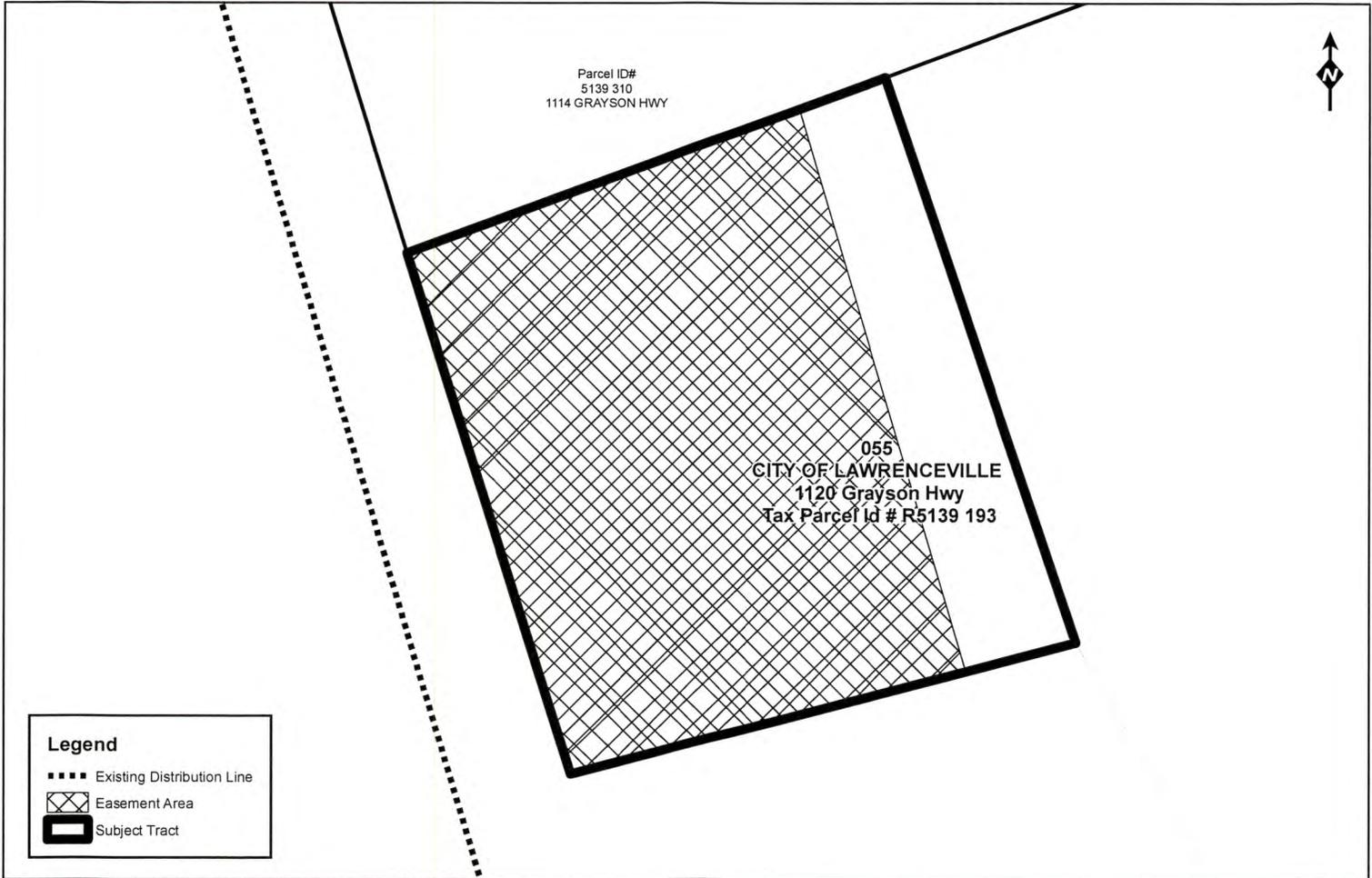
For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **CITY OF LAWRENCEVILLE** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **PO Box 2200, Lawrenceville, GA 30046-2200**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to cut, trim, remove, clear and keep clear any and all trees and other obstructions located on the Easement Area (as defined below), as well as the right, privilege and easement to cut, trim and/or remove any trees which now or may hereafter endanger the electric transmission and/or distribution lines and/or communication lines of the Company, its successors and assigns now constructed or which may hereafter be constructed on or adjacent to the Property (as defined below) and the right of ingress and egress over the Property to and from the Easement Area in connection therewith.

The "Property" is defined as that certain tract of land owned by the Undersigned at **1120 GRAYSON HWY, LAWRENCEVILLE, GA 30045** (Tax Parcel ID No. **R5139 193**) in Land Lot **139**, of the **5** District of **Gwinnett** County, Georgia.

The "Easement Area" is defined as the portion of the Property located within twenty (20) feet of the centerline of the existing overhead of the existing electric transmission, distribution and/or communication lines of the Company, such Easement area being more particularly shown on "Exhibit A" attached hereto and made a part hereof.

[Signature(s) on Following Page(s)]





LAND LOT: 139  
DISTRICT: 5

**Exhibit A**  
PARCEL 055

MAP NOT BASED ON SURVEY DATA  
Structure and line locations based on Pre-Engineering data and subject to change.

**MOON ROAD M9232-KVD  
RECLOSER A0976 (TREE TRIM)  
(GWINNETT COUNTY)  
DISTRIBUTION LINE  
LIMS: 2023070014**

GPC Tree Trim easement is measured 20 feet from either side of existing Distribution Line

NOT TO SCALE

Prepare Date: 7/17/2023



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** North DTL Development Agreement
- Department:** City Manager
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** N/A
- Presented By:** Chuck Warbington, City Manager
- Action Requested:** Motion to Approve North DTL Development Agreement between the City of Lawrenceville and North DTL CC PHI, LLC

**Summary:** The North DTL development includes a parcel assemblage with parcels on both sides of an existing street, North Clayton Street. The new development will realign this roadway to better suit the new development. In the process, existing ROW will be abandoned, and new ROW will be created within the development. This agreement details the transfer of existing City ROW to the North DTL CC PHI, LLC, as well as the transfer of new ROW from the North DTL CC PHI, LLC to the City.

**Attachments/Exhibits:**

- North DTL – Development Agreement WS final.docx

UPON RECORDING RETURN TO:  
Jody Charles Campbell  
**BLUM & CAMPBELL, LLC**  
3000 Langford, Bldg. 100  
Lawrenceville, Georgia 30071

Gwinnett County Parcel ID No.  
R5145 055; R5145 056; R5145 058;  
R5145 059; R5145 060; R5145 065;  
R5145 066; R5145 067; R5145 255;  
R5146C011; R5146C012; R5146C013;  
R5146C014

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**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** (this "**Agreement**") is made and entered into as of the "Effective Date" (as defined in Section 12 hereof), by and among **THE CITY OF LAWRENCEVILLE**, Georgia (the "City") and **NORTH DTL CC PH1, LLC**, a Georgia limited liability company ("Developer") (the City and Developer are sometimes referred to herein individually as a "Party" or collectively as the "Parties").

**RECITALS**

A. Developer is, as of the Effective Date hereof, the contract purchaser of certain real property located and lying within the municipal limits of the City, containing approximately 7.935 acres, more or less, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Development Property"). Developer intends to develop and construct on the Development Property a residential project consisting of approximately 102 housing units (the "Intended Residential Development").

B. The Intended Residential Development is generally depicted on that certain conceptual site plan attached hereto as **Exhibit "A-1"** and made a part hereof by this reference (the "Intended Residential Development Site Plan").

C. A portion of the Intended Residential Development requires Developer to reconfigure and/or relocate portions of existing Road Right-of-Way known as North Clayton Street and certain Stormwater Infrastructure along Grizzly Parkway, North Clayton Connector Road and Maddox Street, and to construct and dedicate at no cost to the City the relocated right of way and public infrastructure improvements.

D. The City has granted conditional approval of Developer’s rezoning applications designated ZON-ORD-2024-18, ZON-ORD-2025-20 and ZON-ORD-2025-30 approving the Intended Residential Development including the Intended Residential Development Site Plan.

E. In order to facilitate the Intended Residential Development, the City has agreed to provide certain entitlements, abandonments, easements, licenses, and authorizations to Developer as more thoroughly outlined herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

1. Purpose/Definitions. The purpose of this Agreement is described in the Recitals and said Recitals are incorporated herein by reference. Additionally, the following capitalized terms used in this Agreement have the respective meanings assigned to them below:

"Applicable Legal Requirements" means, collectively, all laws, rules, statutes, ordinances, regulations and codes of any governmental or quasi-governmental body, authority, department or agency, including, but not limited to, the terms of all permits and other governmental approvals required to legally carry out and complete the work which is the subject of this Agreement or any portion thereof.

"Development Approval" means any written authorization, such as issuance of a building permit, approval for grading or site development, or other forms of official action required by local law or regulation, which authorizes the commencement of construction.

"North Clayton Street Abandonment Area" the area consisting of the existing right-of-way area of North Clayton Street located to the southwest of the North Clayton Street Abandonment Point and designated as "R/W TO BE ABANDONED" as shown on Page 3 of 3 the North DTL Plat

"North Clayton Street Abandonment Point means the 1" Open Top Pipe located at the following point:

Beginning at a Parker Kalon Survey Nail set in the center of the right of way of North Clayton Street (40' R/W) at the intersection with the North Clayton Connector Road (75' R/W); traveling thence South 50 degrees, 44 minutes, 26 seconds West a distance of 50.72 feet to a ½" rebar with cap located on the northwestern side the right of way of North Clayton Street (40' R/W), said point being the POINT OF BEGINNING; traveling thence South 27 degrees, 6 minutes, 46 seconds, West a distance of 23.95 feet to a ½' rebar; traveling thence South 26 degrees, 59 minutes, 42 seconds West a distance of 273.49 feet to a 1" solid steel rod; traveling thence South 26 degrees, 45 minutes, 41 seconds West a distance of 30.00 feet to an iron pin set; traveling thence South 26 degrees, 45 minutes, 41 seconds East a distance of 156.78 feet to an open top pipe said open top pipe being the North Clayton Street Abandonment Point.

Said point being shown on Page 3 of 3 of the North DTL Plat

“North DTL Plat” means the “Recombination Plat for Lawrenceville Quad” prepared by Benjamin L. Drerup, GPLS No. 3162, last revised June 13, 2025 a true and correct copy of which is attached hereto as **Exhibit “B”** and made a part hereof by this reference.

“Stormwater Infrastructure” means any piped systems, detention basins, ditches, canals, channels, bioponds, and roadway conveyance systems owned or operated by the City.

“Road Right-of-Way” means land designated for public use, such as for streets, sidewalks, alleys, or public pathways, which is owned or controlled by the City including any improvements located thereon such as roads, curb, and gutter.

2. ROAD RIGHT-OF-WAY EXCHANGE. Upon assemblage and acquisition of the Development Property, Developer will own all real property located adjacent to the North Clayton Street Abandonment Area. Moreover, the approved Intended Residential Development Site Plan includes the construction of single-family housing units on the North Clayton Street Abandonment Area and reconfiguration and relocation of the North Clayton Street Road Right-of-Way. In order to facilitate the completion of the Intended Residential Development Site Plan, the City agrees that upon Developer’s assemblage and acquisition of the Development Property, and receipt of a written request by the Developer to abandon the North Clayton Street Abandonment Area, the City will place a Resolution of Abandonment of the North Clayton Street Abandonment Area on the agenda of its next regularly scheduled meeting which is at least ten (10) days from the receipt of the request and not more than forty-five (45) days after receipt of the request. Any written request must be accompanied by a detailed survey prepared by a registered Georgia Land Surveyor showing the metes and bounds and total acreage of the North Clayton Street Abandonment Area. The City further agrees that following abandonment of the North Clayton Street Abandonment Area, the City shall convey fee simple title to North Clayton Street Abandonment Area to Developer. in exchange for the Developer dedicating and conveying to the City the reconfigured and relocated North Clayton Street Road Right-of-Way in substantially the same form as shown on the Intended Residential Development Site Plan and approved by the City Manager. Said exchange of property is made pursuant to O.C.G.A. § 32-3-3(b) and shall be memorialized by a written agreement subject to final approval by the Lawrenceville City Council in a public meeting.

3. EASEMENTS AND ENCROACHMENT AUTHORIZATIONS. During the development of the Intended Residential Development, the City grants to Developer a temporary easement and license to enter upon and make changes to the City’s Road Right-of-Way and Stormwater Infrastructure located within and adjacent to the Development Property subject to the written approval of the City Manager. Developer agrees to submit written plans of all proposed modifications, alterations, connections to, or other improvements impacting the City’s Road Right-of-Way or Stormwater Infrastructure prior to commencement of any work or encroachment. The City shall review all plans and provide written approval or rejection of the same within a reasonable time not to exceed sixty (60) days. Upon issuance of a certificate of occupancy for the final residential unit of the Intended Residential Development, the rights, easements, and licenses

granted herein shall terminate without further notice required. Developer agrees to execute any and all documents requested by the City to memorialize the termination of this Section including but not limited to an agreement for the property owner or the mandatory homeowner’s association to maintain any drainage structures located on private property and a dedication of all improvements located in the public right of way along with an indemnification agreement indemnifying the City for all work done by the Developer on City right of way.

4. COUNTERPARTS; SEVERABILITY; SIGNATURES. This Agreement may be executed in multiple counterparts and on separate counterparts, each of which shall be deemed to be an original and all of which shall together constitute one and the same agreement. If any term or provision of this Agreement or the application thereof to any person or circumstance shall for any reason and to any extent be held to be invalid or unenforceable, then such term or provision shall be ignored, and to the maximum extent possible, this Agreement shall continue in full force and effect, but without giving effect to such term or provision.

5. ATTORNEYS’ FEES. If any action is brought by a Party to this Agreement against another Party, relating to or arising out of this Agreement, the transaction described herein or the enforcement hereof, the prevailing Party shall be entitled to recover from such the other Party reasonable attorneys’ fees actually incurred, costs and expenses incurred in connection with the prosecution or defense of such action. The provisions of this Section 5 shall survive the entry of any judgment, and shall not merge, or be deemed to have merged, into any judgment.

6. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

7. TIME. Time is of the essence of this Agreement and each and every provision contained herein.

8. AUTHORITY. Each Party certifies to the other as follows:

(a) Organization. It is duly organized, validly existing and in good standing under the laws of its state of organization, and, as applicable, duly qualified to do business in the State of Georgia; and

(b) Authorization. It is authorized by all required corporate, limited liability company, partnership or municipal action to enter into this Agreement and the individual(s) signing this Agreement on behalf of such Party are each authorized to bind such Party.

9. ASSIGNMENT. Neither Party to this Agreement shall assign or in any manner sell or transfer any of its rights or interest in this Agreement without the prior written consent of the other Party. Notwithstanding the foregoing, Developer shall have the right, without the consent of the City, to assign this Agreement to an entity controlled by, affiliated with, related to, or under common control with Developer, without the consent of the City, whereupon Developer shall be released from its obligations hereunder provided that the assignee assumes in writing all of Developer’s obligations under this Agreement. The rights created, granted, and established in this Agreement do not, and are not intended to, and shall not be construed to create any third-party

beneficiary rights in favor of any parties other than the Parties or any easement, right, or privilege for the benefit of the general public.

10. NO WAIVER. Neither the failure of any Party to exercise any power or right given such Party hereunder or to insist upon strict compliance by any other Party with its obligations hereunder, nor any custom or practice of the parties at variance with the terms hereof, shall constitute a waiver of each Party’s right to demand exact compliance with the terms hereof.

11. NOTICES. All notices, consents, requests, reports, demands or other communications hereunder (collectively, "**Notices**") shall be in writing and may be given personally, by registered or certified mail, by electronic mail, by courier, or by Federal Express (or other reputable overnight delivery service) for overnight delivery, as follows:

Owner: North DTL CC Ph1, LLC  
2494 Jett Ferry Road, Ste 201  
Dunwoody, Georgia 30338  
Attn: Ty White  
Email: ty.white@peachlandhomes.com

Copy to: Jody Charles Campbell  
Blum & Campbell, LLC  
3000 Langford Road, Bldg. 100  
Peachtree Corners, GA 30071  
Email: jody@blumcampbell.com

The City: The City of Lawrenceville, Georgia  
Attn: City Administrator  
70 S Clayton Street  
P.O. Box 2200  
Lawrenceville, GA 30046  
Email: chuck.warbington@lawrencevillega.org

Copy to: V. Lee Thompson, Jr. and Frank Hartley  
Pereira, Kirby, Kensinger & Nguyen, LLP  
690 Longleaf Drive  
Lawrenceville, GA 30046  
Email: lthompson@pkknlaw.com and fhartley@pkknlaw.com

or to such other address or such other person (in each instance, so long as located in the United States of America) as the addressee party shall have last designated by Notice to the other party. Each Notice shall be deemed to have been delivered, given, and received for all purposes as of the date so delivered, at the applicable address (so long as delivery is evidenced by the customary courier or U.S. mail receipt); provided that (a) Notices received on a day that is not a business day shall be deemed received on the next business day and (b) Notices by electronic mail shall be deemed delivered on the date sent to the e-mail of the intended recipient as set forth in this Agreement (as evidenced by the recipient’s acknowledgement of receipt and by the absence of a

delivery failure message in the sender's "inbox") if sent or transmitted prior to 5:00 p.m. Eastern Standard time, or otherwise on the next succeeding business day. Notice to a party shall not be effective unless and until each required copy of such Notice specified above (or as the parties may from time to time specify by notice in accordance with this Section) is given. The inability to deliver a Notice because of a changed address of which no Notice was given, or any rejection or other refusal to accept any Notice, shall be deemed to be the receipt of the Notice as of the date of such inability to deliver or rejection or refusal to accept. Any telephone numbers set forth above are provided for convenience only and shall not alter the manner of giving Notice set forth in this Section. Any Notice to be given by any party hereto may be given by legal counsel for such party. Notwithstanding the foregoing, if no email address is provided for a party above, then the date for delivery shall be extended by the number of days to effectuate alternate delivery of Notice so long as the Notice was transmitted on the date due.

12. EFFECTIVE DATE; TERMINATION. As used herein, the term "Effective Date" shall mean the date on which this Agreement is signed in recordable form on behalf of the City and Developer. Notwithstanding anything herein to the contrary, the Parties mutually agree that this Agreement may be terminated by either Party and become null and void and of no force or effect if the City of Lawrenceville Downtown Development Authority (DDA) acquires the Development Property pursuant to any repurchase rights contained in any other agreement between Developer and the DDA, in which event the Parties shall, upon the request of either Party, execute and record in the Gwinnett County, Georgia land records a notice of termination of this Agreement, and, thereafter, neither Party shall have any further rights or obligations hereunder.

IN WITNESS WHEREOF, the undersigned City and Developer have caused this Agreement to be duly executed under seal by their duly authorized representatives as of the date hereof.

**DEVELOPER:**      **NORTH DTL CC PH1, LLC,** a  
Georgia limited liability company

By: \_\_\_\_\_(SEAL)  
\_\_\_\_\_, as its Manager

Date: \_\_\_\_\_

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

**CITY: THE CITY OF LAWRENCEVILLE,  
GEORGIA,** a Georgia municipal  
corporation

By: \_\_\_\_\_(SEAL)  
David Still, Mayor

Attest: \_\_\_\_\_  
Karen Pierce, City Clerk

[SEAL]

Date: \_\_\_\_\_

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]

Approved as to form:

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

**DESCRIPTION OF DEVELOPMENT PROPERTY**

**Tract 1:**

ALL THAT TRACT OR PARCEL OF LAND, lying and being in Land Lots 145 and 146, 15<sup>th</sup> District, the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a Parker Kalon Survey Nail set in the center of the right of way of North Clayton Street (40' R/W) at the intersection with the North Clayton Connector Road (75' R/W); traveling thence South 50 degrees, 44 minutes, 26 seconds West a distance of 50.72 feet to a 1/2" rebar with cap located on the northwestern side the right of way of North Clayton Street (40' R/W), said point being the POINT OF BEGINNING; traveling thence South 27 degrees, 6 minutes, 46 seconds, West a distance of 23.95 feet to a 1/2' rebar; traveling thence South 26 degrees, 59 minutes, 42 seconds West a distance of 273.49 feet to a 1" solid steel rod; traveling thence, South 26 degrees, 45 minutes, 41 seconds West a distance of 30 feet to an iron pin set; traveling thence South 63 degrees, 14 minutes, 19 seconds East a distance of 45.81 feet to a 2" Axle; traveling thence South 64 Degrees, 6 minutes, 12 seconds East a distance of 189.91 feet to a 2" Axle; traveling thence South 26 degrees, 45 minutes, 26 seconds West a distance of 372.00 feet to an iron pin set; traveling thence, South 74 degrees, 30 minutes, 28 seconds West, a distance of 21.29 feet to a 1/2" rebar with cap; traveling thence South 4 degrees, 12 minutes, 44 seconds East a distance of 106.22 feet to a 1" iron rod; traveling thence North 87 Degrees, 13 minutes, 20 seconds West a distance of 88.09 feet to a 1" open top pipe; traveling thence South 83 degrees, 29 minutes, 31 seconds West a distance of 148.87 feet to a iron pin set 2.10 feet from the right of way of Grizzly Parkway (R/W varies); traveling thence North 00 degrees, 12 minutes, 43 seconds East a distance of 156.87 feet to a 1/2" rebar with cap; traveling thence North 04 degrees, 13 minutes, 34 seconds West a distance of 67.45 feet to a 1/2" rebar with cap; traveling thence North 12 degrees, 15 minutes, 32 seconds East a distance of 88.03 feet to a 1/2" rebar with cap; traveling thence North 4 degrees 13 minutes, 43 seconds West a distance of 190.79 feet to a 1/2" rebar with cap; traveling thence North 58 degrees, 53 minutes, 45 seconds West a distance of 30.61 feet to an iron pin set; traveling thence North 03 degrees, 56 minutes, 15 seconds West a distance of 13.21 feet to an iron pin set; traveling thence, North 32 degrees, 21 minutes, 12 seconds East, 41.83 feet to a 1/2" rebar with cap; traveling thence, North 04 degrees, 13 minutes, 38 seconds West a distance of 151.74 feet to an iron pin set; traveling thence along a curve to the right having a radius of 3870.00 feet, an arc length of 158.14 feet, and a chord bearing and distance North 05 degrees, 28 minutes, 38 seconds West 158.13 feet to a 1/2" rebar with cap; traveling thence, North 22 degrees, 38 minutes, 57 seconds East a distance of 47.96 feet to an iron pin set; traveling thence, North 34 degrees, 16 minutes, 35 seconds East a distance of 55.48 feet to an iron pin set; traveling thence, 39 degrees, 39 minutes, 47 seconds East a distance of 39.48 feet to a 1/2" rebar with cap; traveling thence South 85 degrees, 54 minutes, 50 seconds East a distance of 34.02 feet to an iron pin set; traveling thence along a curve to the right having a radius of 483.31 feet, an arc length of 129.63 feet, and a chord bearing and distance South 70 degrees, 33 minutes, 18 seconds East 129.24 feet to an iron pin set; traveling thence, South 63 degrees, 3 minutes, 21 seconds East a distance of 163.35 feet to a 1/2" rebar with cap; traveling thence, South 17 degrees, 52 minutes, 1 second East a distance of 23.92 feet to a 1/2" rebar with cap and the POINT OF BEGINNING;

**LESS AND EXCEPT:**

That certain property being commonly known as 835 N. Clayton Street, Lawrenceville, Georgia 30046, Gwinnett County Tax Parcel R5145 057 being approximately 0.44 acres, more or less, and being more accurately described as follows:

All that tract or parcel of land lying and being in the City of Lawrenceville, County of Gwinnett, State of Georgia, and being part of the land conveyed to Mr. Nona T. Holcomb by the heirs at law of W. H. Freeman, deceased, and this lot has the home house on said lot, and is more particularly described as Exhibit "A" in a General Warranty Deed from the Executor of the Estate of Ann Burns filed in Deed Book 25909, Page 2, Gwinnett County Superior Court records and being further described as follows:

Beginning at a stake on the west side of North Clayton Street at the corner of the land of Everett Norton, and from this point run in a Northerly direction along North Clayton Street 188 feet to a stake at the corner of the lot of now or formerly, Radford Freeman; thence run in a westerly direction along the line of now or formally Radford Freeman 177 feet to a stake on the line of Mrs. Nona Holcomb; thence run along the line of Mrs. Nona T. Holcomb 183 feet in a southerly direction to the line of Everett Norton, thence run along the line of Everett Norton land in an easterly direction 196 feet to the stake at North Clayton Street, the point of beginning.

