



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, March 09, 2022
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

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

- [1.](#) RZM2021-00009 & ANNX2022-00001; Charles Garfunkel; 724 Collins Hill Road
- [2.](#) RZM2021-00032, SUP2021-00057 & SUP2021-00058; Lawrenceville Land Holdings, LLC; 329 Grayson Highway
- [3.](#) Purchase of Electrical Materials
- [4.](#) Automobile Body Repair Services on an Annual Contract
- [5.](#) Amendment to Chapter 36, Section 36-7 for Speed Zone Ordinance
- [6.](#) Event Entertainment Consultant Contract
- [7.](#) Purchase of new Firewall for Police Department Network
- [8.](#) Presentation of FY 2021 Annual Comprehensive Financial Report

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL REGULAR MEETING
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2021-00009 & ANN2022-00001; Charles Garfunkel; 724 Collins Hill Road

Department: Planning and Development

Date of Meeting: Monday, February 28, 2022

Presented By: Todd Hargrave, Director of Planning and Development

**Planning and
Development
Recommendation:**

Approval with Conditions

**Planning
Commission
Recommendation:**

Approval with Planning Commission Recommended Conditions

Summary: The applicant request rezoning of a 34.92-acre parcel assemblage from HSB (Highway Service Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southwest intersection of Collins Hill Road and Georgia Highway 316 (University Parkway). The site is undeveloped and predominately wooded consisting of wetlands (0.04-acres), an existing detention pond and stream located near the southern and western property lines, a 60 foot Colonial Pipeline Easement bisecting the property in an east to west direction, and a property once containing an automobile dealership along southern right-of-way of Georgia Highway 316 (University Parkway NE), which was demolished in 2019.

Attachments/Exhibits:

- **RZM2021-00009 & ANN2022-00001 Report**
- **RZM2021-00009 & ANN2022-00001 Planning and Development Recommendations**
- **RZM2021-00009 & ANN2022-00001 Attachments**
- **RZM2021-0009 & ANN2022-00001 New Documents provided at the March 1, 2022 Planning Commission Meeting.**

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

CASE NUMBER: ANN2022-00001 & RZM2021-00009

APPLICANT: CHARLES GARFUNKEL

CONTACT: APPLELANDS, LLC; SAVANNAH LAWRENCEVILLE, LLC

PHONE NUMBER: 912.355.1311 EXT. 103

LOCATION: 742 COLLINS HILL ROAD

PARCEL ID: R7010 007, R7010 087, R7010 088 AND TRACT 2 - (N/F GEORGIA DEPARTMENT OF TRANSPORTATION)

ACREAGE: 34.92

ZONING PROPOSAL: HSB HIGHWAY SERVICE BUSINESS DISTRICT TO CMU COMMUNITY MIXED-USE DISTRICT

PROPOSED DEVELOPMENT: MIXED-USE DEVELOPMENT

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1960, the subject properties were located in unincorporated Gwinnett County and zoned R-75 (Single-Family Residence District). In 1986, the subject properties were located within the City Limits of Lawrenceville and zoned RS-120 (Single-Family Residence District). The subject property has been zoned HSB (Highway Service Business District) since 2002.

PROJECT DATA

The applicant request rezoning of a 34.92-acre parcel assemblage from HSB (Highway Service Business District) to CMU (Community Mixed-Use District) to allow a mixed-use development located at the southwest intersection of Collins Hill Road and Georgia Highway 316 (University Parkway). The site is undeveloped and predominately wooded consisting approximately 0.04-acres of wetlands, an existing detention pond and a stream located near the southern and

western property lines; a 60-foot Colonial Pipeline Easement bisecting the property in an east to west direction, and a property once containing an automobile dealership along southern right-of-way of Georgia Highway 316 (University Parkway NE), which was demolished in 2019.

The applicant intends to develop the site with 525 multifamily units on approximately 29.68-acres (minus required Land Use Mix Minimum 15%) resulting in a density of 17.7 Units Per Acre (UPA). The plan proposes 9 multistory buildings, with one building consisting of 200 units devoted to an active adult community for individuals 55 years in age and older located near the northwest portion of the property adjacent to Georgia Highway 316 (University Parkway NE). The remaining 5.24-acres (required Land Use Mix Minimum 15%) would be would be developed with 6 multistory buildings ranging in various heights, driveways, parking and sidewalks. The plan proposes a mixture of office, commercial and retail uses located to the east at the southwest intersection of Collins Hill Road and Georgia Highway 316 (University Parkway NE).

As proposed the plan would provide green/common space and connectivity throughout the development as depicted on the attached Exhibits, specifically, the Lighting Plan and Streetscape Plan: Section & Site Imagery, which would include fencing, landscaping, lighting, public gathering spaces, sidewalks and trails. In addition, the design would include 5.30-acres (15.2%) of green/common area, incorporating the existing Colonial Pipeline Easement into the overall design as a public gathering space or green space corridor. In addition, the proposal includes sidewalks along Collins Hill Road and throughout the development.

Project access would be provided from two curb cuts (right-in/right-out only) extending from Collins Hill Road, in addition inter-parcel access would be provided to a neighboring retail center to the south as well as providing access to an existing traffic signal located along Collins Hill Road. The proposed plan includes 671 off-street parking spaces related to the multifamily component which does not meet the minimum requirement of the CMU zoning classification. The minimum number of off-street parking spaces is limited to 1.5 parking spaces for each residential unit, resulting in a required total of 787 parking spaces. Therefore, as proposed, a variance will be required to reduce the number of required off street parking spaces relating to the multifamily component. Additionally, the plan does not include building square footage relating to the commercial/retail and office component, by rule the CMU zoning classification requires five parking spaces for every 1,000 square feet of gross floor area. Therefore additional variances may be required pending the submittal of plans.

The proposed plan includes multiple buildings of varying heights throughout the development ranging in height from 22 feet to 57 feet, which exceeds the maximum building height standard of 45 feet. Therefore, as proposed, a variance will be required to increase maximum building height standard allowing an increase of 12 additional feet. Additionally, specifics relating to

commercial/retail and office component are not included in the submitted, and therefore additional variances may be required pending the submittal of plans.

The proposed plan includes a 5-foot Front Yard Setback adjacent to Collins Hill Road and Georgia Highway 316 (University Parkway). The CMU zoning classification is based on mixed of zoning classifications and uses, specifically the RM-24, BG and OI zoning classifications, which at a minimum requires a 50-foot Front Yard Setback along external property lines adjacent to a public right-of-way. In addition, the minimum requirements relating to building setbacks would require a 40-foot Rear Yard Setback along the western property, and a 10-foot Side Yard Setback along the southern property line. It should be noted the CMU zoning classification specifically limits internal building setbacks to internal streets and private driveways. Therefore, as proposed, a variance will be required to reduce the minimum building setbacks throughout the development.

The immediate surrounding area includes a mix of commercial, institutional, office and residential developments and zoning. To the south, is the Lawrenceville Crossing shopping center consisting of a multi-tenant commercial/retail center and outparcels along Collins Hill Road. To the west, across Hillcrest Green Road is the RM-12 (Multifamily Residence District) and a vacant tract of land zoned RS-150 (Single-Family Residence District). To the north, across Georgia Highway 316 (University Parkway) is the campus of Georgia Gwinnett College, as well as numerous properties zoned for commercial and light industrial uses. Further to the north and east, is a Gwinnett County recently approved multifamily residential zoning (RZM2020-00028) located in unincorporated Gwinnett County with a similar density and mix of commercial/retail and office uses. To the east, are multiple properties zoned for commercial uses, as well as the recently completed College Corridor. Based on these factors the scale of the development may be consistent with the developments in the immediate vicinity. The request is compatible with the zoning and development pattern of its surrounding area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. The vision for this character area is to encourage a mixture of residential, retail, office, recreational, and educational facilities. The citywide goals of the Plan include improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. The proposed development is considered consistent with goals and policies of the Comprehensive Plan promoting residential and mixed-use developments throughout the city limits. The project could may also be consistent with the updated City's Livable Centers Initiative (LCI) Plan, introducing residential housing density within proximity to Georgia Gwinnett College, the College Corridor and the Downtown Entertainment District which could result in pedestrian connectivity from downtown to college.