The above-described property being the same property as described in a Warranty Deed from Mrs. Nona T. Holcomb to Mrs. J.C. Shellnutt, Sr., dated March 20, 1948, recorded in Deed Book 86, Page 529, Gwinnett County Deed Records.

**Tract 2:**

All that tract or parcel of land lying and being in the County of Gwinnett, State of Georgia, being one town lot lying on the East side of Clayton Street, and in the City of Lawrenceville, Georgia, fronting 100 feet on said street, and running back 200 feet, more or less, in an easterly direction; thence in a southerly direction 100 feet to the point of beginning. Said lot being bounded once on the north by E.M. Gunter property, on the east by other lands of F.B. Maddox, deceased; on the south side by Maddox Street; the west by North Clayton Street. This is the same property described in Warranty Deed from Mary B. Franchiseur to Margaret B. Gann, dated October 20, 1951 and recorded in Deed Book 114, page 151, Gwinnett County Records.

Address: 113 Maddox Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C013

**Together with:**

All that tract or parcel of land lying and being in Land Lot 146 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, in the City of Lawrenceville and being more particularly described as follows:

Beginning at a point on the North side of Maddox Street located 200 feet east as measured along the North Side of Maddox Street from the East side of North Clayton Street and

run thence North 5 degrees 45 minutes West 105 feet to a corner; run thence North 83 degrees 40 minutes East 185.3 feet to a corner; run thence South 5 degrees 40 minutes East 106 feet to a point on the North side of Maddox Street 185.3 feet to the place or point of BEGINNING.

This is the same property conveyed from Joel Q. Maddox to Quincy Rigdon by Warranty Deed dated July 7, 1954, recorded in Deed Book 114, Page 491, Gwinnett County Records.

Less and except from the above parcel a portion thereof conveyed to the Housing Authority of the City of Lawrenceville by Warranty Deed dated June 14, 1957, recorded in Deed Book 132, Page 394, Gwinnett County Records.

Together with:

All that tract or parcel of land lying and being in Land Lots 145 & 146 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, described according to a survey and plat by S. R. Fields, Surveyor, dated June 1, 1957, as follows:

To locate the point of BEGINNING begin at a common corner of property of the Housing Authority of the City of Lawrenceville and property of the Lawrenceville Church of God on the West side of the Buford-Lawrenceville Highway, run thence South 83 degrees 47 minutes West 678.8 feet to the point of BEGINNING; thence South 83 degrees 47 minutes West for a distance of 85 feet; run thence North 5 degrees 37 minutes West for a distance of 85 feet; run thence South 88 degrees 37 minutes East 88 feet; run thence South 4 degrees East 93.6 feet to the point of BEGINNING.

This is the same property conveyed from Mrs. E. M. Gunter, et al., to Quincy Rigdon by Warranty Deed dated June 14, 1957, recorded in Deed Book 132, Page 393, Gwinnett County, Georgia Records.

Address: 127 Maddox Street, Lawrenceville, Georgia 30046

Tax Parcel: 5146C014

Together with:

All that tract or parcel of land lying and being in Land Lot 146 of the 5<sup>th</sup> District, Gwinnett County, Georgia, Survey for Betty A. Bacon, being one and the same property as depicted on plat of survey recorded in Plat Book 46, Page 223-A, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part hereof by reference.

Address: 750 North Clayton Street, Lawrenceville, Georgia 30046

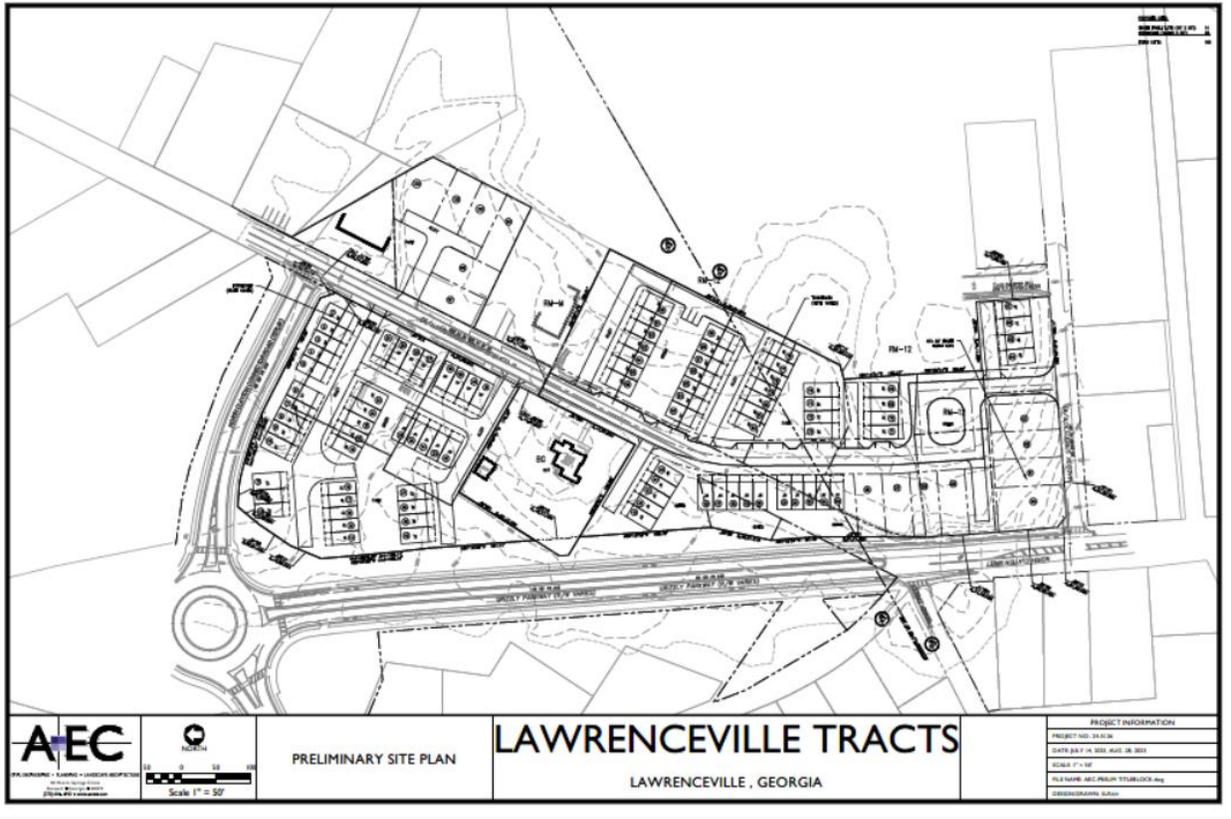
Tax Parcel: 5146C012

**Tract 3:**

All that tract or parcel of land lying and being in Land Lot 145 of the 5th District, Gwinnett County, Georgia, being depicted as Lot 63 on a survey prepared for Charles D. Durham and Debra J. Durham, by Richard E. McDaniel, Jr., Georgia RLS No. 2734, dated August 17, 2000, and being more particularly described as follows:

**BEGINNING** at a point on the southerly right of way of North Clayton Street (right of way varies) located South 86 degrees 25' 23" West from an A.P.K. set at the intersection of the center lines of Northdale Road and North Clayton Street a distance of 725.88 feet; running thence along the southern right of way of North Clayton Street, North 85 degrees 56' 58" East a distance of 125.00 feet to a point; running thence South 33 degrees 58' 20" East a distance of 154.00 feet to a point located on the land lot line common to Land Lots 145 and 170 of the 5th District, Gwinnett County; running thence South 85 degrees 45' 40" West a distance of 162.00 feet to an open top pipe found; running thence North 04 degrees 44' 49" West a distance of 189.53 feet to a point located on the southern right of way of North Clayton Street; said point being the **TRUE POINT OF BEGINNING**.

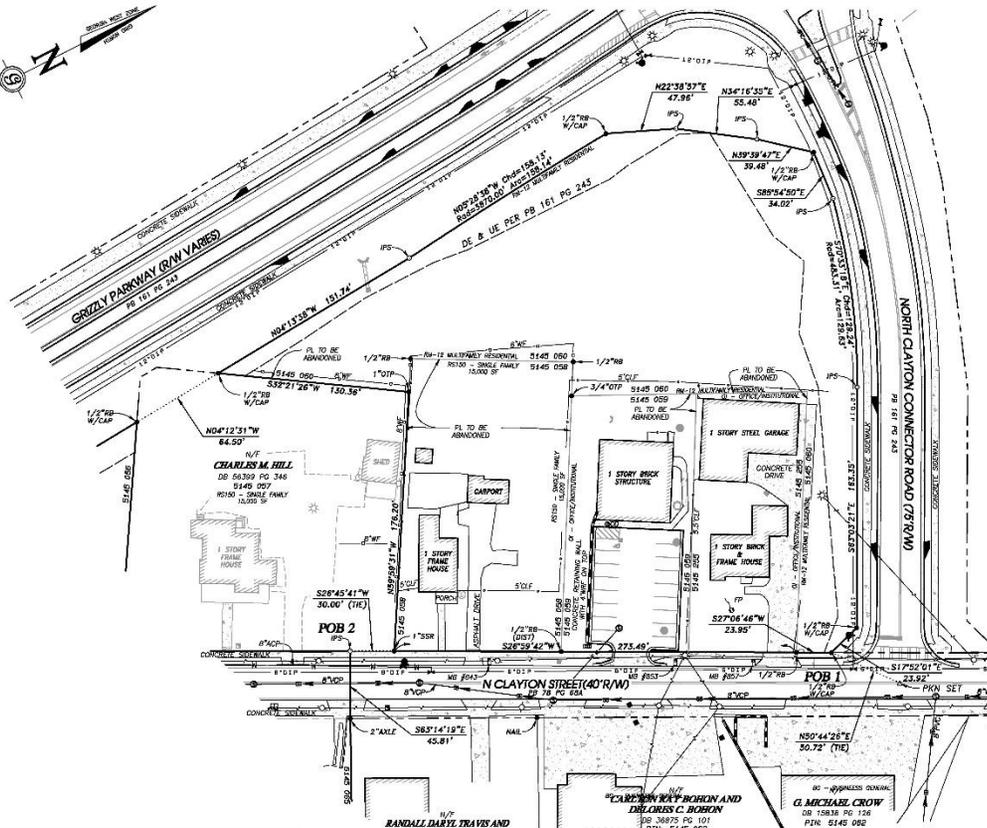
**EXHIBIT A-1**  
**INTENDED RESIDENTIAL DEVELOPMENT SITE PLAN**



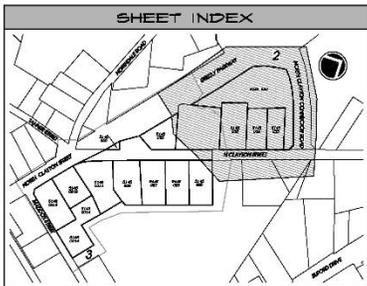


RECORDING INFORMATION

**285 GRIZZLY PARKWAY**  
2.439 ACRES  
106245 SF



LEGEND	
<b>ABBREVIATIONS</b>	<b>SYMBOLS</b>
ACF - ARRESTED CONCRETE PIPE	● IRON PIN FOUND
AL - ANGLE IRON	○ IRON PIN SET
BL - BUILDING SETBACK LINE	○ COMPUTED POINT (NOT SET)
BM - BENCHMARK	● JUNCTION BOX
BWP - BARE WIRE FENCE	▾ DOUBLE-WING CATCH BASIN
CT - CURB TALKET	▾ SINGLE-WING CATCH BASIN
CD - CLEANOUT	▾ DROP INLET
CS - CURB & GUTTER	● SANITARY SEWER MANHOLE
CL - CENTERLINE	● SANITARY SEWER CLEANOUT
CLF - CHAIN LINK FENCE	▾ FIRE HYDRANT
CMF - CONCRETE MONUMENT FOUND	▾ WATER VALVE
CM - CORRUGATED METAL PIPE	▾ WATER METER
CON - CONCRETE	▾ IRRIGATION CONTROL BOX
CTP - CURB TOP PIPE	○ SP180T
CS - CURB	○ UTILITY POLE
DE - DRAINAGE EASEMENT	○ GUY WIRE
DSP - DOUBLE WING CATCH BASIN	○ GUY POLE
DT - DISTURBED	○ LIGHT POLE
E - EAST	○ SPLIT BOX
EA - EDGE OF ASPHALT	○ PASS
EC - EDGE OF CONCRETE	○ SURVEY NAIL (MARKED-KALON)
EG - EDGE OF GRAVEL	— PROPERTY LINE
FI - FIRE HYDRANT	— POINT OF BEGINNING
FL - FLAG POLE	— POINT OF COMMENCEMENT
-G- UNDERGROUND GAS LINE	— POLYETHYLENE GLYCOLIC PIPE
GM - GAS METER	— REBAR
HWP - HOOD WIRE FENCE	— REVERSE CURVED CONCRETE PIPE
IR - IRON PIN SET	— RIGHT-OF-WAY
J - JUNCTION BOX	— RIGHT-OF-WAY
LL - LAND LIFT LINE	— OVERHEAD UTILITY LINE
MM - MONITORING WELL	— SOLID STEEL ROD
N - NORTH	— SANTIACITO BEND EASEMENT
N/P - NOW IN POWERLINE	— VESTIBULED CLAY PIPE
OT - OPEN TOP PIPE	— W - WATER LINE
RP - RILEY BOX	— W - WATER METER
PS - PAVE	
PL - PROPERTY LINE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCEMENT	
PP - POLYETHYLENE GLYCOLIC PIPE	
RB - REBAR	
RC - REVERSE CURVED CONCRETE PIPE	
REC - RECORDED	
RM - RIGHT-OF-WAY	
SH - SOLID STEEL ROD	
SSE - SANTIACITO BEND EASEMENT	
VCP - VESTIBULED CLAY PIPE	
W - WATER LINE	
WM - WATER METER	

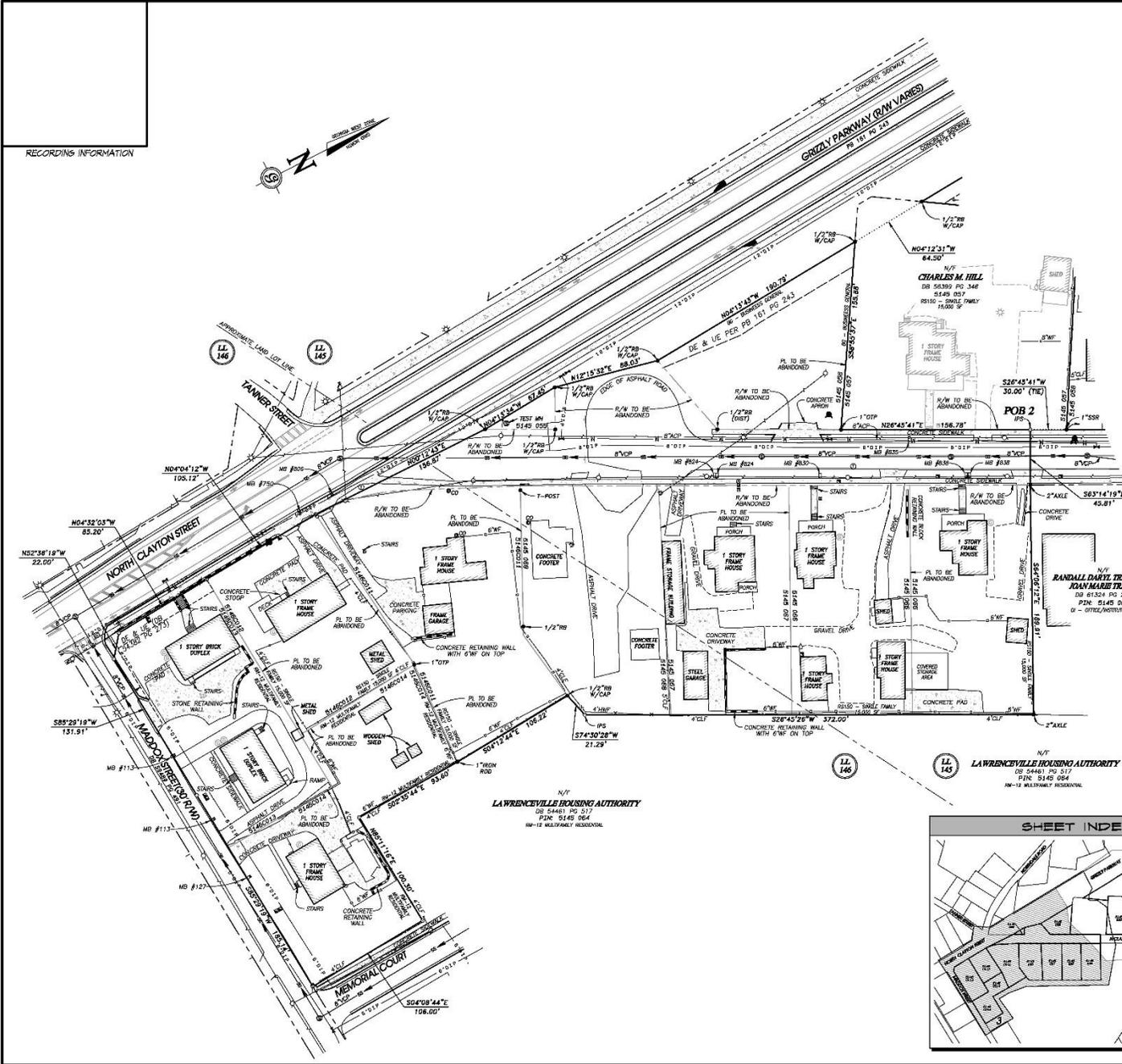
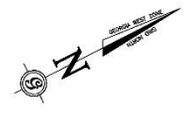


**RANDALL MARIE TRAVIS AND  
JAN MARIE TRAVIS**  
DB 61324 PG 257  
PIN: 5145 054  
O - OFFICE/RECORDS

**CAROL ANN BOHON AND  
DEBORAH C. BOHON**  
DB 15835 PG 101  
PIN: 5145 083

**G. MICHAEL CROW**  
DB 15838 PG 126  
PIN: 5145 062

RECORDING INFORMATION

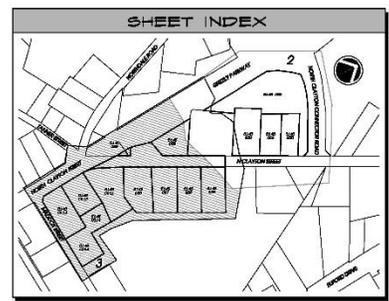


LEGEND	
<b>ABBREVIATIONS</b>	<b>SYMBOLS</b>
ADP - ASBESTOS CEMENT PIPE	● IRON PIN FOUND
AI - ANGLE IRON	○ IRON PIN SET
BL - BUILDING SETBACK LINE	○ COMPUTED POINT (NOT SET)
BR - BRICKWORK	○ JUNCTION BOX
BWF - BARS WIRE FENCE	○ DOUBLE-WING CATCH BASIN
CT - CURB INLET	○ SINGLE-WING CATCH BASIN
CD - CLEANOUT	○ DROP INLET
CSB - CURB & GUTTER	○ SANITARY SINKER MANHOLE
CL - CENTERLINE	○ SANITARY SINKER CLEANOUT
CLF - CHAIN LINK FENCE	○ FIRE HYDRANT
CMF - CONCRETE MONUMENT FOUND	○ FIRE HYDRANT
CMR - CORRUGATED METAL PIPE	○ IRRIGATION CONTROL BOX
CWD - CONCRETE	○ BRIDGOT
CYP - CONCRETE TOP PIPE	○ GAS METER
D - DEPTH	○ HOE WIRE FENCE
DB - DEED BOOK	○ JOINT PIN SET
DE - DRAINAGE EASEMENT	○ LAND LOT LINE
DIW - DIETETIC IRON PIPE	○ MOUNTAIN WELL
DISD - DISTURBED	○ NEW OR FORMERLY
DMR - DOUBLE WING CATCH BASIN	○ OPEN TOP PIPE
EA - EAST	○ PLT SINK
EA - EDGE OF ASPHALT	○ PAVE
EC - EDGE OF CONCRETE	○ SURVEY NAIL (SQUARE-NAIL)
EG - EDGE OF GRAVEL	○ PROPERTY LINE
EP - FIRE HYDRANT	○ POINT OF BEGINNING
FP - FLAG POLE	○ POINT OF COMMENCEMENT
GC - UNDERGROUND GAS LINE	○ POLYETHYLENE CHLORIDE PIPE
GM - GAS METER	○ REBAR
HW - HOE WIRE FENCE	○ REINFORCED CONCRETE PIPE
JBS - JOINT BOX	○ RECORDED
LL - LAND LOT LINE	○ RIGHT-OF-WAY
MM - MOUNTAIN WELL	○ SOUTH
N - NORTH	○ SOLID STEEL ROD
NEW OR FORMERLY	○ SANITARY SINKER EASEMENT
○ OPEN TOP PIPE	○ VITRIFIED CLAY PIPE
○ PLT SINK	○ WEST
○ PAVE	○ WATER LINE
○ SURVEY NAIL (SQUARE-NAIL)	○ WATER METER
○ PROPERTY LINE	
○ POINT OF BEGINNING	
○ POINT OF COMMENCEMENT	
○ POLYETHYLENE CHLORIDE PIPE	
○ REBAR	
○ REINFORCED CONCRETE PIPE	
○ RECORDED	
○ RIGHT-OF-WAY	
○ SOUTH	
○ SOLID STEEL ROD	
○ SANITARY SINKER EASEMENT	
○ VITRIFIED CLAY PIPE	
○ WEST	
○ WATER LINE	
○ WATER METER	
<b>LINE TYPES</b>	
— X — X — X —	WIRE FENCE
— ○ — ○ — ○ —	WOODEN FENCE
— ○ — ○ — ○ —	CHAIN LINK FENCE
— ○ — ○ — ○ —	RIGHT-OF-WAY LINE
— ○ — ○ — ○ —	OVERHEAD UTILITY LINE
— ○ — ○ — ○ —	STORM PIPE
— ○ — ○ — ○ —	SANITARY SINKER LINE
— ○ — ○ — ○ —	WATER LINE

**### GRIZZLY PARKWAY**  
4.768 ACRES  
207677 SF

N/T  
**LAWRENCEVILLE HOUSING AUTHORITY**  
DB 54461 PG 217  
PIN 5145 064  
N-12 MULTIFAMILY RESIDENTIAL

N/T  
**LAWRENCEVILLE HOUSING AUTHORITY**  
DB 54461 PG 217  
PIN 5145 064  
N-12 MULTIFAMILY RESIDENTIAL







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Memorandum of Agreement with Georgia Department of Community Affairs (DCA) for PlanFirst
- Department:** Planning and Development
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** N/A
- Presented By:** Todd Hargrave, Director of Planning and Development
- Action Requested:** Approve the Memorandum of Agreement with Georgia Department of Community Affairs (DCA) for PlanFirst upon review and approval of the City Attorney.