The project exceeds the minimum threshold for a mixed use development requiring regional review as a Development of Regional Impact by the Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA). The project was submitted, and the GRTA review has been completed with a recommendation of approval. The ARC Final Report and GRTA Notice of Decision, including their conditions of approval will be available in the near future.

In conclusion, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place and may be consistent with the policies of the City of Lawrenceville 2040 Comprehensive Plan and the updated City's Livable Centers Initiative (LCI) Plan. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS**ENGINEERING DEPARTMENT**

No comment.

ELECTRIC DEPARTMENT**GAS DEPARTMENT**

The gas department has a high pressure gas main on the West property line. We have ample capacity to serve the development.

CODE ENFORCEMENT

No comment.

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

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

The immediate surrounding area includes a mix of commercial, institutional, office and residential developments and zoning. The site is surrounded by developed and undeveloped commercial/retail, industrial and residential properties. A mixed-use development could be suitable in view of the uses and zoning of adjacent and nearby property

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

The existing use and zoning of adjacent or nearby properties would not be adversely impacted by the zoning proposal. As proposed, the plan is consistent with the policies of the City of Lawrenceville; which encourage the investment in the highest quality pedestrian infrastructure along routes connecting activity centers such as Georgia Gwinnett College, the College Corridor and the Downtown Entertainment District.

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

The property has a reasonable economic use as currently zoned.

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

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

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

Policies of the City are intended to provide a transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown.

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

The request represents an opportunity to redevelop a large tract of underutilized land in proximity to the Georgia Gwinnett College and the College Corridor, in support of the goals of the 2040 Comprehensive Plan and updated City's Livable Centers Initiative (LCI) Plan.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2021-00009_11032021

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

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

- A. Multifamily residential dwellings and accessory uses at a maximum of 500 multifamily units.
- B. 200 of the multifamily residential dwellings shall be age-restricted to residents 55 years of age and older.
- C. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Billiards or Pool Halls
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tatoo Parlors

- Taxidermists
 - Yard Trimmings Composting Facilities
- D. 20% maximum of Commercial SF may be for Indoor Climate Controlled Storage space.
- E. Adjacent tax parcels (7010 100 and 7010 101) in the adjacent commercial shopping center shall be upgraded as indicated by the renderings presented at the Council meeting. This includes exterior building façade upgrades, asphalt parking lot improvements, and additional landscaping. These improvements shall be constructed before the first CO shall be provided with this zoning.
- F. The development shall be in general accordance with the submitted site plans and architectural renderings (Exhibit “A”) received by the Department of Planning and Development, dated October 1, 2021, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- G. 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.
- H. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
- I. Garages shall be provided for a minimum of 20% of the units. Garage units shall be limited to the interior of the development.
- J. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.
2. To satisfy the following site development considerations:
- A. Provide a 25-foot wide building setback/landscape strip adjacent to all right-of-ways.
- B. Provide a minimum 40-foot wide building setback/natural or enhanced buffer adjacent to the western most property line (PINs 7010 009 & 7010 093).

- C. Provide a minimum 10-foot wide building setback/natural or enhanced buffer adjacent to the southern most property line (PINs 7010 012, 7010 090 & 7010 101).
 - D. Provide a 6-foot concrete sidewalk along the road frontage of Collins Hill Road.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - G. Billboards or oversized signs shall be prohibited.
 - H. Outdoor storage shall be prohibited.
 - I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - J. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - K. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - L. Peddlers and/or parking lot sales shall be prohibited.
 - M. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Provide inter-parcel connectivity through access to Hurricane/316 LLC to the existing traffic signal at Collins Hill Road.

- B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study and a submittal of Development of Regional Impact to ARC that includes analysis of the signalized intersection of Collins Hill Road at Georgia Highway 316 as well as surrounding intersections. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study and the recommendations of the Development of Regional Impact, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.
- C. At no cost to the City, Developer shall provide a min. 10' to 12' paved multiuse trail from Collins Hill Road through the development under SR 316 to the City owned parcel on Collins Industrial Way (tax parcel 7010 010) along the existing Gas Easement. Developer shall dedicate at no cost to the City a permanent easement on subject property for the multiuse trail. City will acquire all right-of-way and easements needed outside the subject property. Developer shall be responsible for obtaining permission from the Gas provider for construction. All design and construction shall be approved by the City Engineer. Multiuse trail shall be constructed and approved before the first CO is provided for the project.
- D. Direct access to Collins Hill Road shall be limited to right-in/right out access. Design and Construction shall be approved by the City Engineer.



LAWRENCEVILLE

GEORGIA

1.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Charles Garfunkel</u>	NAME: <u>Applelands, LLC</u>
ADDRESS: <u>400 mau Blvd suite M</u>	ADDRESS: <u>400 Mau Blvd, suite M</u>
CITY: <u>SWannah</u>	CITY: <u>SWannah</u>
STATE: <u>GA</u> ZIP: <u>31406</u>	STATE: <u>GA</u> ZIP: <u>31406</u>
CONTACT PERSON: <u>Charles Garfunkel</u> PHONE: <u>(912) 355.1311 x103</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): HSB REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7010 007 ACREAGE: 24.25

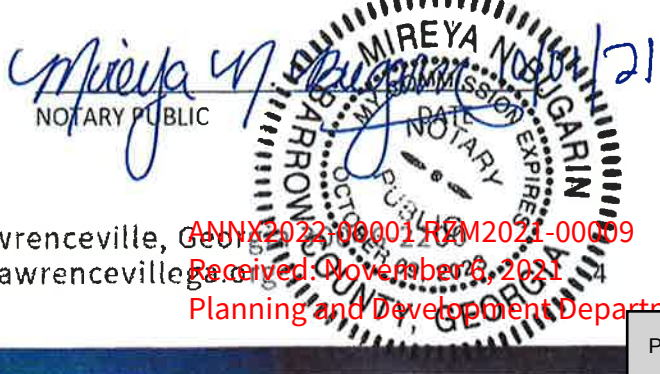
ADDRESS OF PROPERTY: 742 Collins Hill Road, Lawrenceville, GA 30046

[Signature] 10/11/2021
9/27/2021
SIGNATURE OF APPLICANT DATE

Charles Garfunkel
TYPED OR PRINTED NAME

[Signature] 10/11/2021
9/27/2021
SIGNATURE OF OWNER DATE

Charles Garfunkel
TYPED OR PRINTED NAME



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

ANNX2022-00001 RZM2021-00009
Received: November 8, 2021
Planning and Development Department



LAWRENCEVILLE

GEORGIA

1.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Charles Garfunkel</u>	NAME: <u>Savannah Lawrenceville LLC</u>
ADDRESS: <u>400 Mall Blvd, Ste M</u>	ADDRESS: <u>400 Mall Blvd Ste M</u>
CITY: <u>Savannah</u>	CITY: <u>Savannah</u>
STATE: <u>GA</u> ZIP: <u>31406</u>	STATE: <u>GA</u> ZIP: <u>31406</u>
CONTACT PERSON: <u>Charles Garfunkel</u> PHONE: <u>(912) 355-1311 x103</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): HSB REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R7010087 ACREAGE: 1.61

ADDRESS OF PROPERTY: Collins Hill Road, Lawrenceville, GA 30046

Charles Garfunkel 10/1/2021
9/27/2021
SIGNATURE OF APPLICANT DATE

Charles Garfunkel
TYPED OR PRINTED NAME

Charles Garfunkel 10/1/2021
9/27/2021
SIGNATURE OF OWNER DATE

Charles Garfunkel
TYPED OR PRINTED NAME



Mireya N. Bugain 10/01/21
DATE

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ANNEX 2020-00001 RZM2021-00009
Received: November 6, 2021 4
Planning and Development Department



LAWRENCEVILLE

GEORGIA

1.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Charles Garfunkel</u>	NAME: <u>Savannah Lawrenceville LLC</u>
ADDRESS: <u>400 Mall Boulevard</u> <u>Suite M</u>	ADDRESS: <u>400 Mall Boulevard, Suite M</u>
CITY: <u>Savannah</u>	CITY: <u>Savannah</u>
STATE: <u>GA</u> ZIP: <u>31406</u>	STATE: <u>GA</u> ZIP: <u>31406</u>
CONTACT PERSON: <u>Charles Garfunkel</u> PHONE: <u>(912) 355-1311</u> *103	
* 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>HSB</u> REQUESTED ZONING DISTRICT: <u>CMU</u>	
PARCEL NUMBER(S): <u>R7010 088</u> ACREAGE: <u>2.00</u>	
ADDRESS OF PROPERTY: <u>Collins Hill Road, Lawrenceville, GA 30046</u>	

[Signature] 10/11/2021
9/27/2021
SIGNATURE OF APPLICANT DATE

Charles Garfunkel
TYPED OR PRINTED NAME

[Signature] 10/11/2021
9/27/2021
SIGNATURE OF OWNER DATE

Charles Garfunkel
TYPED OR PRINTED NAME



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APNX2022-00001 BZM2021-00009

Received: November 6, 2021

Planning and Development Department

October 1, 2021

Helen Appenzeller Balch
Deputy Director, Planning and Development
City of Lawrenceville
70 S Clayton St.
Lawrenceville, GA 30046

**RE: Letter of Intent-Rezoning Application
Proposed Rezoning – Lawrenceville Gateway, 742 Collins Hill Rd**

Ms. Balch,

On behalf of Charles Garfunkel of Garfunkel Development ("Applicant", "Owner", "Developer") and ECI Group ("Developer"), I am pleased to present this Letter of Intent as part of the rezoning application for the Lawrenceville Gateway Mixed-Use development on an approximately 34.92 Acre tract (the "Property") located at 742 Collins Hill Road in Lawrenceville. The applicant is proposing to create a mixed-use environment by requesting a rezoning to the CMU zoning classification. Common roadway and pedestrian elements, plantings, and access to common open spaces will be employed to allow the uses to function as a community and to connect them all to the greater surrounding community.

The Property is currently located in the City Limits of Lawrenceville and is zoned HSB. The Property is mostly undeveloped and is bordered to the north by Georgia 316 and to the east by Collins Hill Road. Adjacent and to the south of the Property is a large BG zoned tract which includes the Lawrenceville Crossing Shopping Center with outparcels along Collins Hill Road. The Property is bounded to the west by Hillcrest Green Dr and beyond it The Greens at Hillcrest apartments which is zoned RM12.

The Multi-Family market rate residential component of the proposed development would be comprised of approximately 325 units spread across 7 buildings and would be focused around amenity areas and the Common Green Space Corridor. A single building focused on an Adult Active 55 + residential component with approximately 200 units is proposed on the northwest portion of the site and includes a plaza area and adjacent amenities. A mix of Medical Office, Commercial, and retail uses is proposed in a cluster located at the eastern portion of the site that fronts Collins Hill Road. Access to the site is proposed from entrances off Collins Hill Road as well as an entrance from the adjacent Lawrenceville Crossing Shopping Center. Since the entrances from Collins Hill will be a right-in-right-out only, the access to the existing traffic signal to the south provides full vehicular movement for all visitors and residents to the project.

The proposed residential communities would include both active and passive amenity areas with a clubhouse, pools and courtyards, a dog park and numerous open spaces including the Green

6250 SHILOH ROAD, SUITE 100 • ALPHARETTA • GEORGIA 30005

PHONE 770-667-0094

WWW.SUMMITCON.NET

ANNX2022-00001 RZM2021-00009

Received: November 6, 2021

Planning and Development Department

Space Corridor and Trail for residents' enjoyment. Imagery of the proposed uses is included in our application package for further visualization including concepts of the facade upgrades that are proposed for the adjacent outparcel shops. Pedestrian connectivity and public access are provided throughout the project.

Landscaping and lighting designs throughout the site, as depicted in our Landscape, Lighting and Streetscape Plans included in the application package, will further provide a sense of place and community.

The Applicant, the Developers and our design team welcome the opportunity to meet with City of Lawrenceville staff to answer any questions or concerns related to our request for approval of this rezoning application. Please do not hesitate to give me a call should you need any additional information.

Respectfully Submitted,



Christopher K. Harrell, P.E.