**Summary:** A program that recognizes and rewards cities/communities that clearly demonstrate an established pattern of successfully implementing their local Comprehensive Plan and shall commence for a period of three (3) years beginning January 1, 2026 and continuing through December 31, 2028.

**Attachments/Exhibits:**

- Lawrenceville\_DCA\_MOA\_PlanFirst 2026.pdf

STATE OF GEORGIA  
COUNTY OF FULTON

MEMORANDUM OF AGREEMENT BETWEEN  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS AND  
CITY OF LAWRENCEVILLE

This Memorandum of Agreement (the “MOA”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (“Effective Date”) by and between the Georgia Department of Community Affairs (“DCA”), whose address is 60 Executive Park South, NE, Atlanta, Georgia 30329 and City of Lawrenceville (“Designee”), whose address is 70 S Clayton St, Lawrenceville, GA 30046, collectively referred to as the Parties.

**WHEREAS**, DCA offers a PlanFirst (“PlanFirst”) program that recognizes and rewards communities that clearly demonstrate an established pattern of successfully implementing their local comprehensive plan;

**WHEREAS**, the PlanFirst designation is awarded to local governments on an individual basis;

**WHEREAS**, on May 15, 2025, the Designee applied to be considered an eligible community under the PlanFirst program;

**WHEREAS**, on September 15, 2025, DCA approved, recognized, and awarded the Designee to be designated as a PlanFirst community; and

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, DCA and the Designee do hereby agree as follows:

1. **Term:**

- a. This initial term of this MOA shall commence on the Effective Date and shall be for a period of three (3) years from the 1<sup>st</sup> day, of January 2026 to the 31<sup>st</sup> day, of December 2028, unless terminated pursuant to the termination provision contained in this MOA.

2. **DCA’s Responsibilities:**

- a. DCA agrees to the following:
  - i. To provide the Designee access to DCA tools and assistance in support of the Designee’s plan implementation goals for the duration of this MOA;

- ii. To provide the Designee state-wide recognition for plan implementation successes:
  - 1. To recognize the Designee on DCA’s website;
  - 2. To list the Designee on all PlanFirst outreach flyers;
  - 3. To list the Designee on all PlanFirst presentations; and
  - 4. To provide and award the Designee one plaque and one certificate for their recognition as a PlanFirst Designee.
- iii. To provide the Designee access to three additional bonus points on Housing Tax Credit applications with an approved revitalization plan;
- iv. To provide the Designee eligibility to compete annually (rather than biannually) for state-administered Community Development Block Grant (“CDBG”) funding (Department of Housing and Urban Development CDBG non-entitlement communities, only);
- v. To provide the Designee interest rate reduction of one hundred basis points (1%) for approved loans through the Employment Incentive Program (“EIP”);
- vi. To provide the Designee interest rate reduction of one hundred basis points (1%) for approved loans through DCA’s Redevelopment Fund Program;
- vii. To provide the Designee interest rate reduction of one hundred basis points (1%) for approved loans through DCA’s Downtown Development Revolving Loan Fund Program (“DDRLF”);
- viii. To provide the Designee free attendance at any community planning institute event for up to two community representatives per PlanFirst designation cycle;
- b. DCA agrees to refer the Designee to GEFA for an interest rate reduction of 50 basis points (½%) for approved state loans.

3. **The Designee’s Responsibilities:**

- a. The Designee agrees to the following:
  - i. To continue to strive for planning excellence in all areas of comprehensive plan development and implementation;
  - ii. To participate in the PlanFirst program by supporting a staff member’s participation as a PlanFirst Reviewer, for application review as well as on-site visits to applicant;
  - iii. To participate as a presenter at a community planning institute event, when and if called upon;
  - iv. To submit one plan implementation success story for inclusion on DCA’s planning success stories and best practices when requested by DCA’s program manager (no more than once per year);
  - v. To maintain eligibility as a qualified local government (“QLG”) by having an approved comprehensive plan and service delivery strategy and being current on all required reporting to DCA. In the event of loss

- of the QLG status by a PlanFirst community, the incentives awarded by designation will be suspended until QLG status is restored; and
- vi. To promulgate the comprehensive plan and foster local access to the plan by making it generally available through the community’s website.

4. **General Provisions:**

- a. **Entirety of Agreement:** This MOA represents the entire MOA between the Parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.
- b. **Amendments:** Either party may request changes to this MOA. Any changes, modifications, revisions, or amendments to this MOA, that are mutually agreed upon by and between the Parties to this MOA, shall be incorporated by written instrument, and effective when executed and signed by all Parties to this MOA.
- c. **Termination:**
  - i. If the Designee violates any of its responsibilities under this MOA, DCA shall thereupon have the right to terminate this MOA; however, DCA must give a written notice of this intention to do so by providing at least thirty (30) days notice to the Designee.
  - ii. Once this MOA is terminated, the Designee shall return any affected loan percentage rates back to the current normal interest rate and discontinue using any PlanFirst branding or identifying marks associated with the PlanFirst designation.
- d. **Authority.** The undersigned hereby attests that he is authorized to enter into this MOA on behalf of the Designee and certifies that neither the Designee nor its officials have violated any applicable provision of state law in the execution of this MOA.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]  
 [SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this MOA to be effective as of the day and year first written above.

**CITY OF LAWRENCEVILLE**

**GEORGIA DEPARTMENT OF  
COMMUNITY AFFAIRS**

By: \_\_\_\_\_  
Name: David Still  
Title: Mayor

By: \_\_\_\_\_  
Name: G. Christopher Nunn  
Title: Commissioner



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** RZR2025-00031; Scott Smith; 151 Honeysuckle Avenue
- Department:** Planning and Development
- Date of Meeting:** Wednesday, January 28, 2026
- Presented By:** Todd Hargrave, Director of Planning and Development
- Applicants Request:** Rezone the Subject Property from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to Develop three (3) Single-Family Residences
- Planning & Development Recommendation:** Approval with Conditions
- Planning Commission Recommendation:** Approval with Staff Recommendations

**Summary:** The applicant requests a rezoning of an approximately 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to develop three (3) single-family homes. The subject property is located on the northern right-of-way of Honeysuckle Avenue, Northwest of its intersection with Honeysuckle Circle.

**Attachments/Exhibits:**

- RZR2025-00031\_FULL ATTCHMNTS\_11212025.pdf
- RZR2025-00031\_M&C REC CNDS\_12042025.pdf



# LAWRENCEVILLE

## Planning & Development

### REZONING

**CASE NUMBER(S):** RZR2025-00031

**APPLICANT(S):** SCOTT SMITH

**PROPERTY OWNER(S):** MEHIC MIRNES

**LOCATION(S):** 151 HONEYSUCKLE AVE

**PARCEL IDENTIFICATION NUMBER(S):** R5143 007

**APPROXIMATE ACREAGE:** 0.39 ACRES

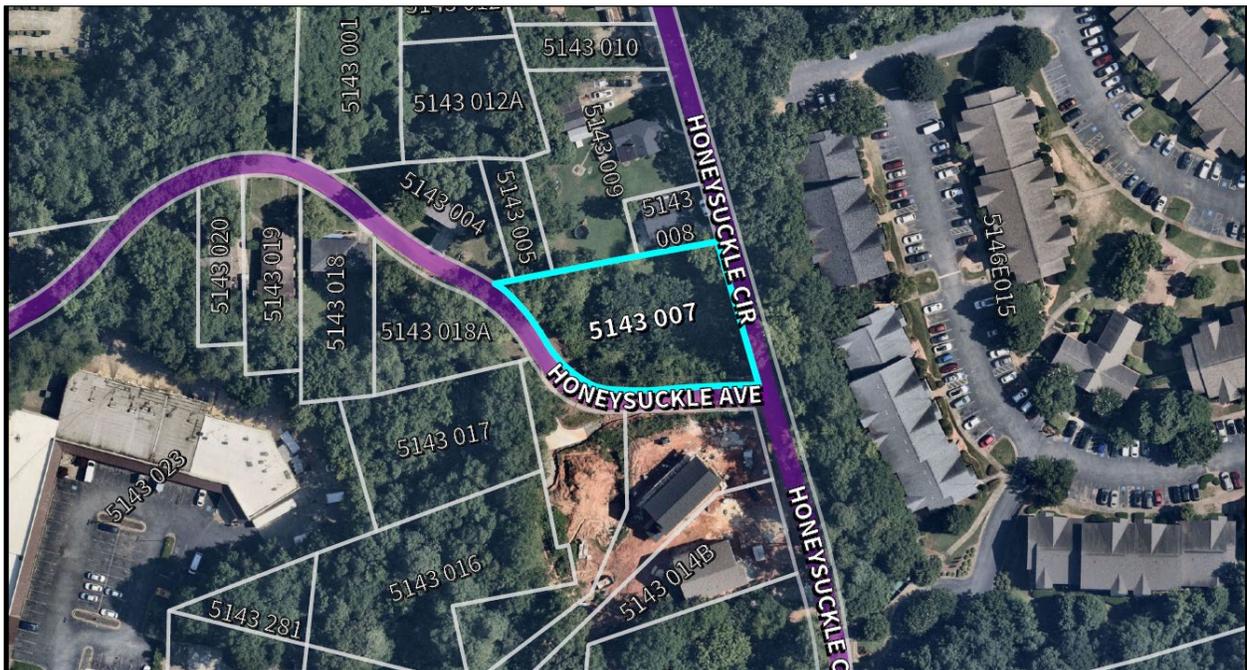
**CURRENT ZONING:** RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

**PROPOSED ZONING:** RS-50 INF (ONE-FAMILY INFILL RESIDENTIAL DISTRICT)

**PROPOSED DEVELOPMENT:** 3 ONE-FAMILY HOMES

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

#### VICINITY MAP



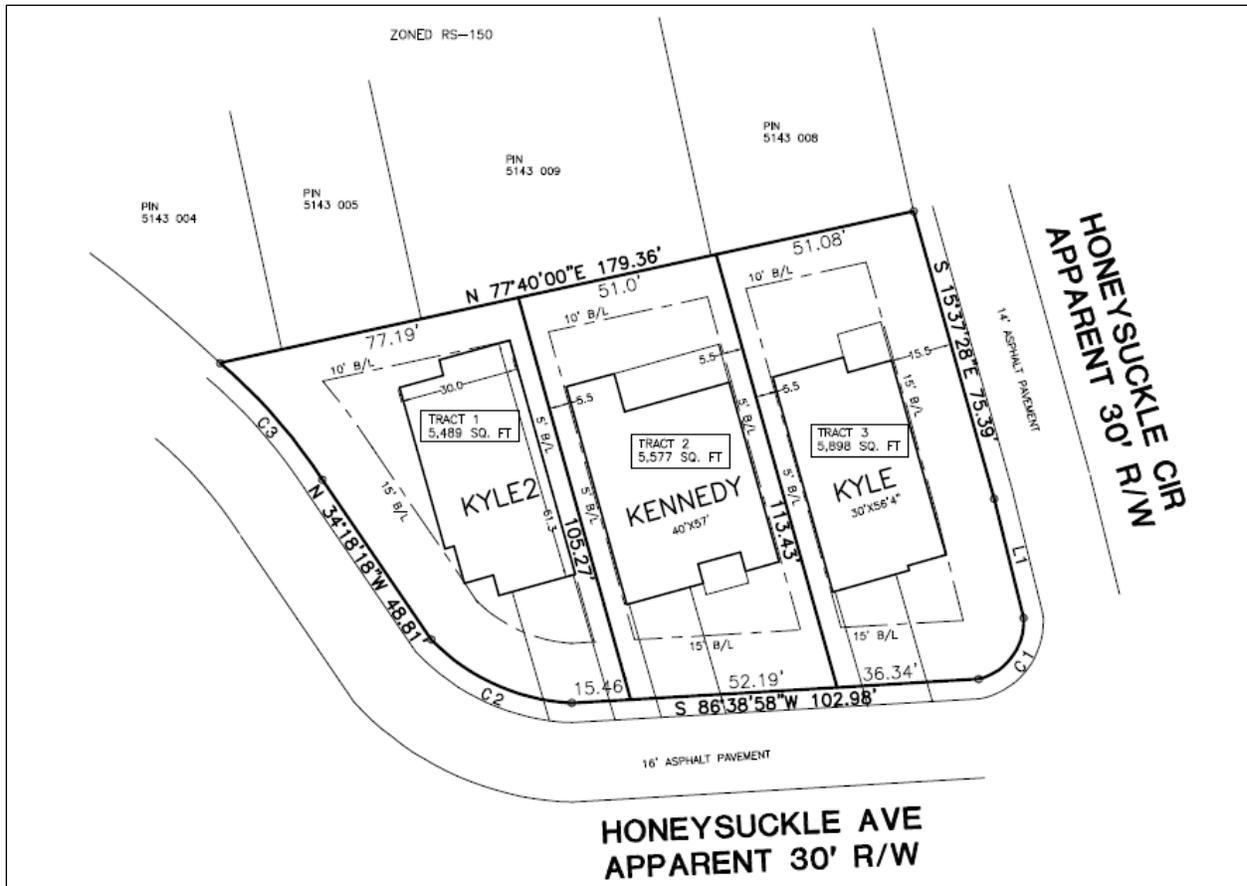
**ZONING HISTORY**

The subject property has been zoned RS-150 (Single-Family Residential District) since 1960, the earliest zoning record on file for the property.

**PROJECT SUMMARY**

The applicant requests a rezoning of an approximately 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to develop three single-family homes. The subject property is located on the northern right-of-way of Honeysuckle Avenue, northwest of its intersection with Honeysuckle Circle.

**CONCEPT PLAN**



**ZONING AND DEVELOPMENT STANDARDS**

The applicant intends to subdivide and develop a 0.39-acre lot with three (3) residential detached dwellings. The request represents a shift towards higher-density residential development in place of the traditional large-lot single-family residential zoning. By allowing for smaller lots, the development would increase housing density on the site, possibly making the area more walkable and increasing the local population. As proposed, the development consists of the following:

- Type: Three (3) Detached Dwellings
- Building Height: Two stories (35 feet maximum)
- Building Features: Two-car front-entry garages
- Architecture: A style that maintains architectural consistency with the historic downtown area.
- Lot Area: ~5,500 square feet (~50 ft. width & ~110 ft. depth)
- Site Features: N/A - Common space requirements are waived for developments with fewer than five (5) units.

As presented, the proposed development meets the standards for the RS-50 INF zoning districts regarding site development, lot dimensional, and common area standards:

**Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, C. Site Development Standards**

Standard	Requirement	Proposal	Recommendation
Gross Density	<i>12 units per acre (UPA)</i>	<i>7.7 units per acre (UPA)</i>	N/A
Off-Street Parking	<i>2.5 spaces per dwelling unit (7.5 spaces)</i>	<i>4 spaces per dwelling unit (12 spaces)</i>	N/A
Road Classification	<i>Local Street</i>	<i>Local Street</i>	N/A

**Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, D. Lot Dimensional Standards**

Standard	Requirement	Proposal	Recommendation
Min. Lot Area	3,500 sq. ft.	5,489 sq. ft.	N/A
Min. Lot Width	50 feet	52.19 feet	N/A
Min. Front Yard Setback	10 feet (internal) 15 feet (local street)	15 feet (local street)	N/A
Min. Rear Yard Setback	10 feet	10 feet	N/A
Min. Side Yard Setback	5 feet	5 feet	N/A
Min. Heated Floor Area	1,600 sq. ft. (1 story) 1,800 sq. ft. (2 stories)	~2,700 sq. ft. (2 stories)	N/A
Max. Building Height	35 feet	35 feet	N/A

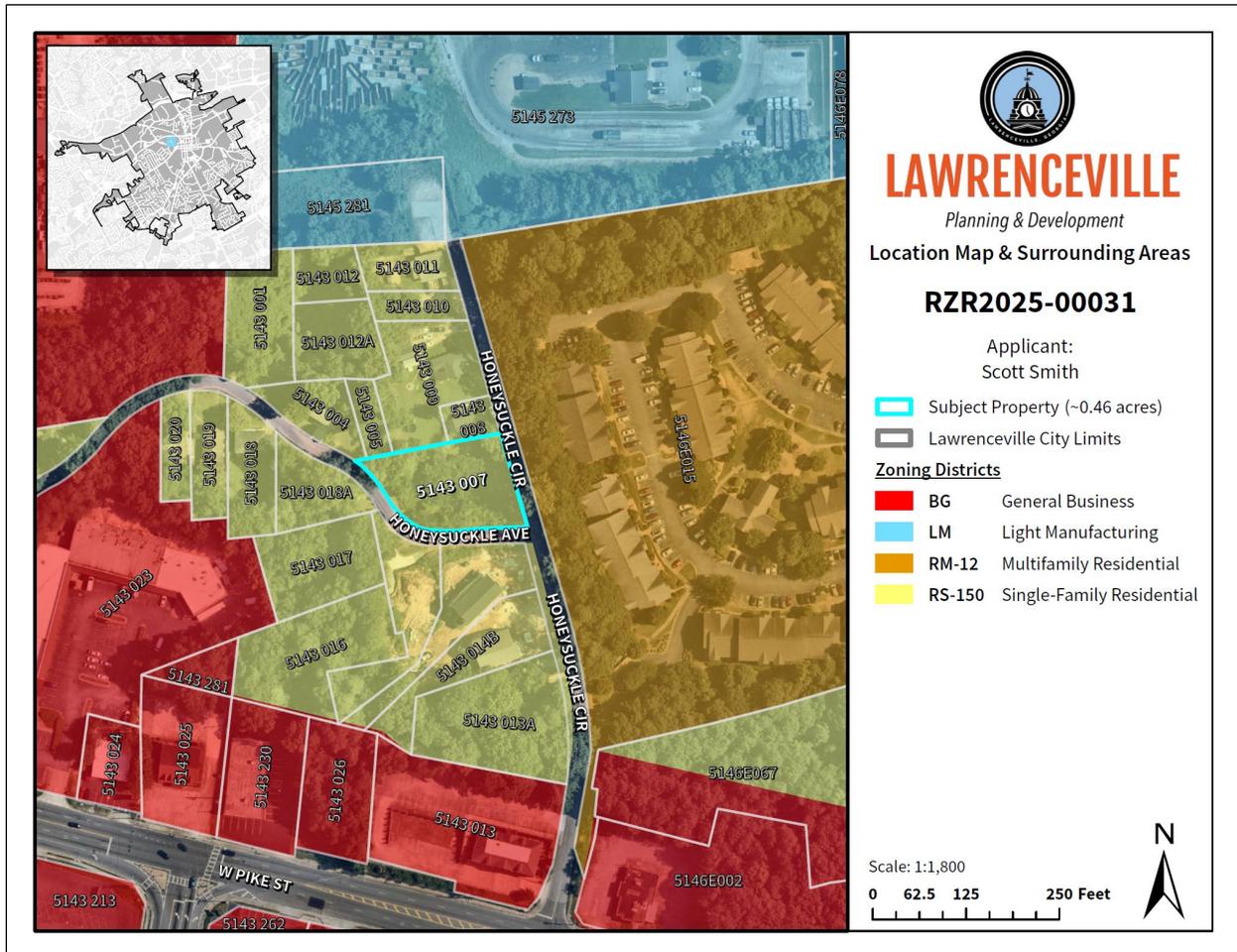
**Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, H. Minimum Common Area Standards**

Standard	Requirement	Proposal	Recommendation
Min. Common Area	10% (0.039 acres)	0%	N/A – Fewer than five (5) units

Based on the site plan submitted, no variances from these standards are required. No architectural renderings were submitted with the application; future building plans will be reviewed carefully to ensure that the architectural style is of a high quality and maintains consistency with the immediate area as well as the greater historic downtown core.

While not explicitly prohibited in the RS-50 INF zoning district, front-entry units are generally regarded as inferior to rear-entry units, both aesthetically and from the perspective of walkability. The facades of front-entry units tend to be dominated by garages, and driveways and curb cuts may increase the potential of vehicle-pedestrian conflicts. If topographically feasible, it may be prudent to condition approval on reconfiguring the site plan to allow rear-entry garages with a shared driveway.

### CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



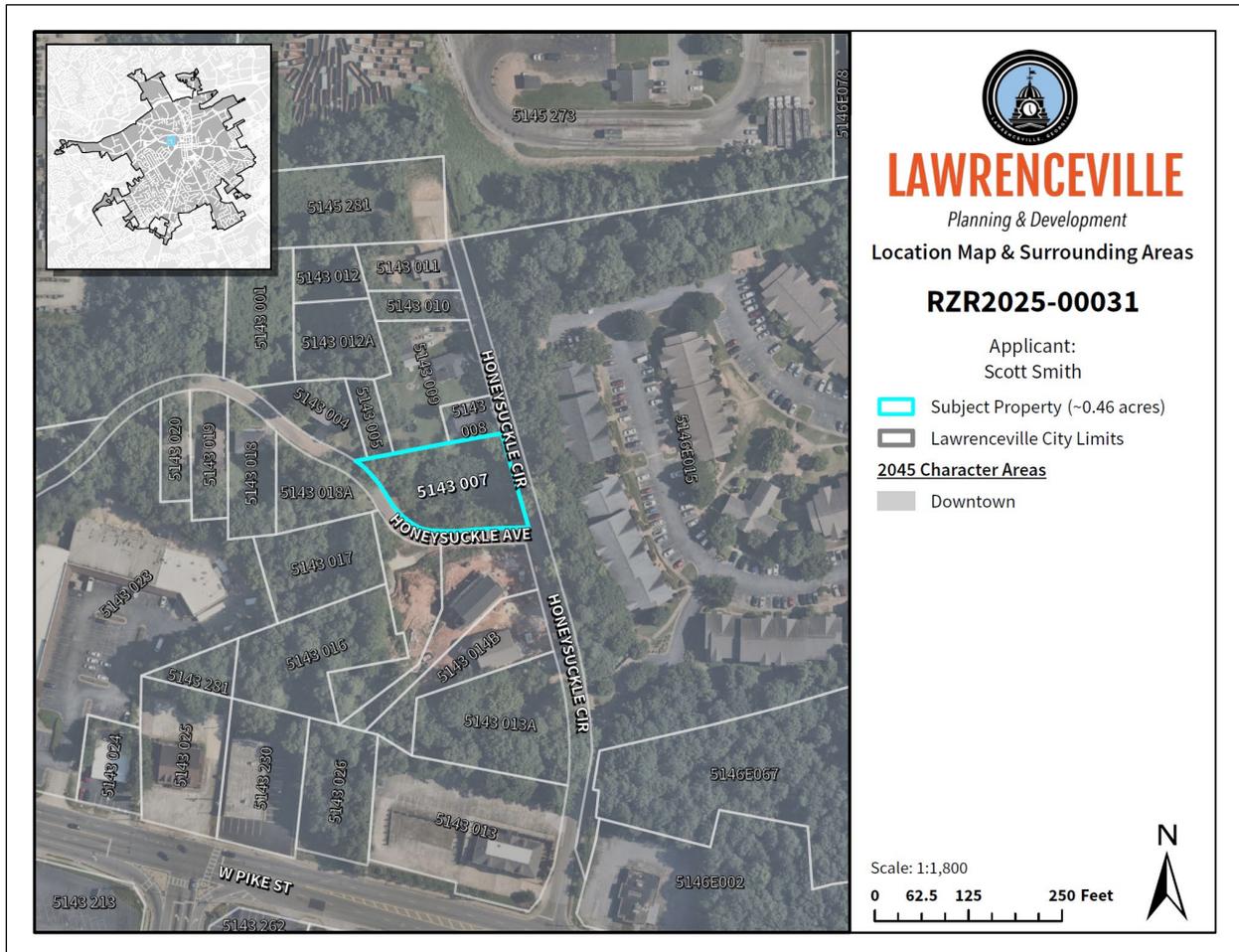
### SURROUNDING ZONING AND USE

The subject property is surrounded by single-family residential uses and zoning districts along Honeysuckle Circle and Honeysuckle Avenue. The area is currently in the process of redevelopment; three single-family homes across the right-of-way of Honeysuckle Avenue are nearing completion. The general neighborhood is already host to several older single-family homes on uncharacteristically small lots for the predominant RS-150 zoning district; it’s possible that many of these homes were constructed prior to widespread adoption of current lot development standards. From this standpoint, the proposed development is exceedingly compatible with surrounding uses – the recent adoption of the RS-50 INF district means that such developments now have a compatible legal framework.