charrell@summitcon.net

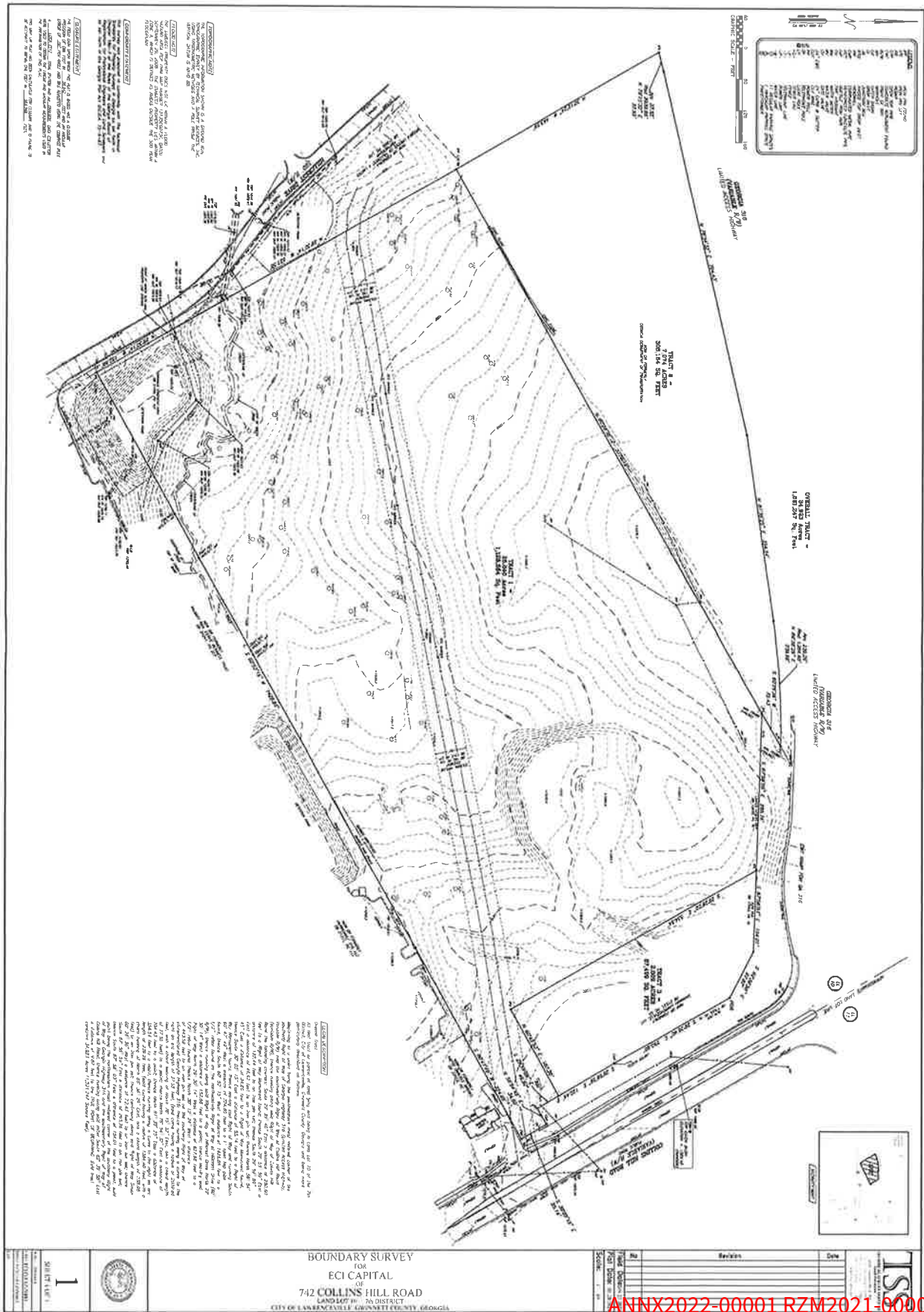
o: 770-667-0094

c: 404-401-9695

Legal Description: Overall Boundary

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point being the southeastern most mitered corner of the southerly Right of Way of Georgia Highway 316 (Limited Access Highway, Variable R/W) and the southwesterly Right of Way of Collins Hill Road (Variable R/W); thence running along said Right of Way of Collins Hill Road the following courses: South 29° 39' 40" East a distance of 250.60 feet to a Right of Way Monument found; thence South 29° 59' 59" East a distance of 122.44 feet to an iron pin set; thence South 29° 59' 59" East a distance of 46.92 feet to an iron pin set; thence North 59° 54' 45" East a distance of 34.60 feet to a Right of Way Monument found; thence South 30° 05' 15" East a distance of 55.14 feet to a Right of Way Monument found; thence leaving said Right of Way and running South 60° 47' 49" West a distance of 224.60 feet to a 1" open top pipe found; thence South 60° 52' 15" West a distance of 1428.86 feet to a 1/2" rebar found on the northeasterly Right of Way of Hillcrest Drive (60' R/W); thence running along said Right of Way of Hillcrest Drive North 29° 30' 14" West a distance of 152.66 feet to a point; thence leaving said Right of Way North 29° 30' 14" West a distance of 627.58 feet to a 1/2" rebar found; thence North 30° 12' 24" West a distance of 443.59 feet to an iron pin set on the southerly Right of Way of aforementioned Georgia Highway 316; thence running along a curve to the right an arc length of 37.55 feet, (said curve having a radius of 2039.86 feet, with a chord bearing of North 76° 15' 32" East, and a chord length of 37.55 feet) to a point; thence North 76° 54' 32" East a distance of 704.43 feet to a point; thence North 81° 39' 25" East a distance of 354.54 feet to a point; thence running along a curve to the right an arc length of 239.26 feet, (said curve having a radius of 1384.40 feet, with a chord bearing of North 86° 36' 29" East, and a chord length of 238.96 feet) to an iron pin set; thence continuing along said Right of Way South 60° 26' 36" West a distance of 72.43 feet to an iron pin set; thence South 87° 58' 59" East a distance of 295.76 feet to an iron pin set; thence South 87° 58' 03" East a distance of 154.01 feet to a point, said point being the northwestern most mitered corner of the southerly Right of Way of Georgia Highway 316 and the southwesterly Right of Way of Collins Hill Road; thence running along said miter South 62° 39' 58" East a distance of 9.87 feet to the TRUE POINT OF BEGINNING. Said tract contains 34.923 Acres (1,521,247 Square Feet).

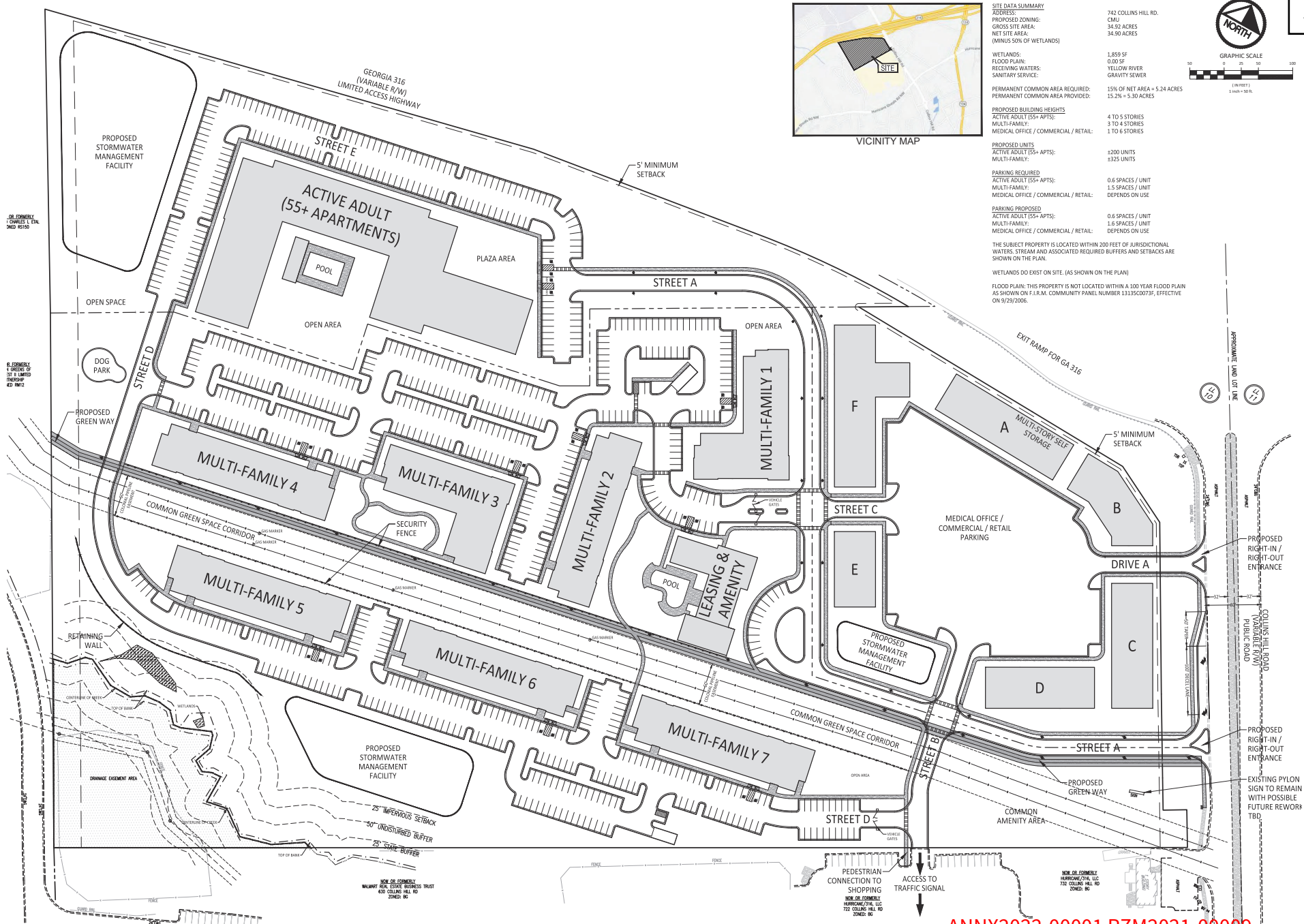


ANNX2022-00001 RZM2021-00009
Received: November 6, 2021
Planning and Development Department

Entitlement Package

Lawrenceville Gateway

Lawrenceville, Georgia



SITE DATA SUMMARY
 ADDRESS: 742 COLLINS HILL RD.
 CMU: 34.92 ACRES
 GROSS SITE AREA: 34.90 ACRES
 (MINUS 50% OF WETLANDS)

WETLANDS:
 FLOOD PLAIN: 1,859 SF
 RECEIVING WATERS: 0.00 SF
 SANITARY SERVICE: YELLOW RIVER GRAVITY SEWER

PERMANENT COMMON AREA REQUIRED: 15% OF NET AREA = 5.24 ACRES
PERMANENT COMMON AREA PROVIDED: 15.2% = 5.30 ACRES

PROPOSED BUILDING HEIGHTS
 ACTIVE ADULT (55+ APTS): 4 TO 5 STORIES
 MULTI-FAMILY: 3 TO 4 STORIES
 MEDICAL OFFICE / COMMERCIAL / RETAIL: 1 TO 6 STORIES

PROPOSED UNITS
 ACTIVE ADULT (55+ APTS): #200 UNITS
 MULTI-FAMILY: #325 UNITS

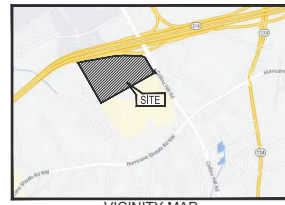
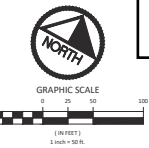
PARKING REQUIRED
 ACTIVE ADULT (55+ APTS): 0.6 SPACES / UNIT
 MULTI-FAMILY: 1.5 SPACES / UNIT
 MEDICAL OFFICE / COMMERCIAL / RETAIL: DEPENDS ON USE

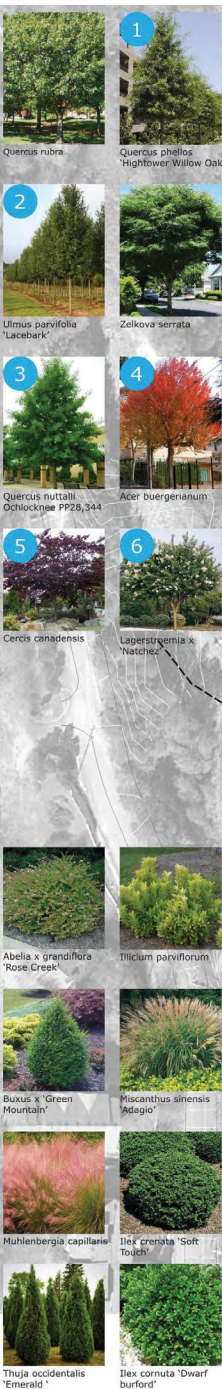
PARKING PROPOSED
 ACTIVE ADULT (55+ APTS): 0.6 SPACES / UNIT
 MULTI-FAMILY: 1.6 SPACES / UNIT
 MEDICAL OFFICE / COMMERCIAL / RETAIL: DEPENDS ON USE

THE SUBJECT PROPERTY IS LOCATED WITHIN 200 FEET OF JURISDICTIONAL WATERS, STREAM AND ASSOCIATED REQUIRED BUFFERS AND SETBACKS ARE SHOWN ON THE PLAN.