Otherwise, the subject property is nearby a variety of existing zoning districts and uses, including commercial properties along West Pike Street zoned BG (General Business District), the Square at Lawrenceville apartments (zoned RM-12 – Multifamily Residential District) to the east, and a WM Transfer Station zoned LM (Light Manufacturing District) to

the north. Considering the variety of uses and zoning districts of the downtown Lawrenceville area, the proposed development may be appropriate.

**LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP**



**2045 COMPREHENSIVE PLAN**

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

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

Such a development may be considered appropriate within the Downtown character area. By incorporating smaller lot single-family homes, the development can be expected to raise the housing density and may serve to enhance the walkability of the area. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

**STAFF RECOMMENDATION**

Based on the submitted application and supporting materials, the request to rezone the 0.39-acre parcel from RS-150 (Single-Family Residential District) to RS-50 INF (One-Family Infill Residential District) to allow three single-family detached dwellings appears appropriate. The proposed development meets all applicable RS-50 INF zoning, dimensional, and site development standards without requiring variances, and its lot sizes, building scale, and density are compatible with both the existing and emerging development pattern along Honeysuckle Avenue, where small-lot infill homes are already present or under construction. The proposal also aligns with the intent of the Downtown character area as described in the 2045 Comprehensive Plan, which encourages higher-density residential options, reinvestment, and increased walkability near the historic core.

However, while front-entry garages are allowed, they may detract from pedestrian safety and the walkable character envisioned for this area. To support better streetscape conditions and achieve the intent of the RS-50 INF district, staff recommend requiring rear-entry access where topographically feasible or, alternatively, enhanced architectural treatments and minimized driveway widths to reduce garage dominance along the street. Furthermore, elevations for all sides of the proposed homes should be submitted to ensure compliance with the architectural and design standards. This will also help maintain harmony with the historic character of Downtown Lawrenceville.

Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** to ensure high-quality architectural design, improved pedestrian orientation, and consistency with the city’s infill development goals.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

Engineering Dept has an upcoming stormwater project (Honeysuckle Avenue Drainage Improvements) that may require permanent/temporary easements and right of way.

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

Lawrenceville Power will serve this development.

**GAS DEPARTMENT**

Lawrenceville Gas will serve this development.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

*The proposed RS-50 INF zoning is suitable given that the surrounding area already contains small-lot single-family homes and is actively transitioning toward higher-density infill development near downtown. The three-lot subdivision is compatible with both existing development patterns and ongoing redevelopment on Honeysuckle Avenue.*

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

*The proposal is unlikely to adversely affect nearby properties, as it maintains a single-family residential character consistent with the neighborhood and introduces no known burdens on access, noise, or infrastructure beyond typical residential impacts.*

- 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 under its current RS-150 zoning; however, the ability to develop only one large-lot home limits its potential relative to market conditions and the evolving urban context of downtown Lawrenceville.*

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

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

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

*The proposal aligns with the 2045 Comprehensive Plan’s Downtown character area, which supports higher-density housing options, walkability, infill development, and compatible residential reinvestment near the historic core.*

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;

*Recent redevelopment activity on surrounding parcels, the presence of similarly sized lots in the immediate area, and the adoption of the RS-50 INF district to facilitate appropriate urban infill all support approval of the request as part of a broader neighborhood transition.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING AND DEVELOPMENT**

### **RECOMMENDED CONDITIONS - 12012025**

### **RZR2025-00031**

Approval of a rezoning to RS-50 INF (One-Family Infill Residential District), subject to the following enumerated conditions:

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

- A.** Three (3) One-Family dwellings, not to exceed eight units per acre (8 UPA).
- B.** Each dwelling shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The front façade of each dwelling shall be adjacent to the public right-of-way (Honeysuckle Avenue).
- D.** Each dwelling shall have a garage or covered carport that accommodates two cars.
- E.** Each unit/dwelling shall be rear loaded and accessed from Honeysuckle Circle via a forty (40) foot Private Access Utility Easement, with a Minimum Pavement Width of twenty-four (24) feet and two (2) curb and gutter as measure from back-of-curb to back-of-curb. Forty (40) foot Private Access Utility Easement shall be adjacent to the northern or rear property line. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

- 2. To satisfy the following site development considerations:
  - A. Provide a minimum fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
  - B. Provide a ten-foot (10 ft.) Rear Yard Building Setback.
  - C. Underground utilities shall be provided throughout the development.
  - D. Natural vegetation shall remain on the property until the issuance of a development permit.
  - E. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.



# LAWRENCEVILLE GEORGIA

## REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Scott Smith</u>	NAME: <u>MEHIC MIRNES</u>
ADDRESS: <u>2700 Braselton Hwy</u>	ADDRESS: <u>461 CRANE DRIVE</u>
CITY: <u>Dacula Ga</u> <u>BOX 10-430</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30019</u>	STATE: <u>Ga.</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Scott Smith</u> PHONE: <u>770-650-4448</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RS-50</u>	
PARCEL NUMBER(S): <u>5 143 - 007</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>151 Honeyuckle Ave</u>	

Scott Smith 9-19-25  
SIGNATURE OF APPLICANT DATE

Mirnes Mehic 9-19-25  
SIGNATURE OF OWNER DATE

Scott Smith  
TYPED OR PRINTED NAME

Mirnes Mehic  
TYPED OR PRINTED NAME

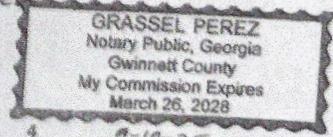
Kimberly Duncan 9-19-25  
NOTARY PUBLIC DATE

[Signature] 9-19-25  
NOTARY PUBLIC DATE

This Notary is  
Signature  
Only.



200 • Lawrenceville, Georgia 30046-2200  
www.lawrencevillega.org



**RZR2025-00031**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

Letter of Intent

151 Honeysuckle Avenue

9-19-29

The owner of the property intends to develop this property with the proposed zoning of RS-50 with three new homes.

The lot is currently vacant and the develop wishes to improve the property with new homes with a flare of modern architecture.

Once rezoning is approve he will move forward with dividing the lots process and obtaining permits for the houses.

Legal Description  
151 Honeysuckle Ave

All that tract or parcel of land lying and being in land lot 143, District 5, City of Lawrenceville, Gwinnett County Georgia and being more particularly described as follows:

Beginning at the curvature of the intersection of the Northerly right of way of Honeysuckle Avenue with its intersection of the right of way of Honeysuckle Circle said point being the TRUE POINT OF BEGINNING

Thence along the Northerly right of way of Honeysuckle Avenue along the curvature of the right of way an arc distance of 20.78 ‘, arc having a radius of 15.00 feet and a chord of

S 36°20’16” W – 19.16 feet to a point;

Thence S 86°38’58” W a distance of 102.98 feet to a point;

Thence along the arc of a curve 39.85 ‘ arc having a radius of 52.75 feet and a chord of

N 65°43’26” W – 38.91 feet to a point;

Thence N 34°18’18” W a distance of 48.81 feet to a point;

Thence along the arc of a curve 39.33, curve having a radius of 134.97 ft. and a chord of

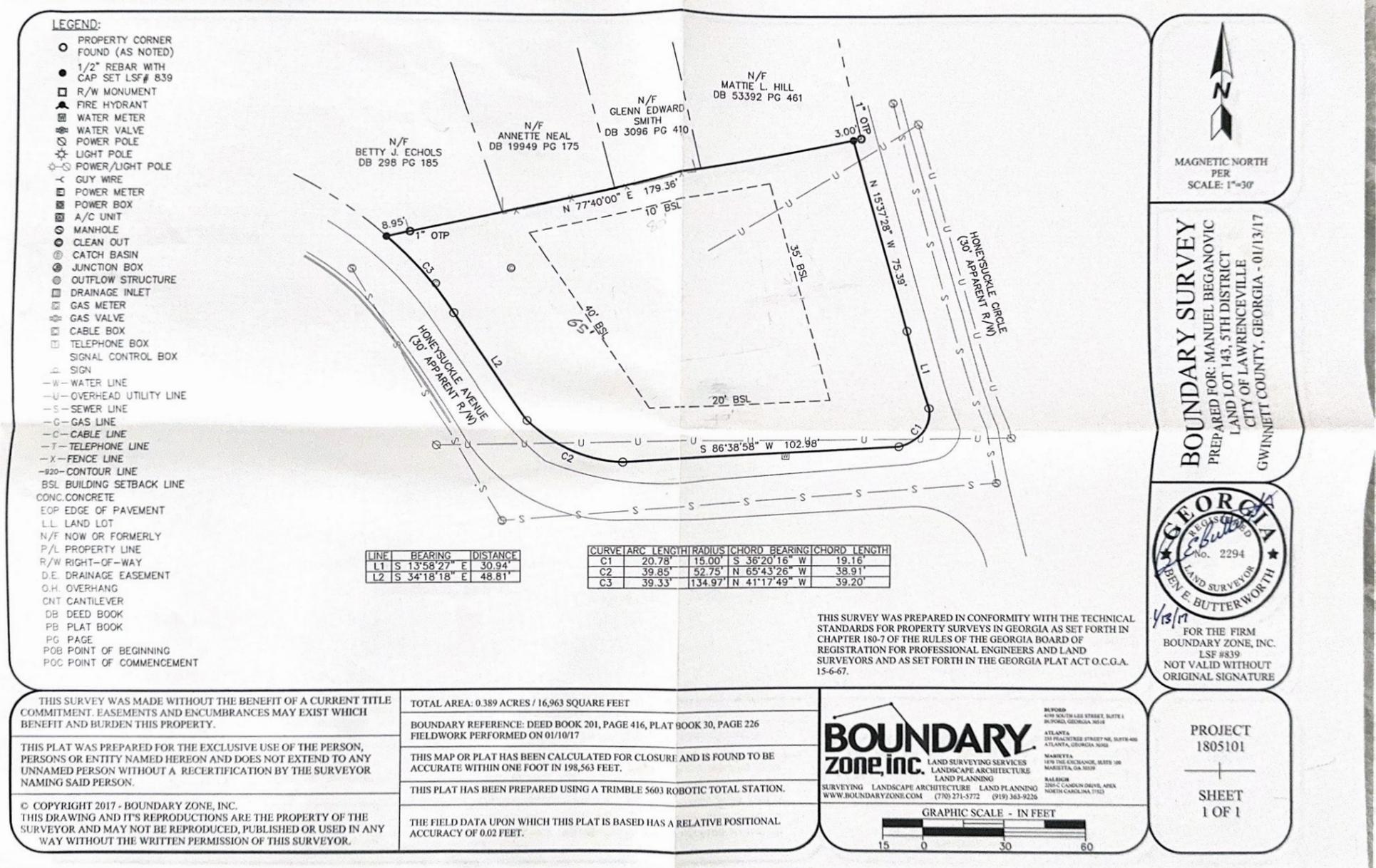
N 41°17’49” W – 39.20 feet to a point;

Thence leaving the right of way of Honeysuckle Avenue N 77 °40’00” E a distance of 179.36 feet to a point on the Westerly right of way of Honeysuckle Circle;

Thence along the westerly right of way of Honeysuckle Circle S 15° 37’28” E a distance of 75.39 feet to a point;

Thence S 13 °58’27” E a distance of 30.94 feet to a point and the point of beginning

Track shown on a Boundary Survey for Manuel Beganovic prepared by Boundary Zone, INC dated 1/13/17 and contains 0.389 acres/16,963 sq. ft.

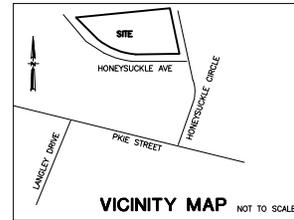


**RZR2025-00031**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**RZR2025-00031**  
**RECEIVED OCTOBER 3, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

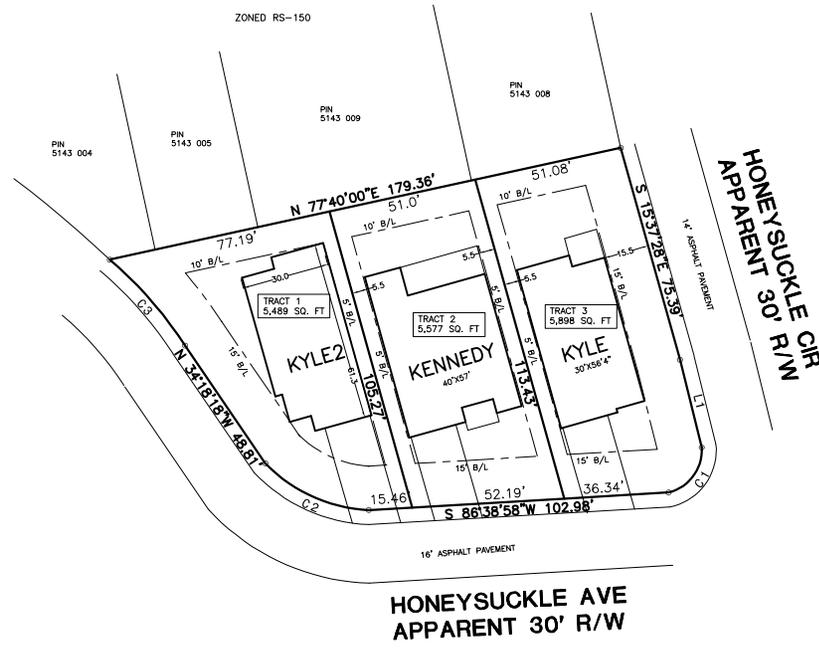


NOT FOR RECORDING



**LEGEND**

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
R	PROPERTY LINE	CL	CENTER LINE
A	FIRE HYDRANT	DO	DRAINAGE DIRECTION
⊕	VALVE	HN	HOUSE NUMBER
⊙	WATER MAIN	IF	IRON PIN FOUND
MH	MANHOLE	IP	IRON PIN SET
SE	SEWER LINE	R	RADIUS OF CURVATURE
DE	DRAINAGE EASEMENT	CB	DOUBLE WING CATCH BASIN
SE	SEWER EASEMENT	CB	SINGLE WING CATCH BASIN
GP	GAS LINE	PP	POWER POLE
PP	POWER POLE	A	ARC OF CURVE
MC	MAIL IN CAP	IN	INVERT
LP	LIGHT POLE	DI	DROP INLET
EE	EXISTING ELEVATION	PE	PROPOSED ELEVATION
RB	REBAR	POB	POINT OF BEGINNING
O.T.P.	OPEN TOP PIPE		



SUBJECT PROPERTY  
 151 HONEYSUCKLE AVE

PARCEL ID: 5143 007

PROPERTY IS VACANT

0.389 acres/16,963 sq. ft.

SUBJECT PROPERTY DOES NOT LIE  
 WITHIN A 100 YEAR FLOOD DISTRICT AS  
 PER F.R.M. PANEL NO. 13135C0073F  
 AND 13135C0088F EFFECTIVE DATE  
 09-29-2006

PROPOSED REZONING FROM RS-150 TO RS-50 INFILL

RS-50 INFILL  
 MIN. LOT WIDTH: 50'  
 MIN. LOT AREA: 3,500 SQ. FT  
 FRONT SETBACK: 15' (EXTERNAL LOCAL STREET)  
 SIDE SETBACK: 5'  
 REAR SETBACK: 10'

MIN. 1 STORY: 1,600 SQ. FT  
 MIN. 2 STORY: 1,800 SQ. FT

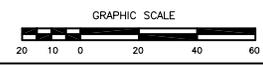
CURRENT OWNER  
 MEHIC MIRNES  
 461 CRANE DRIVE  
 LAWRENCEVILLE, GA. 30046  
 404-405-8043

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.  
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Course	Bearing	Distance
L1	S 13°58'27" E	30.94'

Curve	Radius	Length	Chord	Chord Bear.
C1	15.00'	20.78'	19.16'	S 36°20'16" W
C2	52.75'	39.85'	38.91'	N 65°43'26" W
C3	134.97'	39.34'	39.20'	N 41°17'49" W



REVISIONS

NO.	DATE	DESCRIPTION

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
 LAND SURVEYORS - LAND PLANNERS  
 2700 SHILOH RD. SUITE 100-40  
 LAWRENCEVILLE, GA 30046  
 PH: 770-964-7000  
 EMAIL: DtgSurvey@dtgllc.com



**Rezoning Exhibit**  
**Mehic Mirnes**  
 LAND LOTS(S): 143  
 CITY OF LAWRENCEVILLE  
 WINNETT COUNTY, GEORGIA  
 DISTRICT: 5

DATE DRAWN: 8/11/25  
 SCALE: 1" = 20'  
**SHEET TITLE**  
 Rezoning Exhibit

**PROJECT NUMBER**  
**25177-B**  
**DRAWING NUMBER**  
**1**



# LAWRENCEVILLE

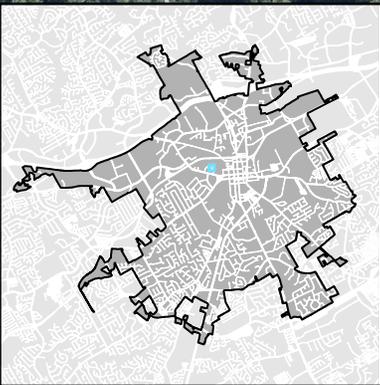
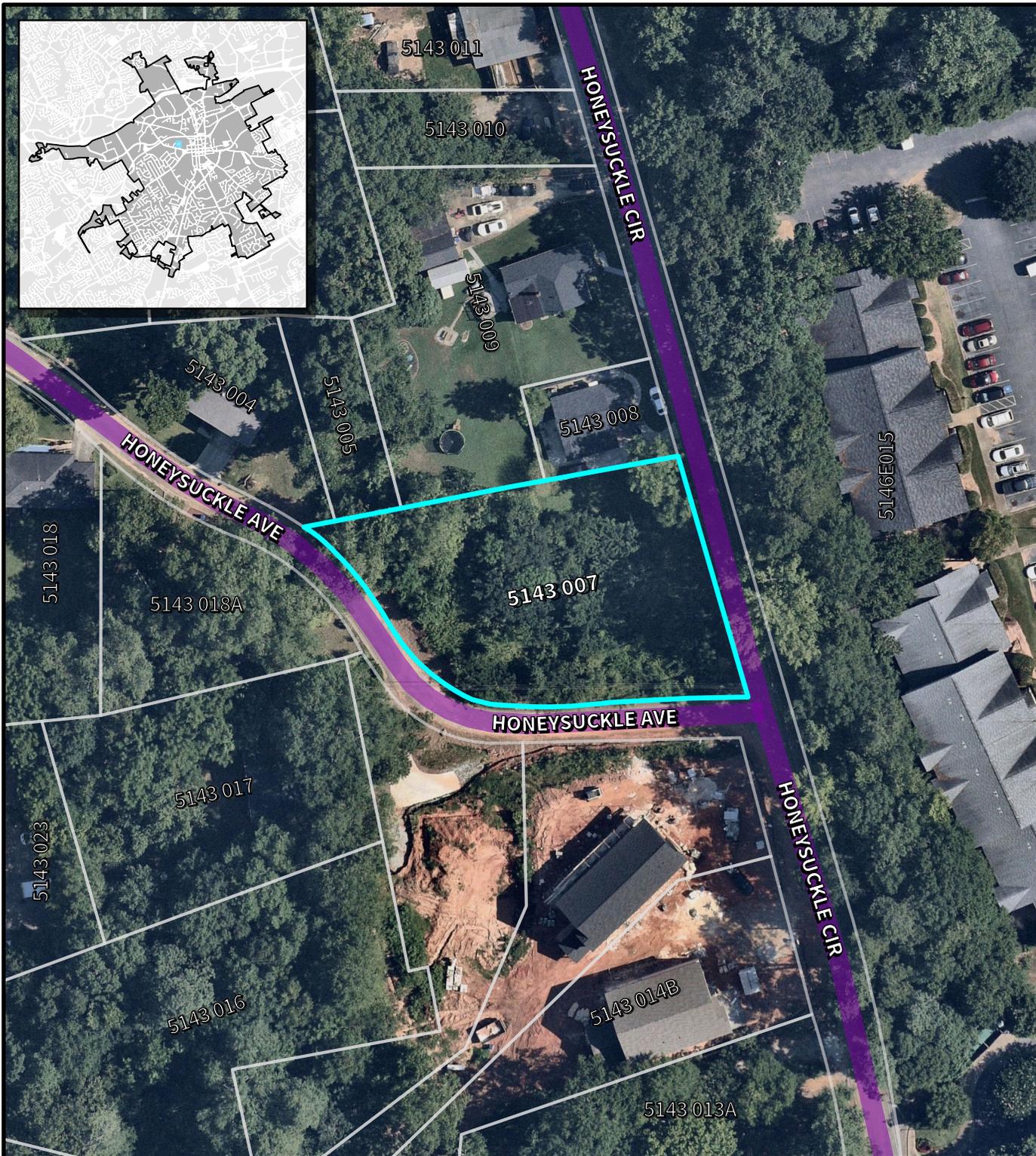
Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

Applicant:  
Scott Smith

-  Subject Property (~0.46 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:900





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

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Scott Smith

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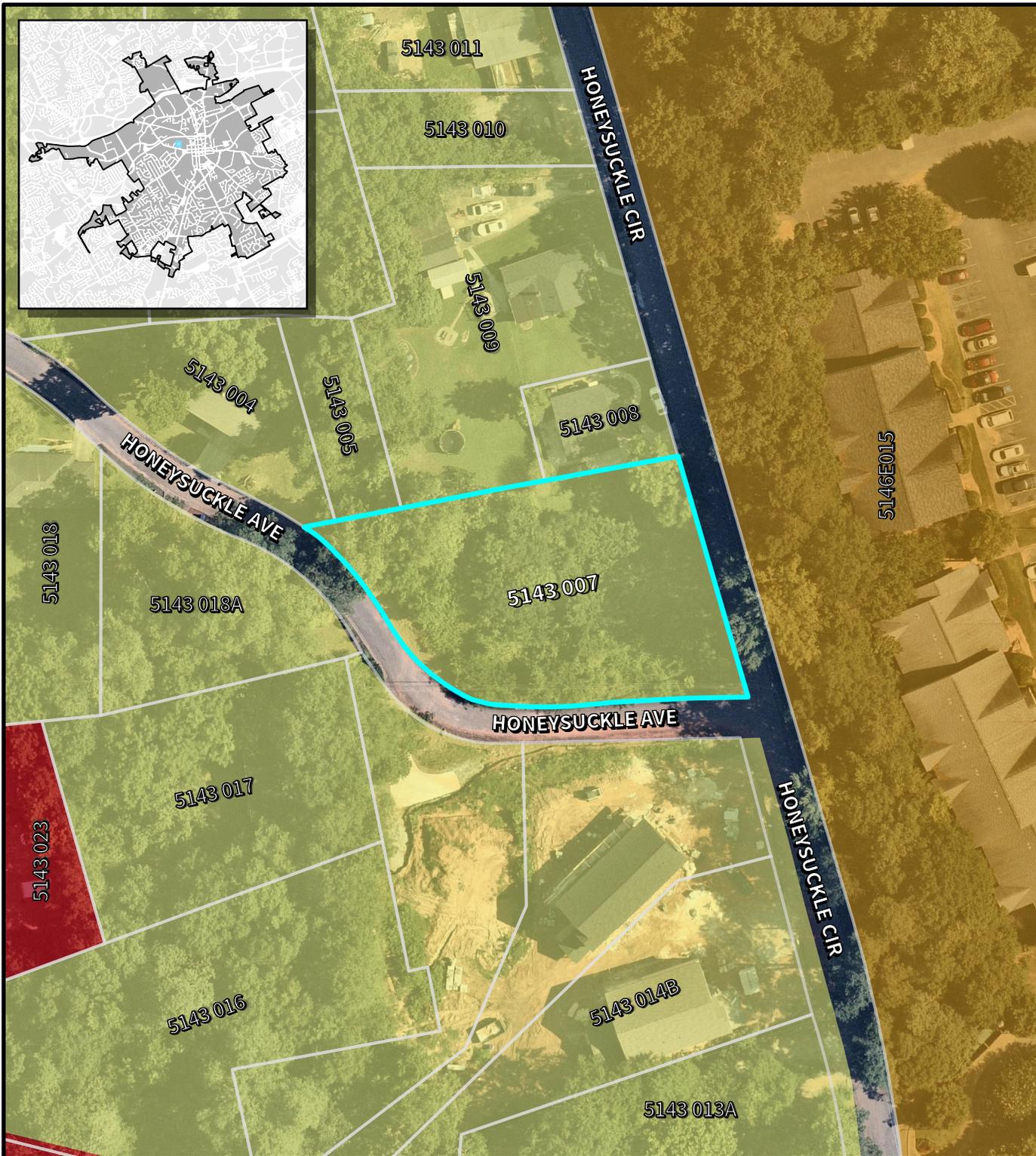
 Lawrenceville City Limits

### Zoning Districts

 BG General Business

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Scale: 1:900

0 30 60 120 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

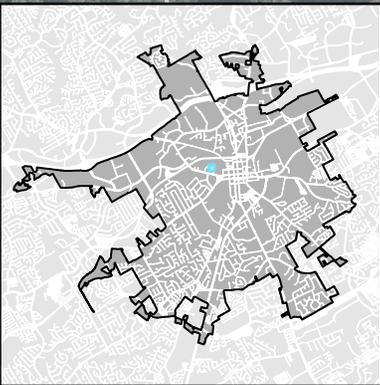
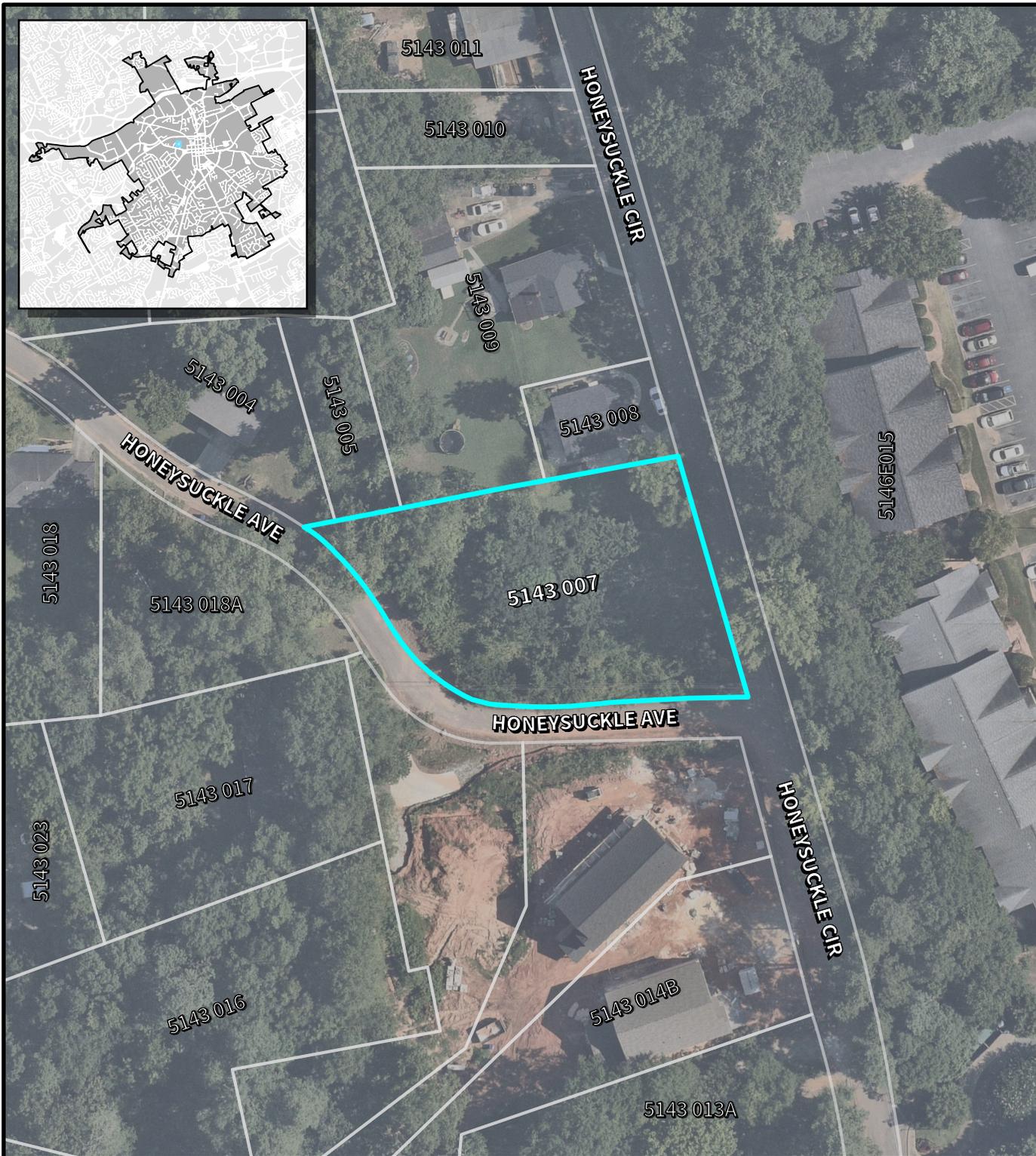
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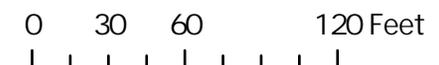
 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:900





# LAWRENCEVILLE

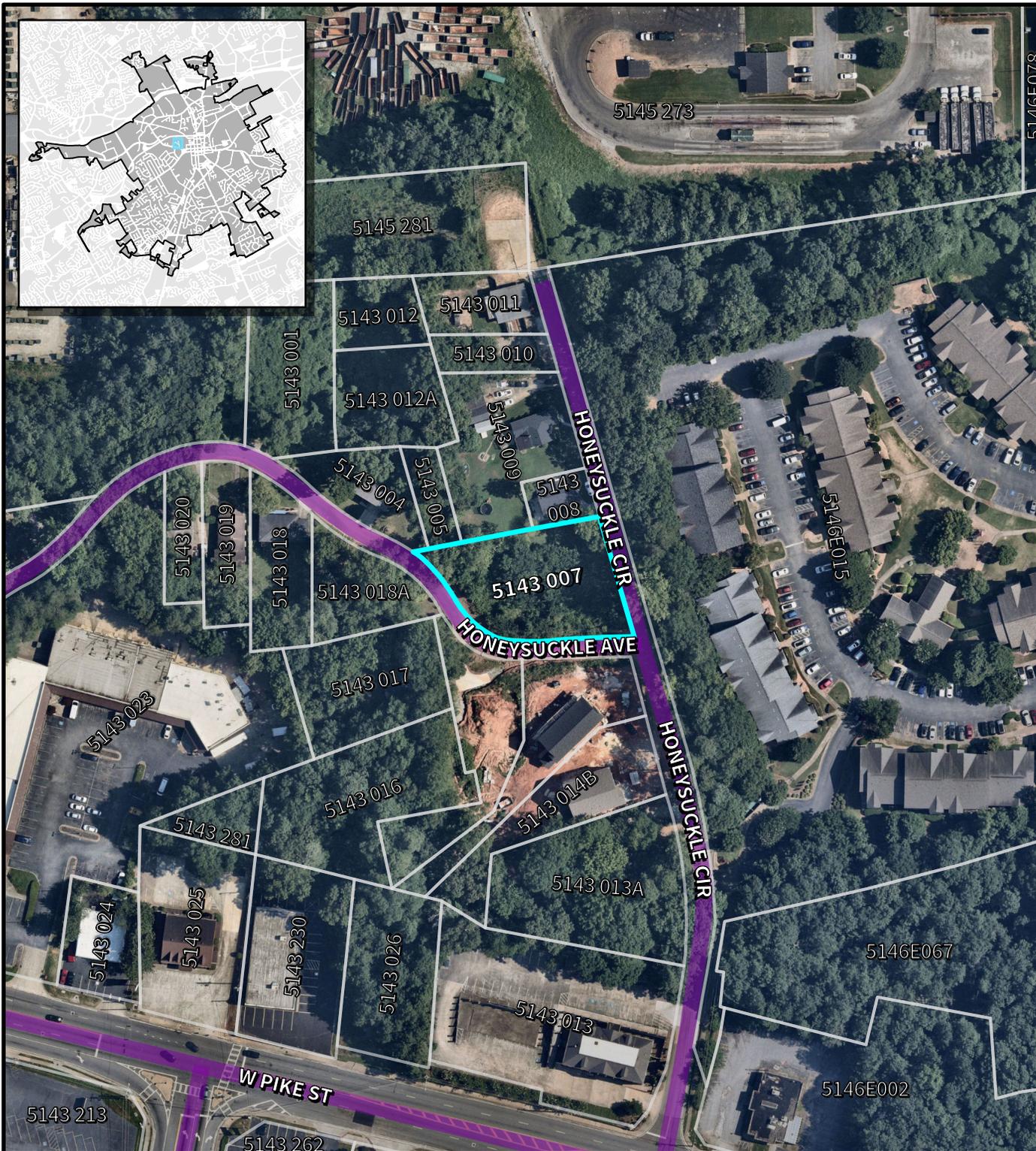
Planning & Development

Location Map & Surrounding Areas

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Scale: 1:1,800





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

Applicant:  
Scott Smith

 Subject Property (~0.46 acres)

 Lawrenceville City Limits

### Zoning Districts

 BG General Business

 LM Light Manufacturing

 RM-12 Multifamily Residential

 RS-150 Single-Family Residential



Scale: 1:1,800

0 62.5 125 250 Feet



N





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## RZR2025-00031

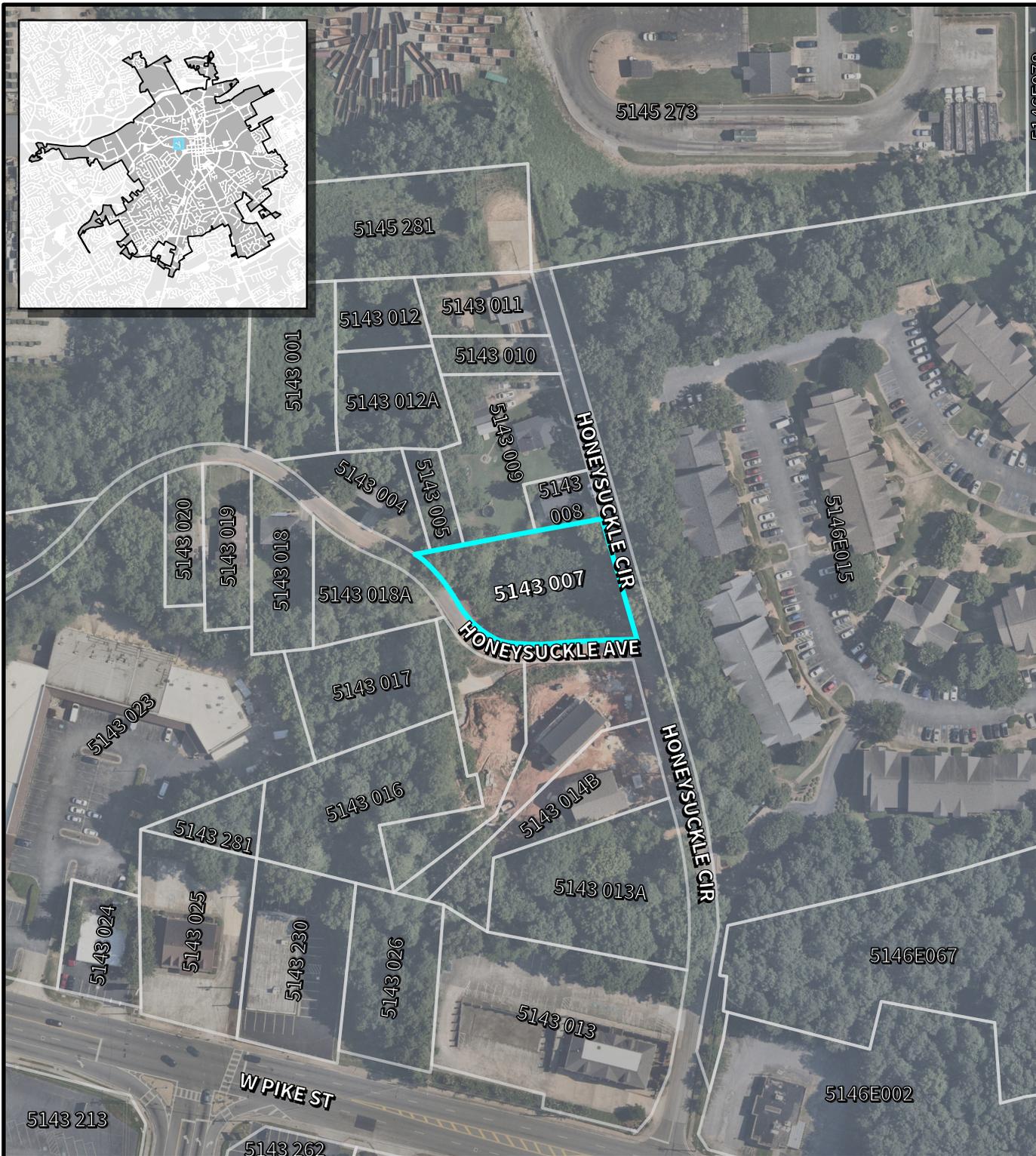
Applicant:  
Scott Smith

 Subject Property (~0.46 acres)

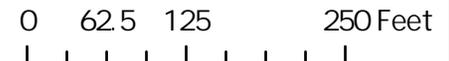
 Lawrenceville City Limits

2045 Character Areas

 Downtown



Scale: 1:1,800





# LAWRENCEVILLE

## Planning & Development

**MAYOR AND COUNCIL ~~PLANNING AND DEVELOPMENT~~**

**RECOMMENDED CONDITIONS - 120412025**

**RZR2025-00031**

Approval of a rezoning to RS-50 INF (One-Family Infill Residential District), subject to the following enumerated conditions:

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

- A.** Three (3) One-Family dwellings, not to exceed eight units per acre (8 UPA).
- B.** Each dwelling shall be constructed with three sides of brick. The remaining balance of the home may be the same, or fiber-cement shake or siding with a minimum thirty-six-inch (36 in.) brick water table. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The front façade of each dwelling shall be adjacent to the public right-of-way (Honeysuckle Avenue).
- D.** Each dwelling shall have a two car garage. ~~or covered carport that accommodates two cars.~~
- E.** Each unit/dwelling shall be rear loaded and accessed from Honeysuckle Circle via a forty (40) foot Private Access Utility Easement, with a Minimum Pavement Width of twenty-four (24) feet and two (2) curb and gutter as measure from back-of-curb to back-of-curb. Forty (40) foot Private Access Utility Easement shall be adjacent to the northern or rear property line. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

R2025-00031\_M&C REC CNDS\_12042025

2. To satisfy the following site development considerations:

- A. Provide a minimum fifteen-foot (15 ft.) Front Yard Building Setback adjacent to Honeysuckle Avenue and Honeysuckle Circle.
- B. Provide a ten-foot (10 ft.) Rear Yard Building Setback.
- C. Underground utilities shall be provided throughout the development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-way.
- ~~E.F.~~ Within 60 days of approval of zoning, dedicate all right-of-way and easements for the Honeysuckle Avenue Improvements project.

R2025-00031\_M&C REC CNDS\_12042025



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** SUP2025-00117; Samia Craig; 1154 Lawrenceville Highway, Suite 206

**Department:** Planning and Development

**Date of Meeting:** Wednesday, January 28, 2026

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

**Applicants Request:** Special Use Permit for a Special Events Facility/Banquet Hall

**Planning & Development Recommendation:** Approval with Conditions

**Planning Commission Recommendation:** Approval with Recommendations

**Summary:** The applicant requests a Special Use Permit for 1154 Lawrenceville Highway to allow for a Special Event Facility/Banquet Hall in Suite 206. The subject property is an approximately 15.81-acre parcel zoned BG (General Business District) located along the southern right-of-way of Lawrenceville Highway and the eastern right-of-way of Johnson Road, just south of Lawrenceville Highway’s intersection with Johnson Road.

**Attachments/Exhibits:**

- SUP2025-00117\_REPORT\_12162025.docx
- SUP2025-00117\_P&D REC CNDS\_12162025.docx
- SUP2025-00117\_ATTCHMNTS\_10282025.pdf
- SUP2025-00117\_PC RECO COND\_01052026.pdf



# LAWRENCEVILLE

*Planning & Development*

## SPECIAL USE PERMIT

**CASE NUMBER(S):** SUP2025-00117

**APPLICANT(S):** SAMIA CRAIG – STUDIO 1865

**PROPERTY OWNER(S):** DAHAR PROPERTIES LLC

**LOCATION(S):** 1154 LAWRENCEVILLE HIGHWAY

**PARCEL IDENTIFICATION NUMBER(S):** R5110 376

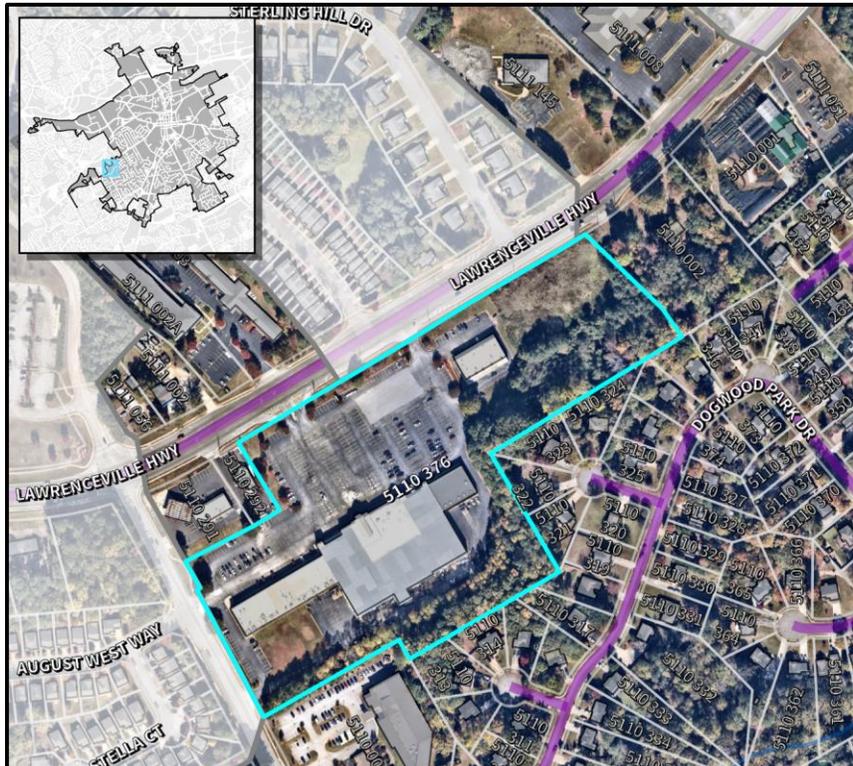
**APPROXIMATE ACREAGE:** 15.81 ACRES

**CURRENT ZONING:** BG (GENERAL BUSINESS DISTRICT)

**PROPOSED DEVELOPMENT:** SPECIAL EVENT FACILITY/BANQUET HALL

**DEPARTMENT RECOMMENDATION:** APPROVAL WITH CONDITIONS

### VICINITY MAP




**LAWRENCEVILLE**  
*Planning & Development*  
 Location Map & Surrounding Areas

**SUP2025-00117**

Applicant:  
 Samia Craig - Studio 1865

-  Subject Property (~15.80 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

**ZONING HISTORY**

The subject property was annexed by the City and rezoned to BG (General Business District) between 1987 and 2002, the same zoning classification as present.

**PROJECT SUMMARY**

The applicant requests a Special Use Permit for 1154 Lawrenceville Highway to allow for a Special Event Facility/Banquet Hall in Suite 206. The subject property is an approximately 15.81-acre parcel zoned BG (General Business District) located along the southern right-of-way of Lawrenceville Highway and the eastern right-of-way of Johnson Road, just south of Lawrenceville Highway’s intersection with Johnson Road.

**ZONING AND DEVELOPMENT STANDARDS**

The property consists of a 96,645 square-foot one-story retail building, accessory driveways, and parking.