WETLANDS DO EXIST ON SITE, (AS SHOWN ON THE PLAN)

FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13135C0073F, EFFECTIVE ON 9/29/2006.



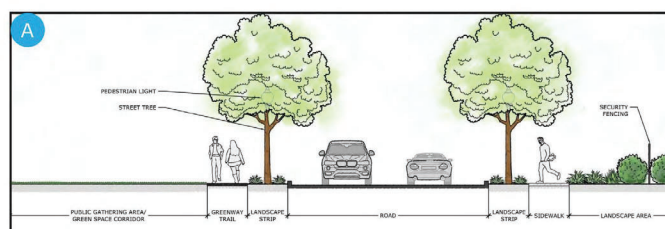


A	SECURITY FENCE
---	NATURALIZED AREA
BIKE RACK COUNTS	
ACTIVE ADULT (200 UNITS):	8
MULTI-FAMILY (325 UNITS):	22
MEDICAL OFFICE, COMMERCIAL AND RETAIL:	T.B.D.

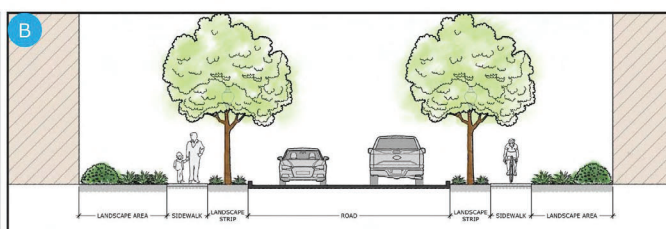
TREES	BOTANICAL NAME
TRIDENT MAPLE	ABILEIA X GRANDIFLORA 'CONFETTI' TM
BLOODED JAPANESE MAPLE	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'
SEIRYU JAPANESE MAPLE	ABELIA X GRANDIFLORA 'ROSE CREEK'
OCTOBER GLORY MAPLE	AZALEA INDICA 'MRS. G.G. GERBING'
EASTERN REDBUD	BULBUS X 'GREEN MOUNTAIN'
NELLIE R. STEVENS HOLLY	CAMELLIA SASANQUA 'APPLE BLOSSOM'
MUSKOGEE CHAPE MYRTLE	PROSTRATE PLUM YEW
NATCHEZ CRAWPE MYRTLE	CLEYERA JAPONICA
TULIP POPLAR	CARRISSA HOLLY
SOUTHERN MAGNOLIA	DWARF BURFORD HOLLY
SAUCER MAGNOLIA	SOFT TOUCH HOLLY
LOBLODY PINE	SKY PENCIL JAPANESE HOLLY
RED OAK	STEEDS JAPANESE HOLLY
CHINESE LACEBARK ELM	ILEX CRENATA 'STONES'
LEVYLAND CYPRESS	ILLICUM PARVIFLORUM
SAWLEAF ZELKOVA	LIQUSTRUM JAPONICUM 'RECURVIFOLIUM'
	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
	PURPLE PIKE LOROPETALUM
	CRIMSON FIRE LOROPETALUM
	ADAGIO EULALIA GRASS
	PINK WUPLY
	LYXENS LAUREL
	PRUNUS LAUROCEARUS 'OTTO LUYKEN'
	ROSA X 'DOUBLE KNOCKOUT'
	THUA OCCIDENTALIS 'EMERALD'
	EMERALD ARBORESCENS
	GROUND COVERS
	BERMUDA GRASS
	LOVEGRASS SEED MIX
	BIG BLUE LILY TURF
	CREeping LILY TURF
	PACHYSANDRA TERMINALIS
	SEASONAL COLOR
	ASIATIC JASMINE

SHRUBS	BOTANICAL NAME
VARIATED ABILEIA	ABELIA X GRANDIFLORA 'CONFETTI' TM
GLOSSY ABILEIA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'
ROSE CREEK ABILEIA	ABELIA X GRANDIFLORA 'ROSE CREEK'
MRS. G.G. GERBING AZALEA	AZALEA INDICA 'MRS. G.G. GERBING'
BOWWOOD	BULBUS X 'GREEN MOUNTAIN'
APPLE BLOSSOM CAMELLIA	CAMELLIA SASANQUA 'APPLE BLOSSOM'
PROSTRATE PLUM YEW	PROSTRATE PLUM YEW
CLEYERA	CLEYERA JAPONICA
CARRISSA HOLLY	CARRISSA HOLLY
DWARF BURFORD HOLLY	DWARF BURFORD HOLLY
SOFT TOUCH HOLLY	SOFT TOUCH HOLLY
SKY PENCIL JAPANESE HOLLY	SKY PENCIL JAPANESE HOLLY
STEEDS JAPANESE HOLLY	STEEDS JAPANESE HOLLY
ILEX CRENATA 'STONES'	ILEX CRENATA 'STONES'
ILLICUM PARVIFLORUM	ILLICUM PARVIFLORUM
LIQUSTRUM JAPONICUM 'RECURVIFOLIUM'	LIQUSTRUM JAPONICUM 'RECURVIFOLIUM'
LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
PURPLE PIKE LOROPETALUM	PURPLE PIKE LOROPETALUM
CRIMSON FIRE LOROPETALUM	CRIMSON FIRE LOROPETALUM
ADAGIO EULALIA GRASS	ADAGIO EULALIA GRASS
PINK WUPLY	PINK WUPLY
LYXENS LAUREL	LYXENS LAUREL
PRUNUS LAUROCEARUS 'OTTO LUYKEN'	PRUNUS LAUROCEARUS 'OTTO LUYKEN'
ROSA X 'DOUBLE KNOCKOUT'	ROSA X 'DOUBLE KNOCKOUT'
THUA OCCIDENTALIS 'EMERALD'	THUA OCCIDENTALIS 'EMERALD'
EMERALD ARBORESCENS	EMERALD ARBORESCENS
GROUND COVERS	GROUND COVERS
BERMUDA GRASS	BERMUDA GRASS
LOVEGRASS SEED MIX	LOVEGRASS SEED MIX
BIG BLUE LILY TURF	BIG BLUE LILY TURF
CREeping LILY TURF	CREeping LILY TURF
PACHYSANDRA TERMINALIS	PACHYSANDRA TERMINALIS
SEASONAL COLOR	SEASONAL COLOR
ASIATIC JASMINE	ASIATIC JASMINE

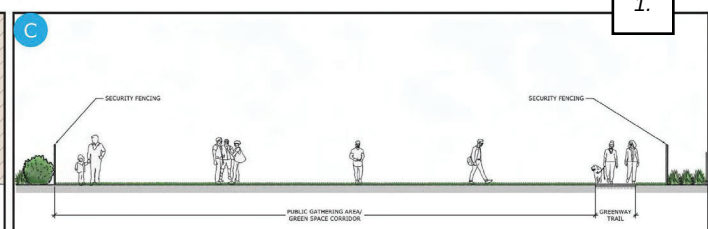




ENTRY DRIVE SECTION AT GREEN SPACE CORRIDOR



ENTRY DRIVE SECTION AT MULTI-FAMILY AND COMMERCIAL



GREEN SPACE CORRIDOR AND TRAIL



Streetscape Plan: Sections & Site Imagery

Lawrenceville Gateway Commercial Design Precedent Imagery

1.





Lawrencville Gateway Proposed Retail Parcel @ Site Entry

ANNX2022-00001 RZM2021-00009

Received: November 6, 2021

Lawrenceville Gateway - Lawrenceville, GA
Planning and Development Department

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UNREVIEWED



Lawrenceville Gateway Proposed Commercial Parcel

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Lawrenceville Gateway Active Adult Apartments Design Precedent Imagery

1.





Lawrenceville Gateway Proposed 55+ Active Adult Apartments

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2021
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1 Elevation: Building Type A Front
Scale: 1/16" = 1' 0"



2 Elevation: Building Type A Rear
Scale: 1/16" = 1' 0"



3 Elevation: Building Type A Side 1
Scale: 1/16" = 1' 0"



4 Elevation: Building Type A Side 2
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
Typical Notes:	
All Balcony guardrailing shall be Aluminum Frame and Pickett System - Beige	
All Windows 36" x 60" - Beige	
All Trim - Cementitious, Painted	

Multi-Family Elevations

ANNX2022-00001 RZM2021-00009

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1 Elevation: Building Type C - "L" Front
Scale: 1/16" = 1' 0"



2 Elevation: Building Type C - "L" Side 1
Scale: 1/16" = 1' 0"

3 Elevation: Building Type C - "L" Side 2
Scale: 1/16" = 1' 0"



4 Elevation: Building Type C - "L" Rear
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
Typical Notes:	
All Balcony guardrailings shall be Aluminum Frame and Pickett System - Beige	
All Windows 36" x 60" - Beige	
All Trim - Cementitious, Painted	

Multi-Family Elevations

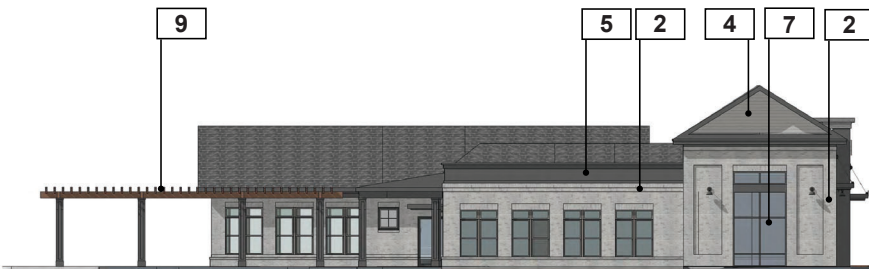
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Lawrenceville Gateway - Lawrenceville, GA
Planning and Development Department

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1 Elevation: Clubhouse Front
Scale: 1/16" = 1' 0"



2 Elevation: Clubhouse Side 1
Scale: 1/16" = 1' 0"



3 Elevation: Clubhouse Side 2
Scale: 1/16" = 1' 0"



1 Elevation: Clubhouse Rear
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
6.	Standing Seam Metal Roof - Only location
7.	Aluminum Storefront System
8.	Metal Wrapped Canopy with support rods
	Free Standing Wood Trellis
9.	Wood Tone Lap Siding

Multi-Family Clubhouse Elevations

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Multi-Family Clubhouse View

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Multi-Family Clubhouse View

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Multi-Family 3 at Green Space Corridor
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SERVED



Lawrenceville Crossing Shopping Center Outparcel (Existing Conditions)



Lawrenceville Crossing Shopping Center Outparcel 2 (Existing Conditions)



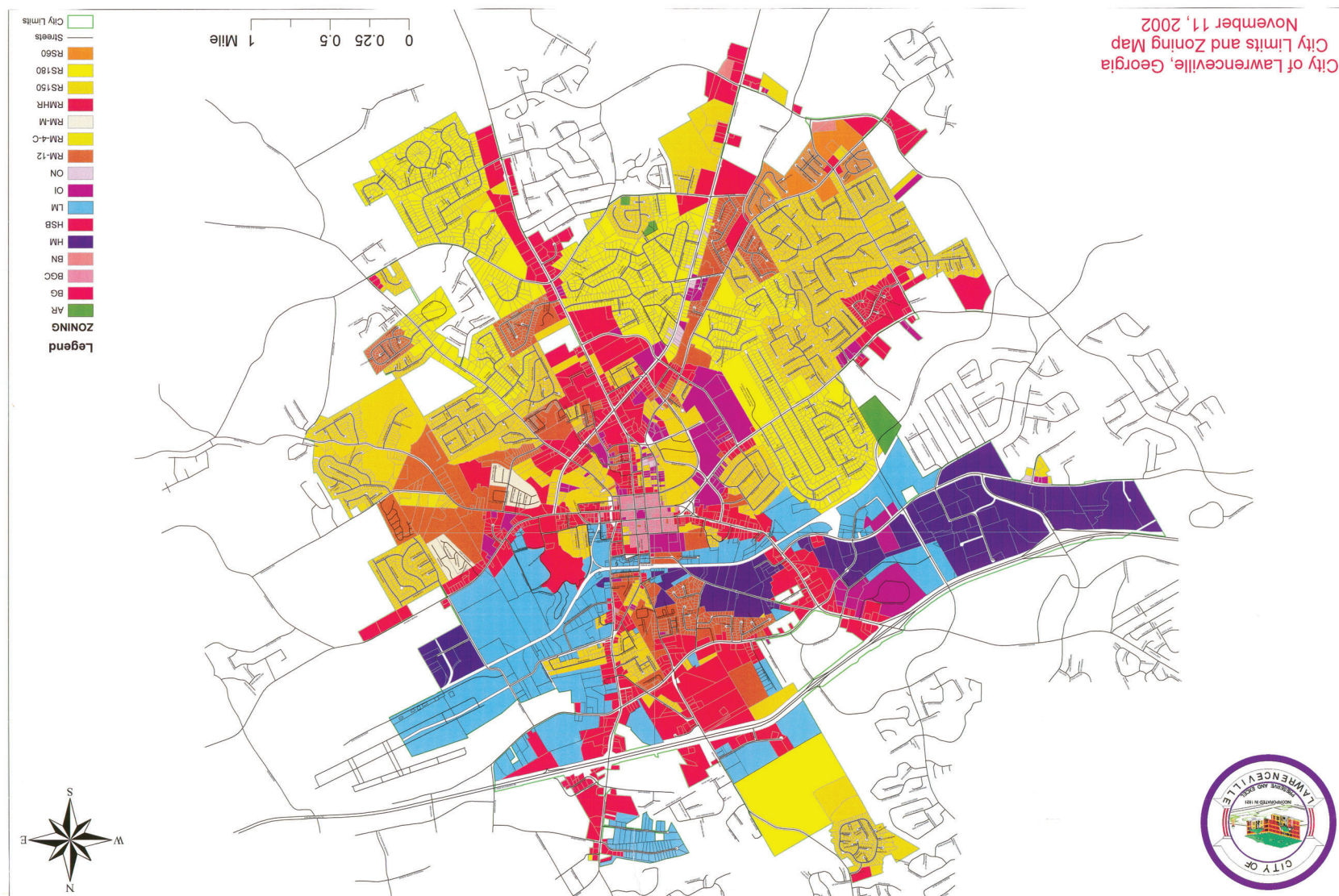
Lawrenceville Crossing Shopping Center Outparcel (Proposed Façade Upgrade)



Lawrenceville Crossing Shopping Center Outparcel 2 (Proposed Façade Upgrade)

ANNX2022-00001 RZM2021-00009

Received: November 6, 2021
Lawrenceville Gateway - Lawrenceville, GA
Planning and Development Department
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LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #:
RZM2021-00009