**Article 1 Districts, Section 103.2 Use Table**

Standard	Requirement	Proposal	Recommendation
<b>Special Event Facility</b>	Special Use Permit	Special Use Permit	<i>Approval w/ Conditions</i>

**Article 2 Supplemental and Accessory Use Standards, Section 200.3, Subsection 200.3.73 Special Event Facility reads as follows:**

- A. *Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.*
- B. *During inclement weather, there shall be sufficient space to safely shelter guests.*
- C. *Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.*
- D. *Adequate off-street parking facilities shall be provided on-site.*
- E. *Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.*

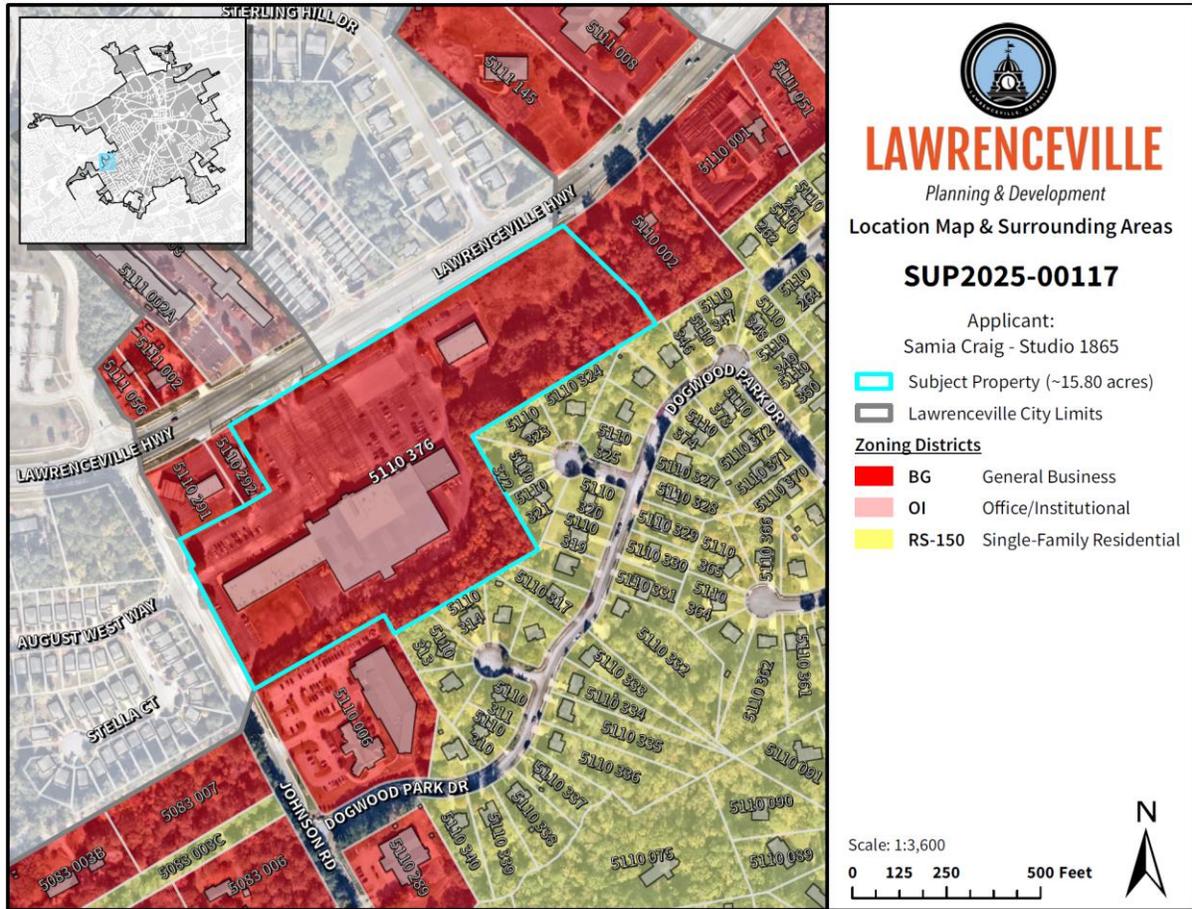
*F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.*

The applicant occupies Suite 206 of the Lawrenceville Station shopping center, a 1,562-square-foot retail space. They are proposing a Special Use Permit to allow a Special Event Facility/Banquet Hall (“Studio 1865”), hosting private or public gatherings such as weddings, receptions, corporate events, parties, and similar functions. Access to the property is provided via curbs extending from Lawrenceville Highway and Johnson Road.

As proposed, the parking regulations require sixteen (16) parking spaces for this type and size of facility. Parking provided in the Lawrenceville Station shopping center far exceeds this minimum requirement and adequately provides enough off-street parking. Additionally, all associated parking spaces are in front of the suite.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Event Facilities/Banquet Halls be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with the intent of the Code of Ordinance as it relates to Special Event Facilities/Banquet Halls. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities/Banquet Halls to operate throughout the city limits in specific zoning classifications, which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.

# CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



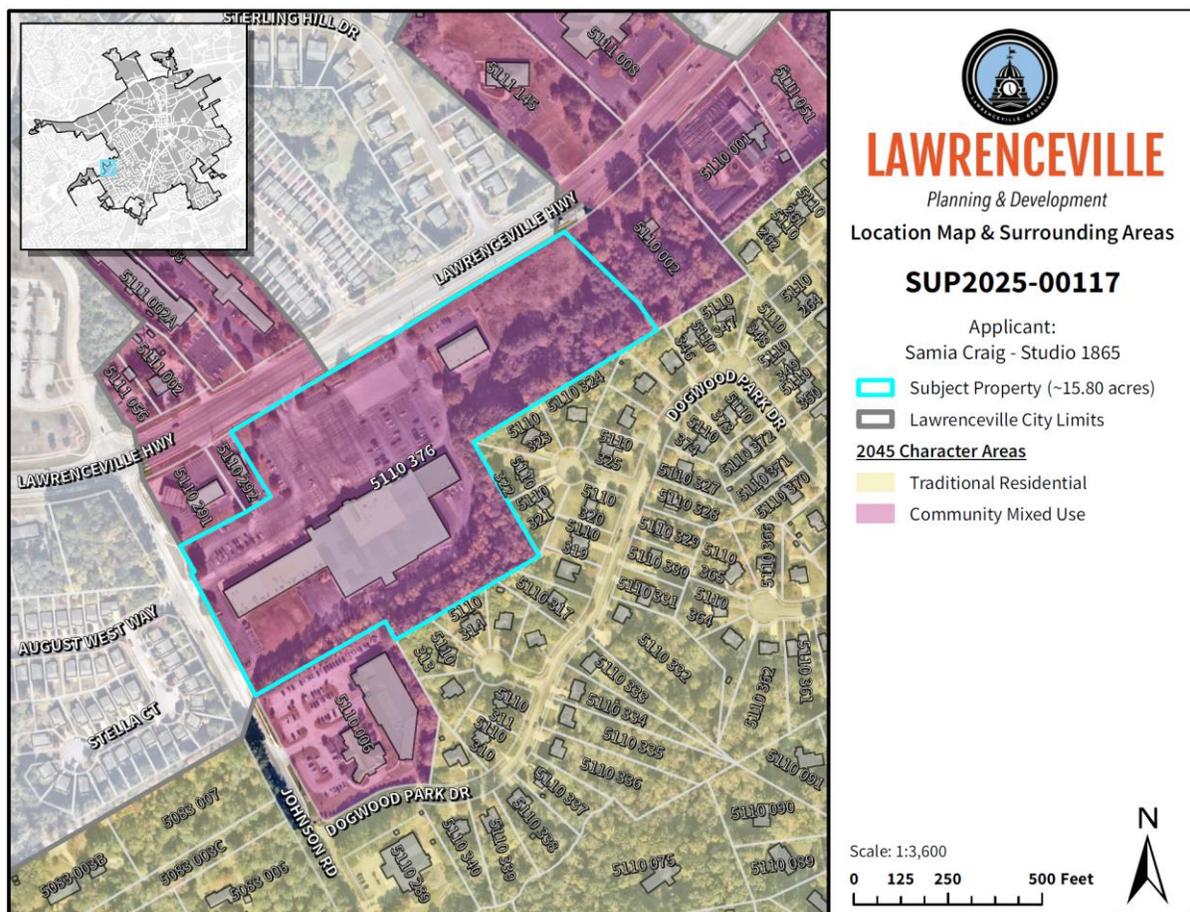
## SURROUNDING ZONING AND USE

The area around the subject property is characterized by both commercial/retail uses and zoning as well as residential uses and zoning. The adjacent properties along Lawrenceville Highway and Johnson Road are zoned BG, the same district as the subject property. These properties have such uses as a gas station, a restaurant, and a nursing home. The Dogwood Park residential subdivision is adjacent to the subject property on the south, containing single-family homes zoned RS-150 (Single-Family Residential District). The properties across the right-of-way of Lawrenceville Highway from the subject property are zoned a mixture of BG and OI (Office Institutional District), which includes a prominent nursing home (Ashton Manor at Sugarloaf). Otherwise, the surrounding properties are in unincorporated Gwinnett County. This includes the Johnson Place residential subdivision across the right-of-way of Johnson Road, zoned R-ZT (Single Family

Residence Zero Lot Line/Townhouse District). Finally, Moore Middle School occupies the property on the northern end of the intersection of Lawrenceville Highway and Johnson Road and is zoned R-75 (Single-Family Residential District).

Overall, the surrounding area is characterized by neighborhood retail, single-family residential, and institutional uses such as nursing homes and a school. Additionally, the rear of the property is buffered from the Dogwood Park single-family subdivision with an approximately 100' undisturbed buffer. As such, the mixture of zoning and uses in the immediate area and the presence of an existing buffer may support the requested Special Use Permit.

### LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



### 2045 COMPREHENSIVE PLAN

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

*The Community Mixed Use character area capitalizes on Lawrenceville’s economic strengths and diverse population by fostering vibrant and walkable neighborhoods. This integration of residential, commercial, and recreational spaces caters to the needs and preferences of a dynamic and growing community.*

The proposed use may be appropriate for the Community Mixed-Use character area.

**STAFF RECOMMENDATION**

As submitted, the Special Use Permit (SUP) proposal for a Special Event Facility/Banquet Hall at this location is appropriate, as it is in an existing commercial area along Lawrenceville Highway and Johnson Road. It is located within the Community Mixed-Use character area, which is appropriate for smaller-scale retail uses such as banquet halls. Furthermore, there is an established precedent for City Council approving (and renewing) such uses in similar zoning districts throughout the city.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

**CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**

**ENGINEERING DEPARTMENT**

No comment

**PUBLIC WORKS**

No comment

**ELECTRIC DEPARTMENT**

This location is served by Georgia Power.

**GAS DEPARTMENT**

This location is served by Lawrenceville Gas.

**DAMAGE PREVENTION DEPARTMENT**

No comment

**CODE ENFORCEMENT**

No comment

**STREET AND SANITATION DEPARTMENT**

No comment

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

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

*In light of the mixture of uses and zoning in the immediate area and existing buffers, the requested Special Events Facility could be suitable for the area.*

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

*With the recommended conditions and preservation of existing buffers, potential impacts on adjacent and nearby properties could be minimized.*

- 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 which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

*Impacts on public facilities would be anticipated in the form of traffic and utility demand; 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;**

*Policies of the Community Mixed-Use Character Area are intended to provide for a variety of residential, commercial, and recreational spaces - the proposed Special Use Permit allowing a Special Event Facility/Banquet Hall at this location could be consistent with the 2045 Comprehensive Plan.*

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

*Within the last few years, several Special Use Permits (SUPs) have been approved for the same use in existing BG (General Business) zoning districts throughout the city. No code cases have been opened regarding this business since the initial Tenant Name Change (TNC) application was received on 8/29/2025, after which the applicant was informed of the need to acquire a Special Use Permit.*

*To ensure compatibility with rules and regulations of the City of Lawrenceville and to maintain consistency with similar approved cases, it is suggested that conditions limit the Special Use Permit to a period of two years.*



# LAWRENCEVILLE

## *Planning & Development*

### **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_01052026**

### **SUP2025-00117**

Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

**1. To restrict the Special Use Permit as follows:**

- A.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- B.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C.** Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- D.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- E.** Outdoor storage shall be prohibited.
- F.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H.** Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of

the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.

- I.** Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.
- J.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.



# LAWRENCEVILLE GEORGIA

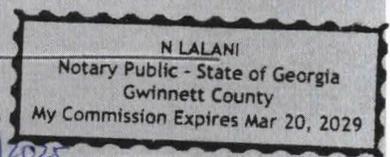
## SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Studio1865</u>	NAME: <u>DAHAR PROPERTIES LLC</u>
ADDRESS: <u>1154 Lawrenceville Hwy, Ste 206</u>	ADDRESS: <u>3125 Touchton Ct</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>678-782-8165</u>	PHONE: _____
CONTACT PERSON: <u>Samia Craig</u> PHONE: <u>678-782-8165</u>	
CONTACT'S E-MAIL: <u>samia@1865legacies.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): _____ ACREAGE: _____	
PARCEL NUMBER(S): <u>5110376</u>	
ADDRESS OF PROPERTY: <u>1154 Lawrenceville Hwy, Ste 206, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Special events facility</u>	

[Signature] 10/10/2025  
 SIGNATURE OF APPLICANT DATE  
Samia Craig  
 TYPED OR PRINTED NAME  
T. Peete 10/10/2025  
 NOTARY PUBLIC DATE



[Signature] 10/15/25  
 SIGNATURE OF OWNER DATE  
 \_\_\_\_\_  
 TYPED OR PRINTED NAME  
[Signature] 10/15/2025  
 NOTARY PUBLIC DATE



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

**SUP2025-00117**  
**RECEIVED OCTOBER 28, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



# LAWRENCEVILLE

## GEORGIA

### DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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



Property Tax > View Pay Your Ta...

# View/Pay Your Taxes

## Account Details

[Back to Search](#)

**Parcel ID :**  
R5110 376

**Property Type :**  
Real Property

**Site Address :**  
1154 LAWRENCEVILLE HWY  
LAWRENCEVILLE 30046

**Mailing Address :**  
DAHAR PROPERTIES LLC  
1134 GAVINWOOD PL  
DECATUR GA 30033-3780

[Change Mailing Address](#)

**Legal :**  
U S HWY 29

**District :**  
LAWRENCEVILLE

**Last Update :**  
10/21/2025 08:07 PM

Pay -

Total Due : \$146,952.64

Partial Payment

[Add to Cart](#)

## Tax Bills

[Click here](#) to view and print your 2025 tax bill.

<a href="#">2025</a>	\$146,952.64	\$0.00	\$0.00	\$0.00	\$0.00	11/15/2025	\$146,952.64
<a href="#">2024</a>	\$83,200.00	\$83,200.00	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
<a href="#">2023</a>	\$102,720.00	\$102,720.00	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
<a href="#">2022</a>	\$102,720.00	\$102,720.00	\$0.00	\$0.00	\$0.00	03/01/2023	\$0.00
<a href="#">2021</a>	\$102,992.00	\$102,992.00	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00

<a href="#">2020</a>	\$121,933.45	\$121,933.45	\$0.00	\$0.00	\$0.00	01/01/2021	\$0.00
<a href="#">2019</a>	\$135,720.43	\$135,720.43	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
<a href="#">2018</a>	\$125,930.89	\$125,930.89	\$0.00	\$0.00	\$0.00	11/01/2018	\$0.00
<a href="#">2017</a>	\$122,592.85	\$122,592.85	\$0.00	\$0.00	\$0.00	10/15/2017	\$0.00
<b>Total</b>							\$146,952.64

Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

02:41

[Understanding Your Property Tax Bill.](#)

04:28

[How to Pay Your Property Taxes Online](#)

Select Language

Powered by  Google Translate

**SUP2025-00117**  
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**PLANNING & DEVELOPMENT DEPARTMENT**



# Real Estate

**View Bill**

[View bill image](#)

**As of**

10/23/2025

**Bill Year**

2024

**Bill**

1652

**Owner**

DAHAR PROPERTIES LLC

**Parcel ID**

R5110 376

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/14/2024	\$18,806.00	\$18,806.00	\$0.00	\$0.00	\$0.00
Interest			\$180.23			\$0.00
<b>TOTAL</b>		\$18,806.00	\$18,806.00	\$0.00	\$0.00	\$0.00

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**SUP2025-00117  
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PLANNING & DEVELOPMENT DEPARTMENT**



# Real Estate

[Return to view bill](#)

## Payments/Adjustments

As of 10/23/2025

<b>Bill Year</b>	2024
<b>Bill</b>	1652

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	11/13/2024	11/13/2024	2065970	DAHAR PROPERTIES LLC	\$180.23
Payment	10/17/2024	10/18/2024	2010289	Elockbox	\$18,806.00

[Return to view bill](#)

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**SUP2025-00117**  
**RECEIVED OCTOBER 23, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



1865 Legacies Group, LLC  
DBA Studio 1865  
1154 Lawrenceville Hwy., Ste 206  
Lawrenceville, GA 30046  
info@legaciesevents.com

October 9, 2025

RE: Letter of Intent  
Special Use Permit Application  
Parcel 5110376  
1154 Lawrenceville Hwy., Ste 206  
Lawrenceville, GA 30046

To Whom It May Concern,

I am writing this letter of intent on behalf of 1865 Legacies Group, LLC - DBA Studio 1865 to be considered for a Special Use Permit. Studio 1865 is poised to redefine event experiences in Lawrenceville, GA, by opening a premier multi-use venue in one of the city’s quickly growing shopping centers, Lawrenceville Station. Lawrenceville’s vibrant growth and thriving community make it an ideal destination for high-end events, ensuring strong demand and long-term success. With minimal renovation requirements, we are prepared to enter the market quickly and ready to service the community.

**What We Aim to Provide**

Our space will combine modern elegance with versatile functionality, catering to weddings, community events, baby showers, birthday parties, corporate meetings, anniversary parties, holiday gatherings, fitness classes, photo shoots, micro-weddings and so much more. Our venue and services are tailored to make planning simple, pricing affordable and events unforgettable.

Studio 1865 represents more than an event venue—it is a celebration of family heritage, creativity, and community. Named in honor of the owner’s childhood home, Studio 1865 will serve as a modern gathering space rooted in resilience, legacy, and shared experiences. Guided by a commitment to growth and purpose, the owner seeks to create a destination that elevates every client interaction while fostering a lasting impact for her family and the Lawrenceville community.

Thank you for your and consideration.

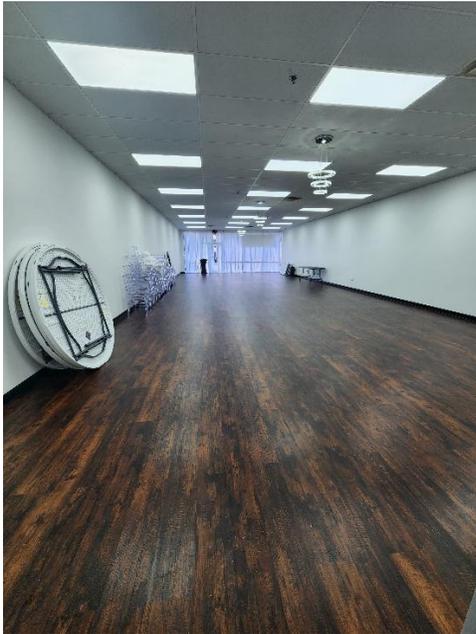
Sincerely,

Studio 1865  
info@legaciesevents.com

**SUP2025-00117**  
**RECEIVED OCTOBER 28, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**



**Open interior**



**Setup options**



**SUP2025-00117**  
**RECEIVED OCTOBER 28, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**Legal Description – Special Event Facility / Banquet Hall (Lawrenceville, GA)**

**Address:** 1154 Lawrenceville Hwy, Suite 206, Lawrenceville, GA 30046

**Parcel ID:** 5110 376

**Zoning Classification:** BG – Business General

---

**Definition and Use**

A Special Event Facility or Banquet Hall is defined as a commercial property used for hosting private or public gatherings such as weddings, receptions, corporate events, parties, and similar functions. The facility may include indoor and outdoor spaces such as banquet rooms, gardens, patios, or open fields.

**EXHIBIT "A"**

**Legal Description**

All that tract or parcel of land lying and being in Land Lot 110 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a concrete right-of-way monument found at the intersection of the Easterly right-of-way of Johnson Road (having a variable right-of-way) and the Southerly right-of-way of Lawrenceville Highway Georgia State Route 29 (having a variable right-of-way); Thence, along the Southerly right-of-way line of Georgia State Route 29, along the arc of a curve the left, an arc length of 161.88 feet, said curve having a radius of 1019.93 feet and being subtended by a chord of 161.71 feet bearing North 63 degrees 40 minutes 10 seconds East, to a concrete right-of-way monument found; Thence, continuing along said right-of-way line, North 58 degrees 51 minutes 52 seconds East, a distance of 118.26 feet to a 1½" rebar found, said point being the TRUE POINT OF BEGINNING; Thence, continuing along said right-of-way line, North 59 degrees 03 minutes 14 seconds East, a distance of 960.29 feet to a concrete right-of-way monument found; Thence along a curve to the left, an arc length of 70.34 feet, said curve having a radius of 1338.24 feet and being subtended by a chord of 70.33 feet bearing North 57 degrees 33 minutes 43 seconds East, to a point; Thence, leaving said right-of-way, South 43 degrees 00 minutes 06 seconds East, a distance of 272.02 feet to a point; Thence South 30 degrees 17 minutes 33 seconds East, a distance of 85.63 feet to a point; Thence South 58 degrees 56 minutes 39 seconds West, a distance of 94.36 feet to a 1/2" rebar found; Thence South 58 degrees 59 minutes 54 seconds West, a distance of 460.33 feet to a 1½" rebar found; Thence South 29 degrees 12 minutes 43 seconds East, a distance of 184.12 feet to a 1/2" rebar found; Thence South 29 degrees 13 minutes 28 seconds East, a distance of 115.62 feet to a point; Thence South 29 degrees 13 minutes 28 seconds East, a distance of 50.14 feet to a 1/2" rebar found; Thence South 59 degrees 03 minutes 23 seconds West, a distance of 74.90 feet to a 1/2" rebar found; Thence South 58 degrees 58 minutes 05 seconds West, a distance of 70.61 feet to a 5/8" rebar set; Thence South 58 degrees 58 minutes 05 seconds West, a distance of 19.37 feet to a 1½" rebar found; Thence South 59 degrees 06 minutes 47 seconds West, a distance of 169.69 feet to a 1/2" rebar found; Thence South 58 degrees 59 minutes 49 seconds West, a distance of 105.48 feet to a 1/2" rebar found; Thence North 30 degrees 17 minutes 33 seconds West, a distance of 55.21 feet to a point; Thence South 59 degrees 42 minutes 27 seconds West, a distance of 398.01 feet to a point on the Easterly right-of-way of Johnson Road; Thence, along said right-of-way, North 27 degrees 53 minutes 58 seconds West, a distance of 378.72 feet to a 5/8" rebar set; Thence North 60 degrees 26 minutes 10 seconds East, a distance of 10.00 feet to a 5/8" set; Thence North 29 degrees 33 minutes 51 seconds West, a distance of 75.38 feet to a 1/2" rebar found; Thence, leaving said right-of-way, North 62 degrees 48 minutes 32 seconds East, a distance of 199.92 feet to a 1/2" rebar found; Thence North 59 degrees 25 minutes 43 seconds East, a distance of 80.00 feet to a point; Thence North 29 degrees 34 minutes 57 seconds West, a distance of 200.84 feet to a 1/2" rebar found on the Southerly right-of-way of Georgia State Route 29, said point being the TRUE POINT OF BEGINNING, TOGETHER WITH the appurtenant easement rights contained in the Reciprocal Easement Agreement by and between Rita A. Craig and Lawrenceville West, LLC, filed September 4, 2001, recorded at Deed Book 24360, Page 208, records of the Clerk of the Superior Court of Gwinnett County, Georgia.