Applicant:
Charles Garfunkel

Owners:
Applelands, LLC
Savannah Lawrenceville, LLC

Legend

-  Subject Properties
-  Parcels
-  Roads



0 180 360





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #:
RZM2021-00009

Applicant:
Charles Garfunkel

Owners:
Applelands, LLC
Savannah Lawrenceville, LLC

Legend

-  Subject Properties
-  Parcels
-  Roads



0 355 710





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #:
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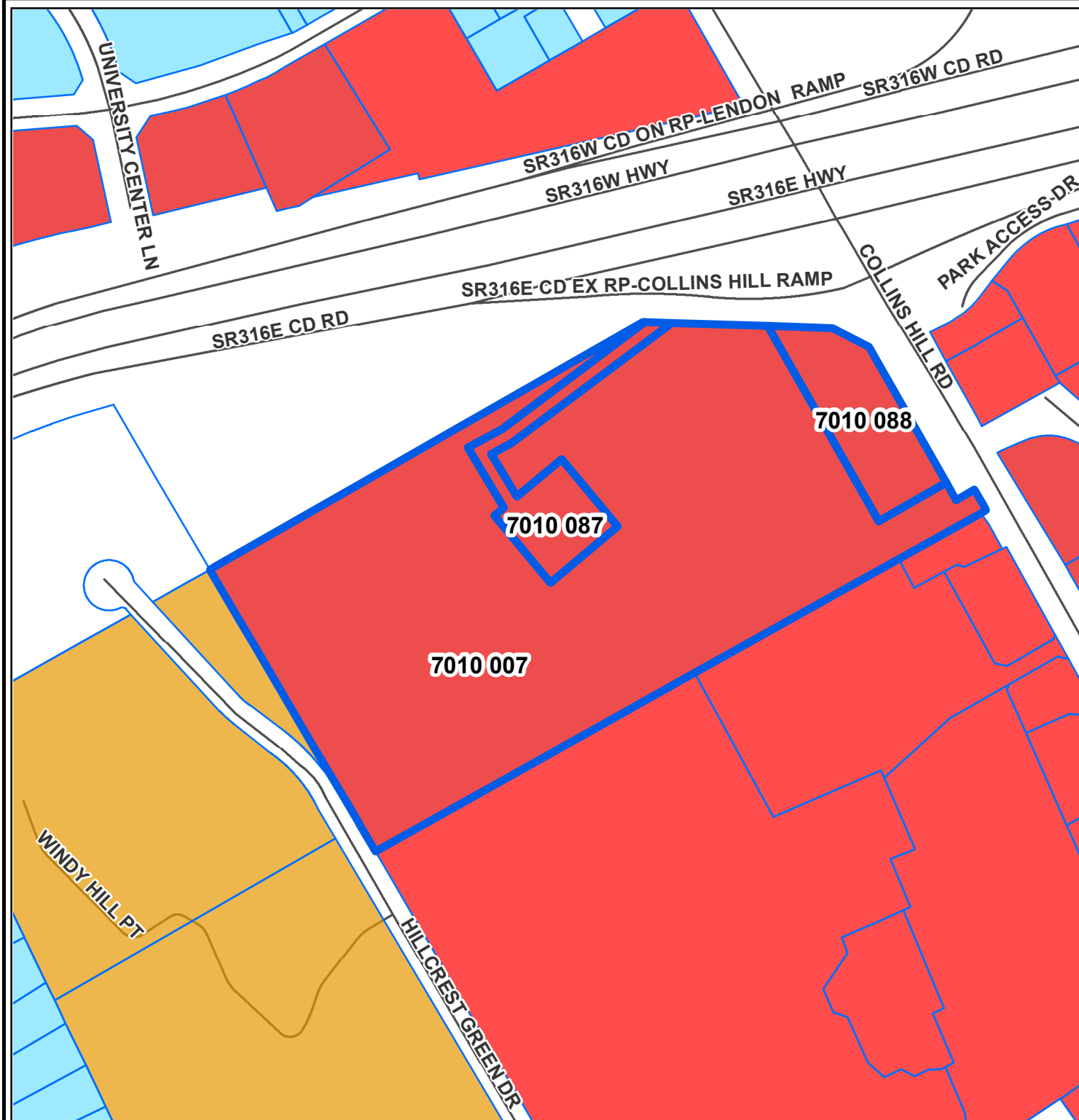
-  Subject Properties
-  Parcels

Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  RM-12 General Residence
-  Roads



0 180 360





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #:
RZM2021-00009

Applicant:
Charles Garfunkel

Owners:
Applelands, LLC
Savannah Lawrenceville, LLC

Legend

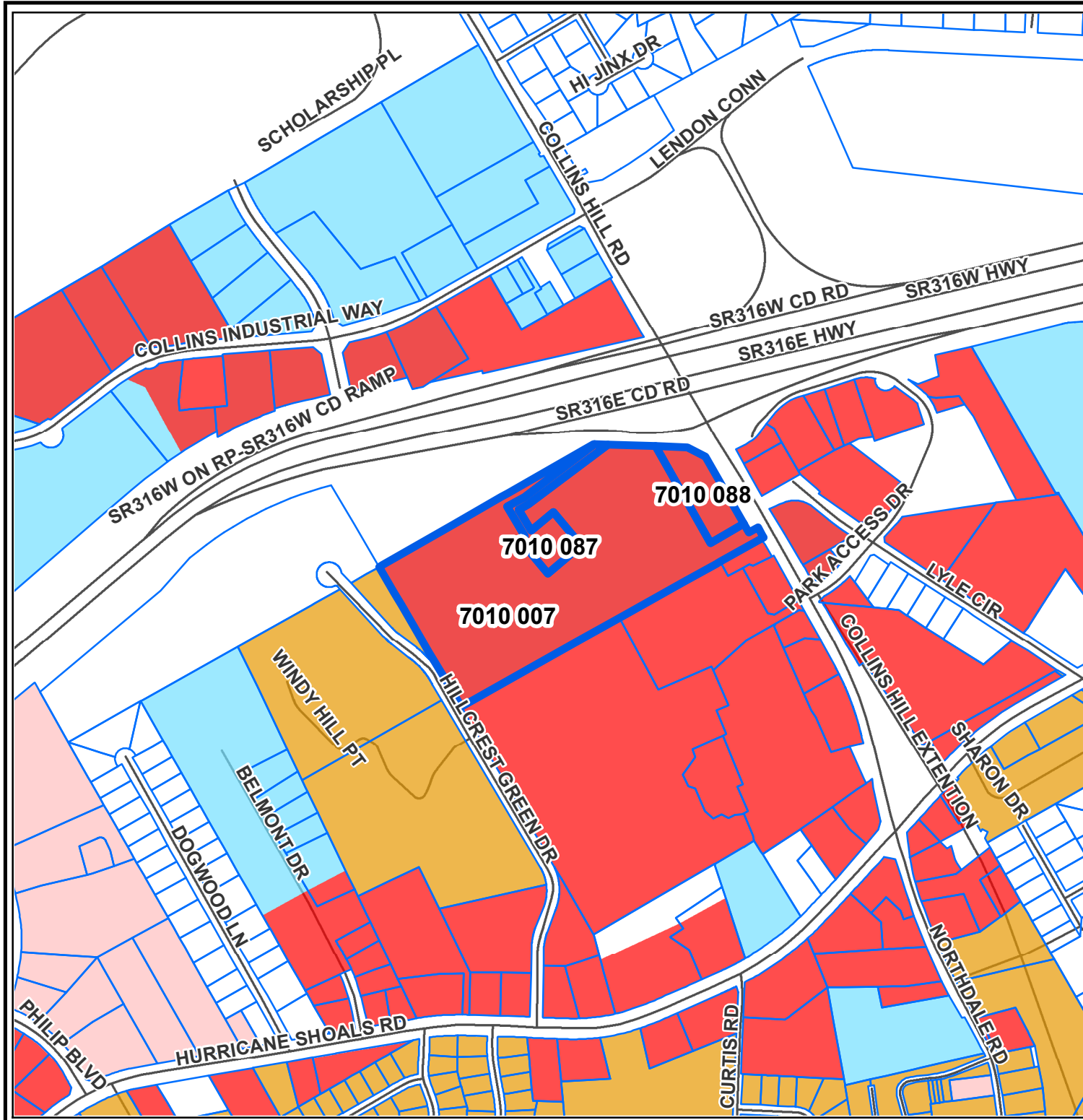
- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- HSB Highway Service Business
- LM Light Manufacturing
- OI Office Institutional
- RM-12 General Residence
- Roads



0 355 710





LAWRENCEVILLE

GEORGIA

Via Priority Mail and Certified Mail

December 17, 2021

The Honorable Nicole Love Hendrickson, Chairwoman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Re: Lawrenceville Annexation Application - ANN2022-00001 & RZM2021-00009

Dear Ms. Nicole Love Hendrickson:

Please see the attached documents in regards to the Annexation:

- Letter from City Manager, Chuck Warbington, P.E.
- Annexation application.
- Survey and Legal Description for subject property.