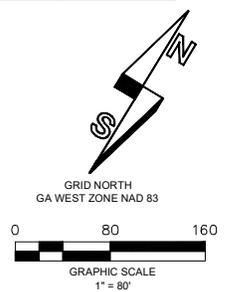
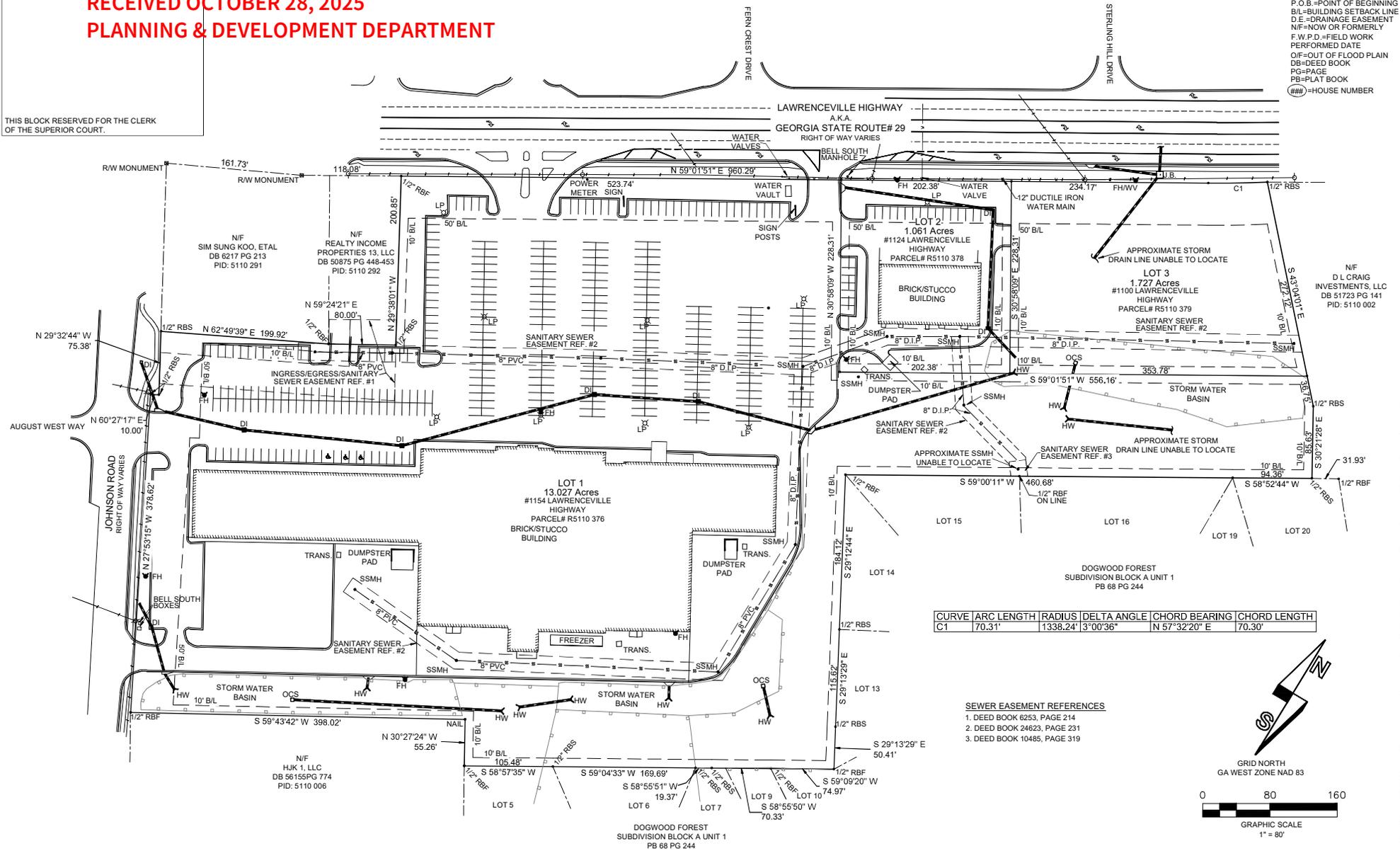
# FINAL PLAT FOR 1154 LAWRENCEVILLE HIGHWAY

SUP2025-00117  
RECEIVED OCTOBER 28, 2025  
PLANNING & DEVELOPMENT DEPARTMENT

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

- LEGEND**
- RBF=REBAR
  - RBS=REBAR
  - CTP=CRIMP
  - LL=LAND L
  - LLL=LAND
  - P=PROPER
  - EP=EDGE OF PAVEMENT
  - P.O.B.=POINT OF BEGINNING
  - B/L=BUILDING SETBACK LINE
  - D.E.=DRAINAGE EASEMENT
  - N/F=NOW OR FORMERLY
  - F.W.P.D.=FIELD WORK PERFORMED DATE
  - O/F=OUT OF FLOOD PLAIN
  - DB=DEED BOOK
  - PG=PAGE
  - PB=PLAT BOOK
  - (###)=HOUSE NUMBER

19.



JOB# 1154 LAWRENCEVILLE HWY

Drawn By: R.D.G.	Reviewed By: G.H.B.
Issue Date: 04/12/24	
F.W.P.D.: 02/28/24	
Revisions	Date

PAGE 2 OF 2



PREPARED FOR  
**DAHAR PROPERTIES, LLC**  
AND  
**SK GA PARTNERS, LLC**

**1154 Lawrenceville Highway**  
Lawrenceville, Ga 30046

Land Lot 10 Of The 5th Land District  
Gwinnett County, Georgia

**GERALD H. BERNHARD**  
2880 FAYETTEVILLE ROAD  
GRIFFIN GEORGIA  
PHONE 770 731 3803





# GWINNETT COUNTY CERTIFICATE OF OCCUPANCY



**PERMIT NUMBER: COMBLD2025-01495**

BUILDING ADDRESS: 1154 LAWRENCEVILLE HWY 206, LAWRENCEVILLE,  
GA 30046  
CITY LAWRENCEVILLE  
ZIP CODE: 30046  
PARCEL NUMBER: 5110 376

BUILDING NUMBER: SUITE NUMBER: 206  
BUILDING/TENANT AREA: 1562  
TYPE OF WORK: Interior Finish  
BUILDING/TENANT KNOWN AS: SAMIA CRAIG

## OFFICE OF THE FIRE MARSHAL Department of Fire and Emergency Services

NFPA OCCUPANCY CLASSIFICATION: Assembly  
OCCUPANT LOAD: 106

ADDITIONAL COMMENTS:

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of the applicable laws, rules and regulations, codes, standards and ordinances for the uses and occupancy specified. This Certificate of Occupancy shall be made null and void if change of use, occupancy, or physical alterations, additions, renovations, or a fire or destructive event of serious consequence, or other hazard(s) identified. This document shall be available for inspection at the building at all reasonable times.

The Fire Marshal is authorized to, in writing, suspend or revoke this Certificate of Occupancy under the provisions of the Gwinnett County Code of Ordinances, Chapter 42, when it is determined that the premises described herein or portion thereof is in violation of any applicable law, rules and regulations, codes, standards, and ordinances or any provision thereof.

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: TSIMMONS  
DATE ISSUED: 8/29/2025

TITLE: Inspector  
SIGNATURE: TSIMMONS

**SUP2025-00117**  
**RECEIVED OCTOBER 28, 2025**  
**PLANNING & DEVELOPMENT DEPARTMENT**

408 Hurricane Shoals Road, Lawrenceville, Ga 30045  
Office: (678) 518-4980, Fax: (678) 518-4901, Inspection Request: (678) 518-6277  
www.gwinnettfiremarshal.com

**POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES**



# LAWRENCEVILLE

Planning & Development

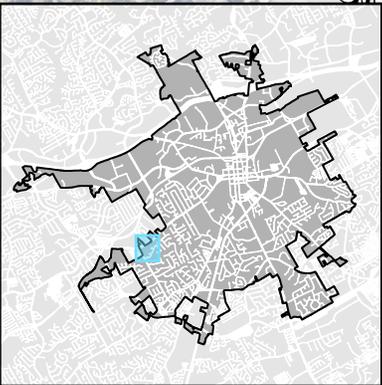
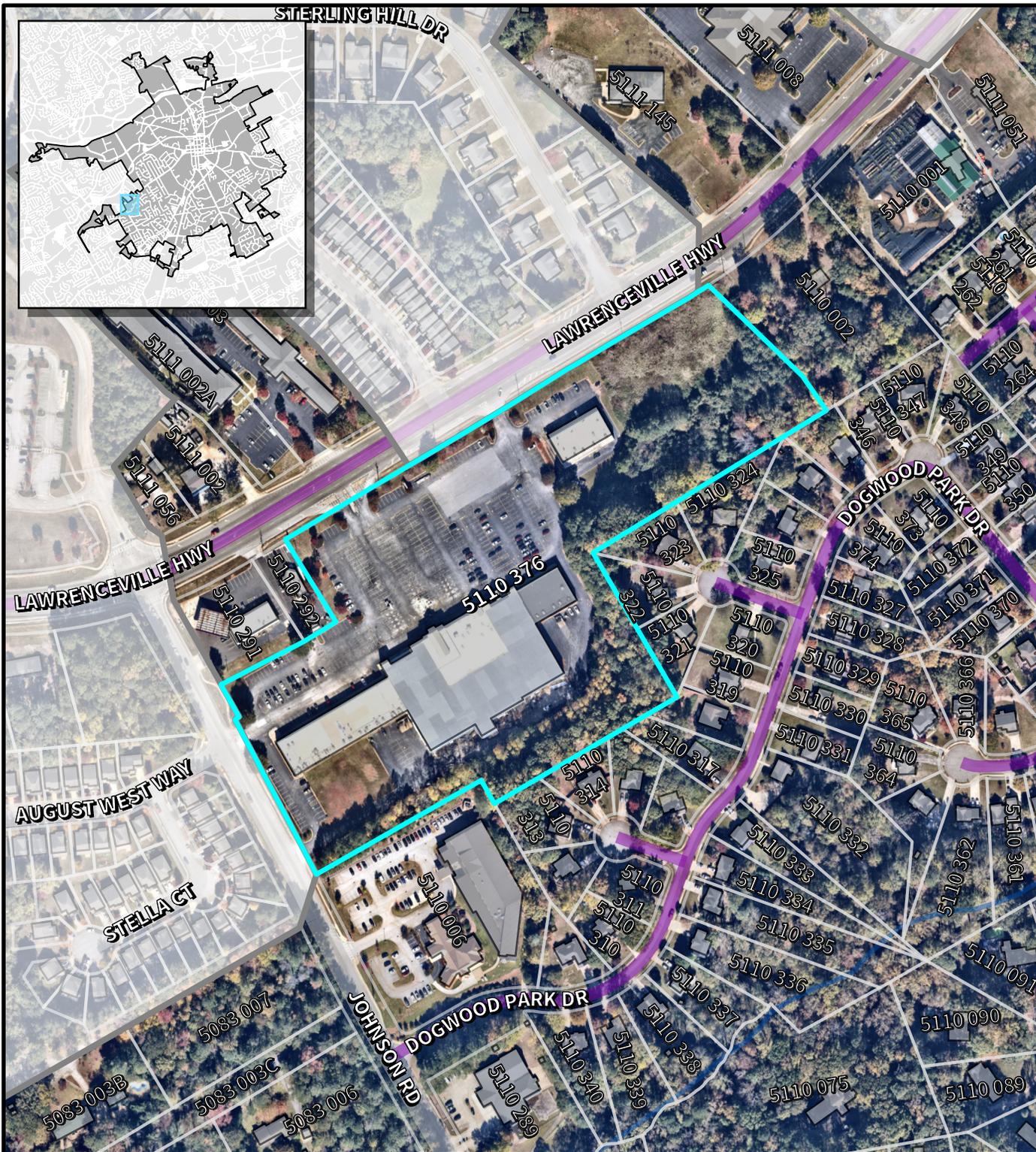
Location Map & Surrounding Areas

## SUP2025-00117

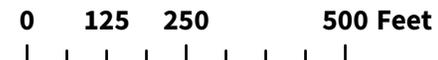
Applicant:

Samia Craig - Studio 1865

-  Subject Property (~15.80 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:3,600



N







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00117

Applicant:

Samia Craig - Studio 1865

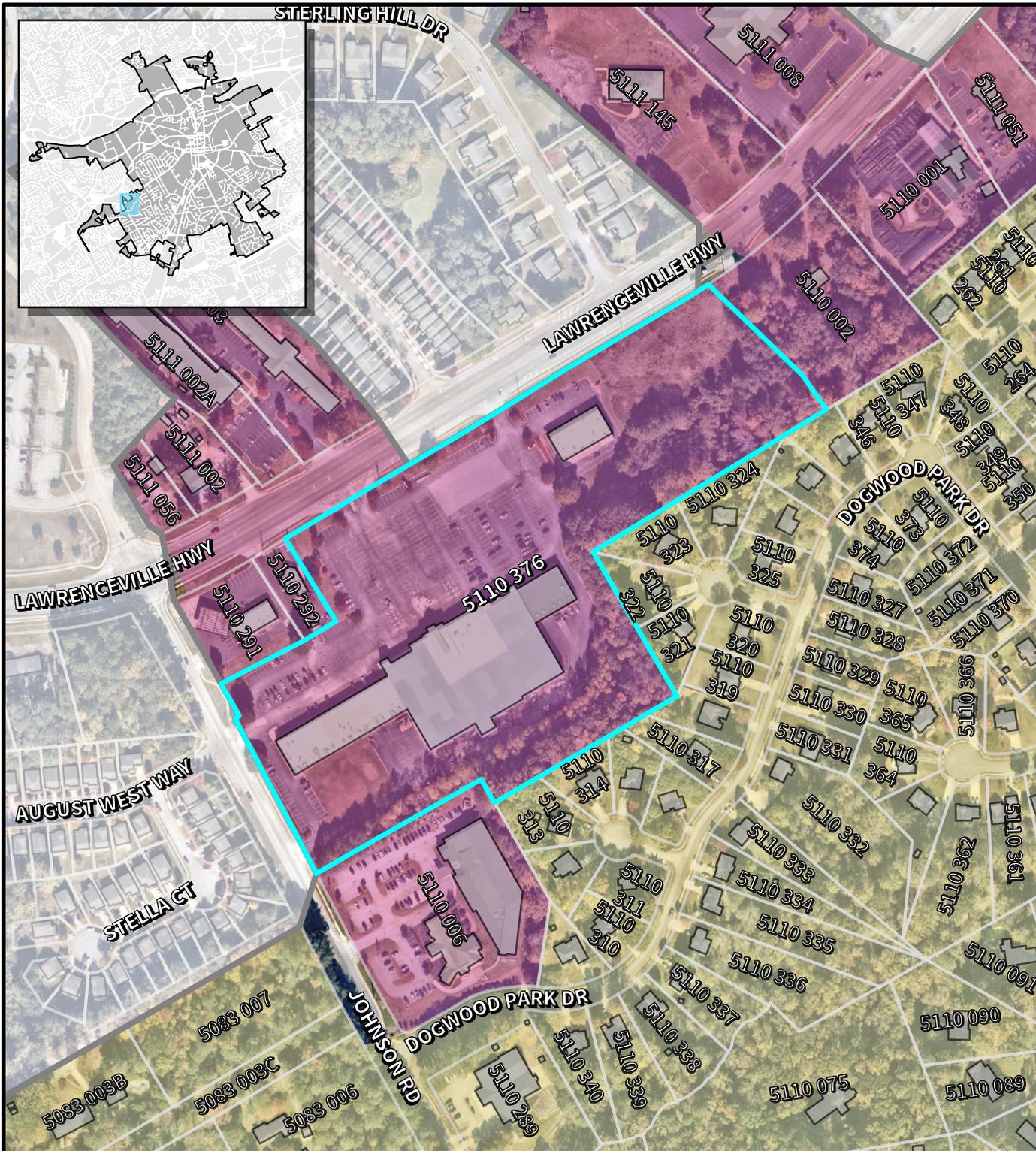
 Subject Property (~15.80 acres)

 Lawrenceville City Limits

### 2045 Character Areas

 Traditional Residential

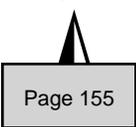
 Community Mixed Use



Scale: 1:3,600



N







# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## SUP2025-00117

Applicant:

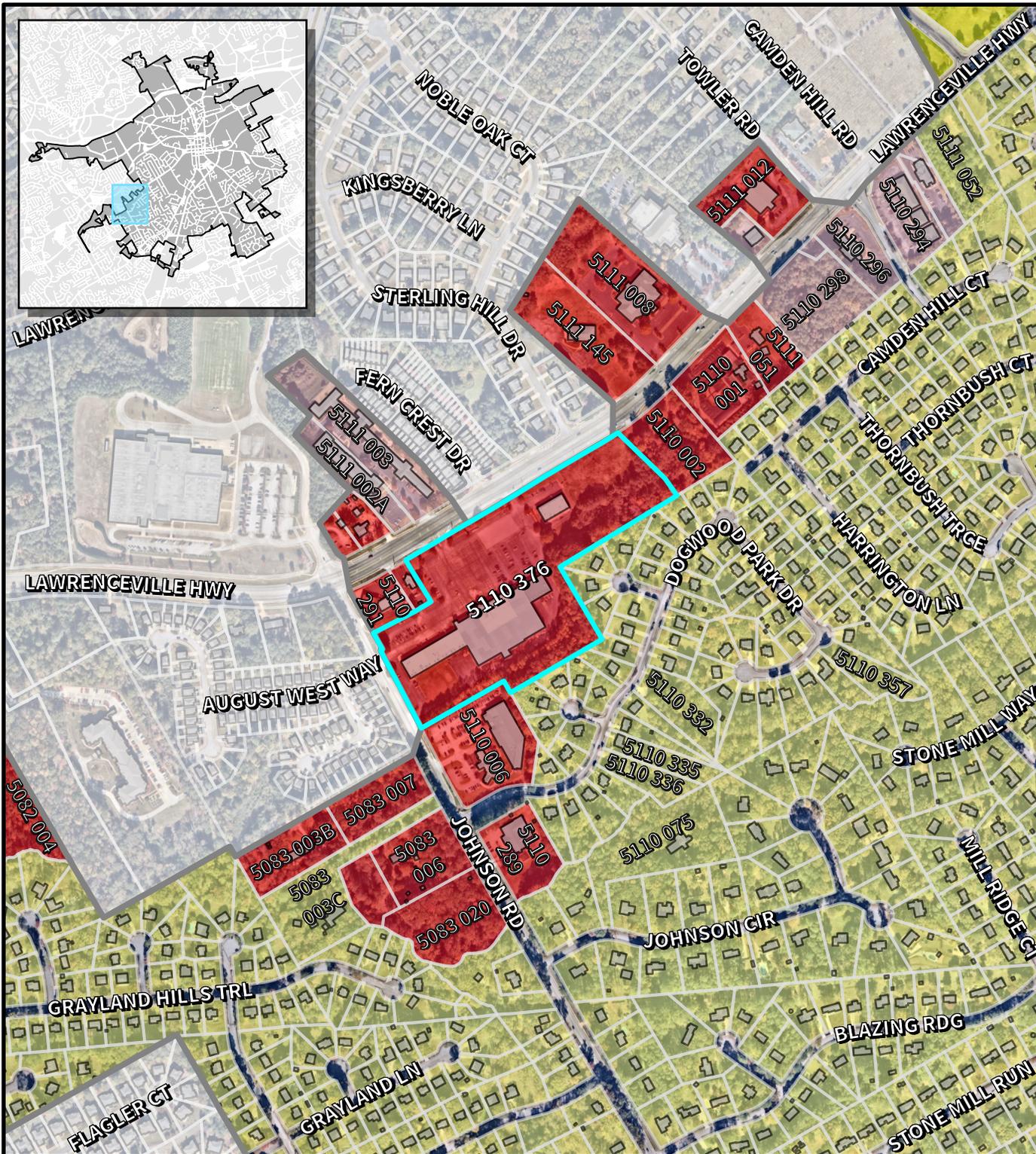
Samia Craig - Studio 1865

 Subject Property (~15.80 acres)

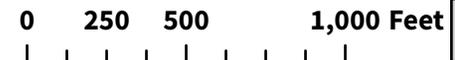
 Lawrenceville City Limits

### Zoning Districts

-  BG General Business
-  OI Office/Institutional
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential



Scale: 1:7,200





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Planning & Development

Location Map & Surrounding Areas

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Applicant:

Samia Craig - Studio 1865

 Subject Property (~15.80 acres)

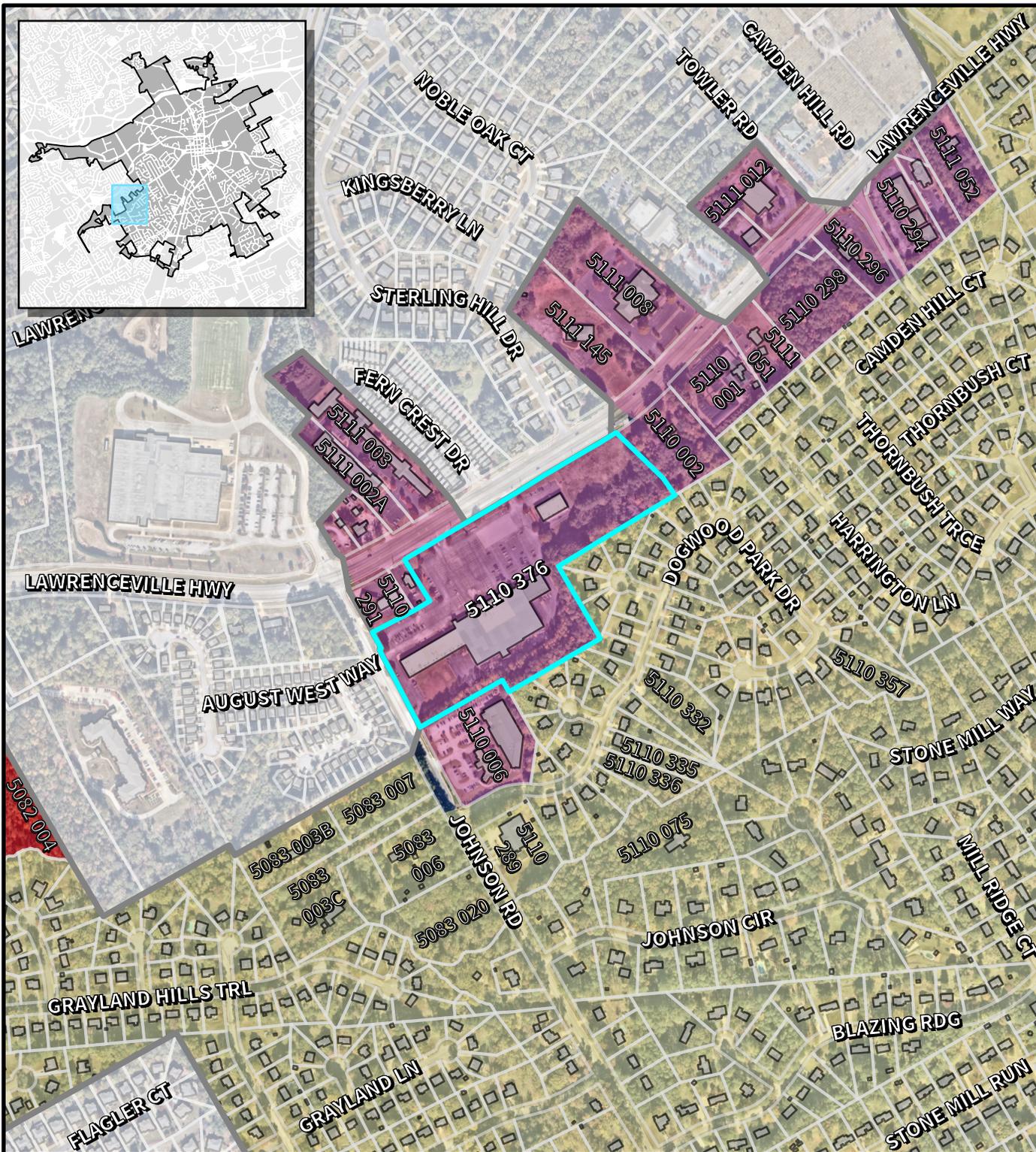
 Lawrenceville City Limits

### 2045 Character Areas

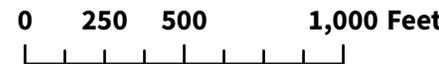
 Traditional Residential

 Community Mixed Use

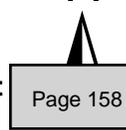
 Commercial Corridor



Scale: 1:7,200



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# LAWRENCEVILLE

## Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS\_01052026

SUP2025-00117

Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events. [The Special Events Facility hours of operation shall not extend beyond 12 a.m. midnight.](#)
- B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C. Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- D. Peddlers and/or any parking lot sales ~~unrelated to the Special Use~~ shall be prohibited.
- E. Outdoor storage shall be prohibited.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
- I. Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.

P2025-00117\_PC RECO COND\_01052026

- J. The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.

P2025-00117\_PC RECO COND\_01052026



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Purchase and Sale Agreement for 43 E Crogan Street, 39 E Crogan Street , and 31 E Crogan Street
- Department:** City Administration
- Date of Meeting:** Wednesday, January 28, 2026
- Fiscal Impact:** \$1,205,000.00
- Presented By:** Chuck Warbington, City Manager
- Action Requested:** Approval of the Purchase and Sale Agreement for 43 E Crogan Street, 39 E Crogan Street, and 31 E Crogan Street for \$1,205,000.00.

**Summary:** In the 2021 LCI Downtown Masterplan, the City included various areas around the downtown area as Catalyst Sites giving a vision of redevelopment in the downtown area. One of the Catalyst Sites, included the area in and around E Crogan and Pike Street. The City has been land banking property in that area as they become available for a future redevelopment project and this agenda item continues that initiative.

43 E Crogan Street, 39 E Crogan Street, and 31 E Crogan Street went on the market for sale in late 2025. The City requested an independent appraisal in December 2025, and the properties were appraised as follows:

- 43 E Crogan Street - \$375,000
  - 39 E Crogan Street - \$330,000
  - 31 E Crogan Street - \$500,000
- TOTAL - \$1,205,000**

The City provided an offer to the property owner that matched the appraisal and the property owner agreed to the sale.

**Attachments/Exhibits:**

- 1-28-26 Crogan Street Properties Presentation.pdf
- PSA for 43,39,31 East Crogan.pdf

# Acquisition of Crogan Street Properties



**LAWRENCEVILLE**  
GEORGIA



**LAWRENCEVILLE**  
GEORGIA



LAWRENCEVILLE  
**DOWNTOWN**  
**MASTER PLAN**



LIVABLE CENTERS INITIATIVE (LCI)  
5-YEAR UPDATE

**ADOPTED OCTOBER 2021**

**RECOMMENDATIONS MAP**



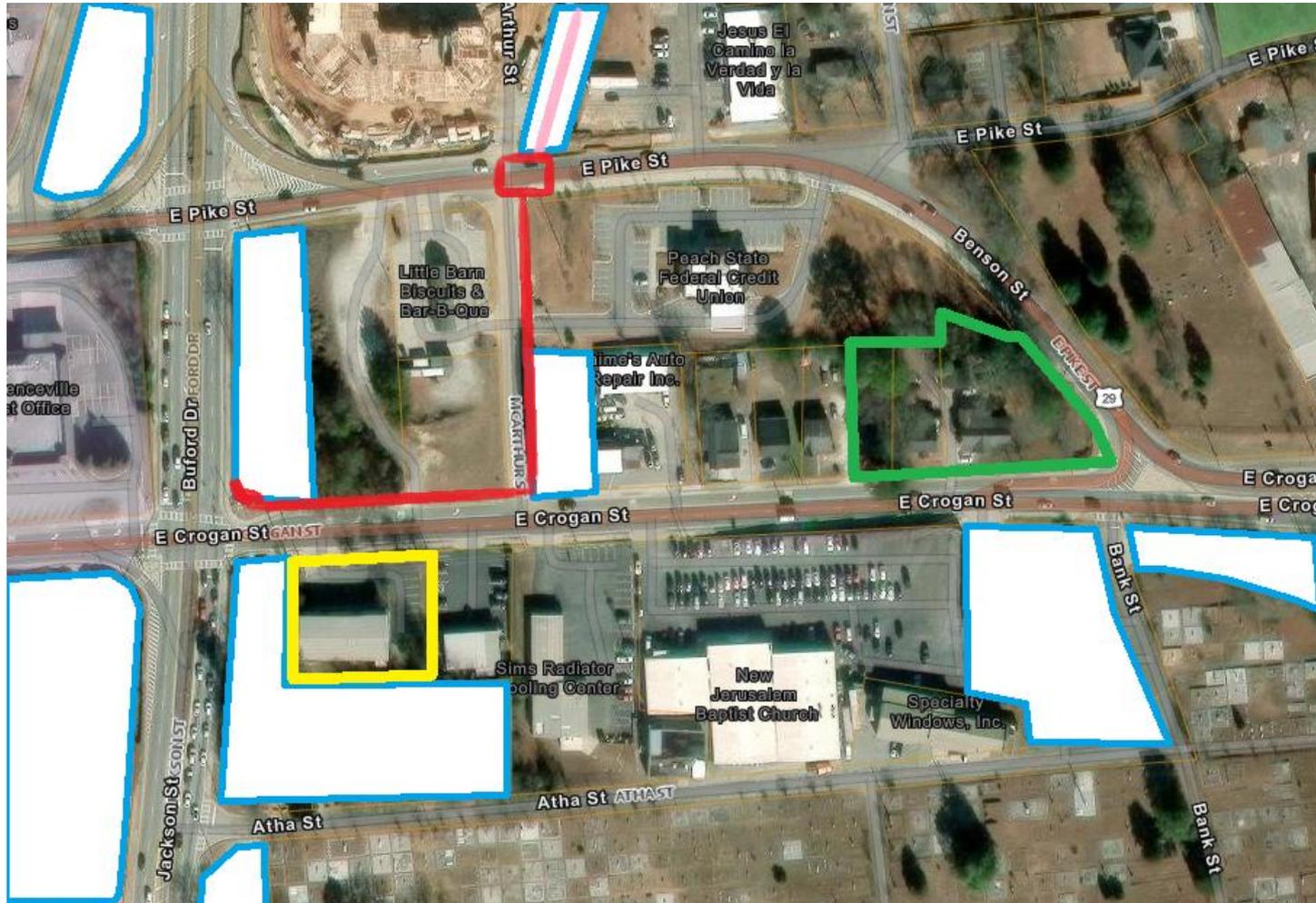


## Catalyst Site #1 (CS.1)





## Catalyst Site #1 (CS.1)





**Details of Property**

- 43 E Crogan St
- 0.19 acres (Zoned BG)
- 1134 SF Residence
- No Current Tenant
- Built 1940
- Appraised \$375,000



**Details of Property**

- 39 E Crogan St
- 0.20 acres (Zoned BG)
- 1004 SF Residence
- No Current Tenant
- Built 1936
- Appraised \$330,000



**Details of Property**

- 31 E Crogan St
- 0.42 acres (Zoned BG)
- 2048 SF Residence  
(appears to be Office)
- No Current Tenant
- Built 1930
- Appraised \$500,000



## Acquisition of E Crogan Street Properties

### Request:

- Acquire
  - 43 E Crogan St
  - 39 E Crogan St
  - 31 E Crogan St
- Total - \$1,205,000



**CONTRACT FOR PURCHASE AND SALE**

STATE OF GEORGIA  
GWINNETT COUNTY

THIS IS A CONTRACT for the purchase and sale of certain real estate by and between **SCOTT JEFFREY AKE** (hereinafter called "Seller"), and the **CITY OF LAWRENCEVILLE, GEORGIA** (hereinafter called "Buyer") a Georgia Municipal Corporation.

In consideration of the amounts set forth herein, the mutual covenants herein contained, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Agreement to Buy and Sell.

(a) Seller hereby agrees to sell and Buyer hereby agrees to buy approximately 0.81+/- acres of property known as 43 E Crogan Street (Tax Parcel #5146A084), 39 E Crogan Street (Tax Parcel#5146A085), and 31 E Crogan Street (Tax Parcel #5146A086) together with all rights, members, appurtenances and improvements thereto which property is more particularly described on Exhibit A which is attached hereto and incorporated herein by reference.

2. Purchase Price.

(a) The total purchase price for the Properties shall be ONE MILLION TWO HUNDRED AND FIVE THOUSAND DOLLARS AND ZERO CENTS (\$1,205,000.00).

(b) The purchase price shall be paid in all cash at closing. Buyer shall receive credit for the earnest money paid hereunder.

3. Seller's Warranties and Representations.

(a) Seller hereby warrants and represents that to the actual knowledge of the Seller, without any independent investigation (which warranties and representations shall be effective as of the date of Closing) the following: That

- i) Seller has good, insurable and marketable title to the Property, free and clear of all liens, encumbrances and restrictive covenants other than zoning ordinances affecting said Property and recorded general utility easements, restrictions and covenants serving or affecting the Property.
- ii) there are no special assessments against or relating to the Property.
- iii) no goods or services have been contracted for or furnished to the Property which might give rise to any mechanic's liens affecting all

or any part of the Property.

- iv) Seller has not entered into any outstanding agreements of sale, leases, options or other rights of third parties to acquire an interest in the Property other than disclosed herein.

Seller shall not further encumber the Property or allow an encumbrance upon the title to the Property or modify the terms or conditions of any existing leases, contracts or encumbrances, if any, without the written consent of Buyer. Buyer acknowledges that Seller may encumber the Property provided that the encumbrance contains a provision that the Property will be released free and clear of encumbrance at or before closing for an amount less than the Purchase Price.

- v) Seller has not entered into any agreements with any state, county or local governmental authority or agency which are not of record with respect to the Property, other than those approved in writing by Buyer.

- vi) there are no encroachments upon the Property.

- vii) Seller has full power to sell, convey, transfer and assign the Property on behalf of all parties having an interest therein.

- viii) Seller has not received any notice of violation or any laws, rules or regulations regulating hazardous materials or any request for information from any federal, state or local governmental authority concerning hazardous materials and hazardous materials contamination on the Property. The Property neither is currently on, nor has the Property ever been on, any federal or state "Superfund" or "Superlien" list.

- ix) the Property contains no burial ground, burial object or cemetery as defined in O.C.G.A. § 36-72-2 which would subject the Property to the provisions of the Abandoned Cemeteries and Burial Grounds Act (O.C.G.A. § 36-72-1 et seq.). There are no burial grounds, burial objects, cemeteries, sites or structures of historical significance located on the Property that development of the Property would be restricted or require any special approval.

- x) the execution nor delivery of this Agreement or the consummation of the transactions completed by this Agreement will not (i) conflict with or result in a breach of the terms, conditions, or provisions of or constitute a default under any agreement or instrument to which Seller is a party; or (ii) violate any restriction to which Seller is

subject; or (iii) result in the creation of any lien, charge, or encumbrance on the Property.

The purchase of the Property is contingent upon the substantial accuracy of the Seller’s material representations and warranties.

4. Inspection and Deliverables.

(a) For a period from the Effective Date of this Agreement through and until February 27, 2026, Buyer and Buyer’s engineers, surveyors, agents and representatives shall have the right to go on the Property to inspect, examine and survey the same and otherwise do what is reasonably necessary to determine the boundaries of the Property and to make all necessary tests to verify the accuracy of the warranties of Seller with respect to the condition of the Property and to determine the suitability of the Property for Buyer’s intended use. To the extent permitted by law, if any, Buyer shall indemnify and hold Seller harmless from all losses, claims, damages and suits resulting from Buyer or Buyer’s agents inspecting or testing the Property pursuant to this paragraph. This period shall be deemed the Inspection Period.

5. Objections to Title.

On or before February 27, 2026, Buyer shall deliver to Seller a statement of any objections to Seller’s title and Seller shall have a reasonable period of time, not to exceed fifteen (15) days, to notify Buyer in writing which objections, if any, Seller intends to cure (it being acknowledged that Seller shall have no obligation to cure any objections). In the event that Seller fails or refuses to cure such objections at least five days prior to closing, Buyer may terminate this Agreement by providing written notice to Seller prior to closing, and Buyer shall be entitled to the return of the earnest money, or Buyer may waive the objections and proceed to close. Marketability of the title herein required to be conveyed by the Seller shall be determined in accordance with Georgia law as supplemented by the Title Standards of the State Bar of Georgia.

6. Closing.

(a) The purchase and sale hereunder shall be closed no later than thirty (30) days after the end of the Inspection Period time being expressly made of the essence of this Contract. The closing shall be conducted in Lawrenceville, Georgia, or such other place as may be agreed to by the parties. Seller may elect to have the transaction closed via an escrow arrangement reasonably suitable to the parties.

(b) At closing, Seller shall execute and deliver or cause to be delivered to Buyer the following original documents:

- i) A good and marketable limited warranty deed based on the legal description contained in the deeds conveying title to the Seller and a Quit Claim Deed based on the legal description obtained from a current accurate survey.

ii) Owner’s Affidavit and additional documents as may be required in such form as is necessary to enable the Buyer to remove any liens and parties in possession exceptions. The affidavit or such additional documents shall run to the benefit of the Buyer and Buyer’s Attorney and/or Title Company, be in such form and content acceptable to Seller, Buyer and Buyer’s Attorney and/or Title Company and contain without limitation the following information: That:

- a) there are no outstanding unrecorded contracts of sale, options, leases or other arrangements with respect to the Property to any person other than Buyer.
- b) the Property is being conveyed unencumbered except for the Permitted Exceptions (listed in the title commitment or otherwise applicable to the Property), if any.
- c) no construction or repairs have been made by Seller nor any work done to or on the Property by Seller which have not been fully paid for, nor any contract entered into, nor anything done the consequence of which could result in a lien or a claim of lien to be made against the Property.
- d) there are no parties in possession of the Property being conveyed other than Seller.
- e) there are no filings in the office of the Clerk of the Courts of Gwinnett County, nor in the office of the Secretary of State which indicate a lien or security interest in, on or under the Property which will not be released or terminated at Closing.

iii) Affidavit in compliance with the Foreign Investment in Real Property Tax Act of 1980, as amended, affirming that the Seller is not a “foreign person” as defined by the Internal Revenue Code.

iv) All other documents as may be reasonably required to be executed and delivered to complete this transaction as contemplated hereunder.

(c) Ad valorem taxes shall be prorated as of the date of closing.

(d) All closing costs involved in the purchase of the Property (other than attorney’s fees incurred by Seller), including, without limitation, any transfer tax, shall be paid by Buyer.

7. Conditions to Closing.

The obligation of Buyer under this Agreement to purchase the Property is hereby expressly made subject to the truth and accuracy as of the date of this Agreement and as of the date of closing of each and every warranty or representation herein made by Seller, and the suitability of the inspections and tests set forth in Paragraph 4. If the results of the inspections and tests indicate any difficulty of Buyer to develop the Property, including rock, sewer, water, environmental hazards, hazardous materials, hazardous materials contamination, asbestos or other problems, then this Agreement shall be null and void and initial earnest money shall be refunded to Buyer. Buyer must furnish Seller written notice of cancellation by the end of the Inspection Period if Buyer desires to cancel the contract based on this condition.

8. Earnest Money.

Contemporaneously with the execution of this Agreement, Buyer has paid as Earnest Money the sum of TEN THOUSAND DOLLARS (\$10,000.00). All Earnest Money shall be paid to the law firm of Pereira, Kirby, Kinsinger & Nguyen, LLP and held in escrow. At the closing hereunder all earnest money shall be applied against the purchase price provided herein. If Seller refuses to or cannot convey unencumbered marketable fee simple title to the Property as provided herein, or in the event any condition set forth herein is not met within the time provided, such condition not having been waived by Buyer, then said earnest money shall be returned to Buyer and this Contract shall terminate. Should Sellers refuse to close and Buyer desires to close, Buyer shall have the right to pursue specific performance. If the purchase and sale hereunder is not closed due to default hereunder by Buyer, the Earnest Money shall be paid to Seller as Seller's sole remedy as full and complete liquidated damages for such default. The parties acknowledge damages caused by the default of the Buyer would be difficult or impossible to ascertain and agree that the payment of the Earnest Money represents a fair and equitable remedy for the Seller.

9. Broker.

All parties acknowledge and agree that the seller shall compensate the listing broker LIST FOR 1% LLC, \$10,000.00 at closing. To the extent allowed by law, Buyer and Seller agree to indemnify and hold the other party harmless against any claim, suit, or action for a real estate brokerage commission as a result of their actions in the sale and purchase of the Property, including reasonable attorney's fees and costs.

10. Notices.

Any notices required or permitted to be given under this Contract to Seller or to the Buyer shall be in writing, postage pre-paid and will be sent by fax transmission, overnight delivery by courier of choice or registered or certified mail to:

BUYER: City of Lawrenceville, Georgia  
70 S Clayton St  
P.O. Box 2200  
Lawrenceville, Georgia 30046  
Attention: Chuck Warbington, City Manager

Copy To: Pereira, Kirby, Kinsinger & Nguyen, LLP  
P.O. Box 1250  
Lawrenceville, GA 30046  
Attention: Lawrenceville City Attorney  
Email: [fhartley@pkknlaw.com](mailto:fhartley@pkknlaw.com) and [lthompson@pkknlaw.com](mailto:lthompson@pkknlaw.com)

SELLER: Scott Jeffrey Ake  
1475 Buford Drive  
Ste 403-303  
Lawrenceville, Ga 30043  
Attn: Scott Ake  
Email: [scott@lawrencevillelandlord.com](mailto:scott@lawrencevillelandlord.com)

11. Miscellaneous.

(a) Interpretation. In this Agreement, the neuter gender includes the feminine and masculine, and the singular number includes the plural, and the words “person” and “party” include corporation, partnership, individual, firm, trust, or association wherever the context so requires.

(b) Attorney’s Fees. In the event it becomes necessary for either Buyer or Seller to bring an action at law or other proceeding to enforce any of the terms, covenants or conditions of this Contract, the prevailing party in any such action or proceeding shall be entitled to recover its costs and expenses incurred in such action from the other party, including without limitations reasonable attorney’s fees as determined by the court without a jury. As used herein, the term “prevailing party” shall mean as to the plaintiff, obtaining substantially all relief sought, and such term shall mean as to the defendant, denying the obtaining of substantially all relief sought by the plaintiff.

(c) Time of Essence. Buyer and Seller hereby agree that this Agreement was entered into with the understanding that time is of the essence.

(d) Severability. In the event any provision, or any portion of any provision, of this Contract shall be deemed to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such invalid, illegal or unenforceable provision or portion of a provision shall not alter the remaining portion of any provision or any other provision, as each provision of this Agreement shall be deemed to be severable from all other provisions.

(e) Inurement. This Agreement shall be binding upon and inure to the benefit of the successors and assigns, if any, of the respective parties hereto.

(f) Effective Date. The Effective Date of the Agreement shall be the date the last party signs a fully executed copy of the Contract for Purchase and Sale.

12. Modification of Contract.

No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto, and any waiver granted shall not be deemed effective except for the instance and in the circumstances particularly specified therein and unless in writing and executed by the party against whom enforcement of the waiver is sought.

13. Entire Contract.

This Agreement constitutes the entire agreement between the parties for the purchase and sale of the Property. All terms and conditions contained in any other writings previously executed by the parties regarding the Property shall be deemed to be superseded.

14. Mutual Drafting.

Each party has participated in the drafting of this Agreement, and the provisions of this Agreement shall not be construed against or in favor of either party.

15. Survival of Contract.

This Agreement shall not merge into the documents executed at the closing, and any representations and warranties regarding title and right of possession of the Property shall survive the closing.

16. Special Stipulations

- (a) This Contract is contingent on the final approval of this Contract in a public meeting by the Buyer in accordance with the provisions of the Georgia Open Meetings Act and compliance with all purchase and sale procedures of the Buyer.
- (b) If the City decides to demolish any structures within two (2) years of the closing, the seller will be notified and shall have sixty (60) days from the notice to remove the structure. After the sixty (60) days and the structure is not removed, the City will move forward with demolition. The seller has no right to the structure after the notice of sixty (60) days or after two (2) years of the closing.

This Agreement is agreed to this 21st day of January, 2026.

This Agreement is agreed to this 22nd day of JANUARY, 2026.

SCOTT JEFFREY AKE

CITY OF LAWRENCEVILLE, GEORGIA

By: 

By: 

Title: seller

Title: CITY MANAGER

**EXHIBIT A  
LEGAL DESCRIPTION**

**31 E. CROGAN ST, LAWRENCEVILLE, GA 30046**

**ALL THAT TRACT OR PARCEL OF LAND LYING BEING IN LAND LOT 146 OF THE 5<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, VEAL SURVEY, IN THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, BEGINNING AT CORNER OF EAST CROGAN STREET AND CEMETERY STREET RUNNING N.W. ALONG W. SIDE OF CEMETERY STREET 170.8 FEET; THENCE WESTWARD 115 FEET TO IRON PIN; THENCE SOUTH 150 FEET TO HIGHWAY RIGHT-OF-WAY LINE ON EAST CROGAN STREET; THENCE EASTWARD ALONG HIGHWAY LINE OF SAID STREET 200.4 TO STARTING POINT. THIS TRACT CONTAINS ONE RESIDENCE AND IS KNOWN AS LOT 6 OF VEAL SURVEY JULY 8, 1939  
TAX ID#R5146A086**

**39 E. CROGAN ST, LAWRENCEVILLE, GA 30046**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 5<sup>TH</sup> DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS 39 CROGAN STREET, LAWRENCEVILLE, GEORGIA, AND BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF EAST CROGAN STREET, 193 FEET, MORE OR LESS, IN A WESTERLY DIRECTION FROM THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE WESTERN RIGHT-OF-WAY OF PIKE STREET, WHICH POINT IS ALSO THE COMMON BOUNDARY WITH THE PROPERTY OF EMMA HAWTHORNE; THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE LINE OF HAWTHORNE PROPERTY 150 FEET, MORE OR LESS, TO THE BOUNDARY OF PROPERTY NOW OR FORMERLY OWNED BY BAGGETT ENTERPRISES; AND THENCE RUNNING ALONG SAID COMMON BOUNDARY IN A WESTERLY DIRECTION 58 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY OF THE PROPERTY NOW OR FORMERLY OWNED BY C.E. SMITH; THENCE RUNNING ALONG THE BOUNDARY OF THAT PROPERTY IN A SOUTHERLY DIRECTION 150 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY OF EAST CROGAN STREET; THENCE ALONG SAID RIGHT-OF-WAY IN AN ESTERLY DIRECTION 58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID PROPERTY BEING DESIGNATED AS GWINNETT COUNTY TAX PARCEL NO.501146A-85.  
LESS AND EXCEPT THAT PROPERTY CONVEYED TO GWINNETT COUNTY BY CONSENT ORDER RECORDED IN DEED BOOK 49166, PAGE 828 GWINNETT COUNTY, GEORGIA RECORDS.  
FURTHER LESS AND EXCEPT THAT RIGHT OF WAY DEED TO THE DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 4793, PAGE 34, AFORESAID RECORDS.  
TAX ID#R5146A085**

**43 E. CROGAN ST, LAWRENCEVILLE, GA 30046**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 5<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, THE CITY OF LAWRENCEVILLE, BEING LOT NO. FOUR (4) OF F.O. SAMMON, SR. SUBDIVISION PREPARED BY G.L. VEAL, SURVEYOR, A COPY OF WHICH IS RECORDED IN PLAT BOOK "D", PAGE 26, GWINNETT COUNTY, GEORGIA RECORDS, WHICH BY REFERENCE IS INCORPORATED HEREIN AND MADE PART OF THIS DESCRIPTION.**

**SAID LOT IS DESCRIBED AS FOLLOWS ACCORDING TO SAID PLAT TO WIT: BEGINNING AT A CONCRETE CORNER ON EAST CROGAN STREET; RUNNING NORTH 150 FEET TO AN IRON PIN CORNER; THENCE WEST 56.8 FEET TO A CORNER; THENCE SOUTH 150 FEET TO A CONCRETE CORNER OF CROGAN STREET AND THENCE EAST ON CROGAN STREET 55 FEET TO THE POINT OF BEGINNING.**

**TAX ID#R5146A084**