Sincerely,

Todd Hargrave | Director
Planning and Development Department



LAWRENCEVILLE
GEORGIA

70 S Clayton St | PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6563

Enc: Annexation Application; Legal Descriptions; Surveys

C: Ms. Susan Canon, Gwinnett County, Director of Department of Planning and Development
Mr. Glenn Stephens, Gwinnett County Administrator

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

ANN2022-00001 RZM2021-00009

Received December 16, 2021

Planning and Development Department



LAWRENCEVILLE

GEORGIA

December 17, 2021

The Honorable Nicole Love Hendrickson, Chairwoman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30046

Re: City of Lawrenceville Annexation Application - ANNX2022-00001 & RZM2021-00009

Owner:

The City of Lawrenceville (see attached legal description and land survey)

Requested Zoning: CMU (Community Mixed-Use District)

Dear Chairwoman Love Hendrickson:

Please be advised that the City of Lawrenceville, Georgia, by the authority vested in the Mayor and Council of the City of Lawrenceville, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property, hereinafter described, by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation in accordance with O.C.G.A. §36-36-6, O.C.G.A. §36-36-9 and O.C.G.A. §36-36-111.

SEE ATTACHED LEGAL DESCRIPTIONS AND SURVEYS

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you are requested to notify the Mayor and City Council of the City of Lawrenceville, in writing and by certified mail, return receipt requested, of any county facilities or property located within the area to be annexed, within five (5) business days of receipt of this letter.

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

ANNX2022-00001 RZM2021-00009

Received December 16, 2021

Planning and Development Department

The Honorable Nicole Love Hendrickson, Chairwoman
 December 17, 2021
 Page 2

In accordance with Georgia law, this letter provides you with a copy of the annexation and zoning/land use request. The rezoning application specifies and identifies the requested zoning and any zoning or land use changes. Copies of the annexation application and rezoning application are enclosed with this notice. The proposed City zoning classification of the property is CMU (Community Mixed-Use District). The City of Lawrenceville Planning Commission will consider the proposed rezoning and annexation request during a public hearing scheduled for Tuesday, February 2, 2022 at 6:00 P.M. The City of Lawrenceville City Council will consider the proposed rezoning and annexation requests during a public hearing scheduled for Monday, February 28, 2022 at 7:00 P.M. The annexation and zoning hearings will take place in the City Hall building at 70 South Clayton Street, Lawrenceville, Georgia.

Notice has been provided in this letter in accordance with O.C.G.A. §36-36-111. If the County governing authority intends to object to this annexation, please notify the Mayor and City Council of the objection within 30 days as provided in O.C.G.A. §36-36-113.

Sincerely,

Chuck Warbington, PE | City Manager



70 South Clayton Street | PO Box 2200
 Lawrenceville GA 30046
 Office: 678-407-6415 | LawrencevilleGa.org

Enc: Annexation Application; Legal Description; Survey

C: Ms. Susan Canon, Gwinnett County Director, Department of Planning and Development
 Mr. Glenn Stephens, Gwinnett County Administrator

ANNX2022-00001 RZM2021-00009
 Received: December 16, 2021
 Planning and Development Department



LAWRENCEVILLE

GEORGIA

Received: Monday, December 15, 2021
 City of Lawrenceville
 Planning and Development Department
 70 S. Clayton Street
 P.O. Box 2200
 Lawrenceville, GA 30046
 Phone: 678-407-6583
 E-Mail: PLANNING@LawrencevilleGA.Org

Case File #: ANNX2022-00001 & RZM2021-00009

APPLICATION FOR ANNEXATION

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of CMU (Community Mixed-Use District)

Address of Property to be annexed: 0 Georgia Highway 316 - University Parkway

Area: 7.074 acres or 308,164 square feet

Tax Map Numbers: Georgia Department of Transportation (GDOT) property located at or near the southwest intersection of Collins Hill Road and Georgia Highway 316 – University Parkway

Owners of Property: City of Lawrenceville

Address if different from Property: 70 S. Clayton Street, P.O. Box 2200, Lawrenceville, GA 30046

Applicant Name and Address: Todd Hargrave, 70 S. Clayton Street, P.O. Box 2200, Lawrenceville, GA 30046

Phone: 470.214.8597

Todd Hargrave 12.16.2021
 Signature of Applicant Date

Todd Hargrave 12.16.2021
 Print Name of Applicant Date

Paula Foil 12-16-21
 Signature of Notary Date

Chuck Warbington 12/17/21
 Signature of Owner Date

Chuck Warbington 12.16.2021
 Print Name of Owner Date

Paula Foil 12/17/21
 Signature of Notary Date

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

Received: December 16, 2021

Planning and Development Department

Legal Description: Tract 2

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point being the southeastern most mitered corner of the southerly Right of Way of Georgia Highway 316 (Limited Access Highway, Variable R/W) and the southwesterly Right of Way of Collins Hill Road (Variable R/W); thence running along said Right of Way of Georgia Highway 316 (Limited Access Highway, Variable R/W) the following courses: North 62° 39' 58" West a distance of 97.87 feet to a point; thence North 87° 58' 03" West a distance of 154.01 feet to an iron pin set; thence North 59° 58' 59" West a distance of 295.76 feet to an iron pin set, said point being the True Point of Beginning; thence continuing along said Right of Way South 60° 26' 36" West a distance of 1,179.19 feet to a ½" rebar found; thence continuing along said Right of Way North 30° 12' 24" West a distance of 443.59 to an iron pin set on the southerly Right of Way of aforementioned Georgia Highway 316; thence running along a curve to the right an arc length of 37.55 feet, (said curve having a radius of 2039.86 feet, with a chord bearing of North 76° 15' 32" East, and a chord length of 37.55 feet) to a point; thence North 76° 54' 32" East a distance of 704.43 feet to a point; thence North 81° 39' 25" East a distance of 354.54 feet to a point; thence running along a curve to the right an arc length of 239.26 feet, (said curve having a radius of 1384.40 feet, with a chord bearing of North 86° 36' 29" East, and a chord length of 238.96 feet) to an iron pin set; thence continuing along said Right of Way South 60° 26' 36" West a distance of 72.43 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land being more particularly described on a Boundary Survey, prepared for ECI Capital, dated September 28, 2021 and prepared by Technical Survey Services, containing 7.074 Acres (308,164 Square Feet).

ANNX2022-00001 RZM2021-00009
Received: December 16, 2021
Planning and Development Department



October 21, 2021

Joe Miller
ECI Groups
2100 Powers Ferry Road SE
Atlanta, GA 30339

☒	Approved
☐	Denied
☐	Conditionally Approved
Sewer Capacity Request #C2021-10-306	
Expiration Date: 10/21/2022	
Tie-In Manhole FID: 325160	

RE: Sewer Availability for Proposed Development – Lawrenceville Gateway
Parcel ID District 7 Land Lot 010, Parcels 007, 087, & 088

Dear Mr. Miller:

At present time Gwinnett County Department of Water Resources (GCDWR) can serve the referenced development for sanitary sewer. The existing system has adequate capacity to serve the proposed development on the above parcel(s) consisting of the following:

- 325 apartment units (202 one-bedroom, 110 two-bedroom, & 13 three-bedroom)
- 200 active adult apartment units (72 one-bedroom & 128 two-bedroom)
- Two swimming pools (six employees and 70-swimmers total)
- 84,872 square-foot medical office
- 100,108 square-foot retail space

This confirmation is based on your anticipated peak flow of 287.63 gpm discharging to the sewer tie-in manhole at Facility ID 325160. **The requested capacity is valid for 12 months from the date of this letter.** This certification is not valid if there are any development changes (e.g. land use density, sewer tie-in manhole, and/or rezoning) that could impact downstream sewer capacity. In this case the development must resubmit for a new certification with updated information.

Capacity is available on a first-come-first-serve basis. The County is currently making every effort feasible to ensure that there is sufficient sewer capacity to serve its developmental needs. Every proposed project is reviewed and considered for its impact on the individual basins, as well as its overall system impact. At present there are no sewer moratoriums within that basin in Gwinnett County. However, regulatory or court-imposed restrictions, unanticipated new development, or delays in County infrastructure projects could result in a moratorium, which may limit development in a specific or countywide basin. **Assuming the Sewer Capacity Certification is current, capacity is relegated to the proposed development only upon issuance of the Development Permit.**

Please let me know if you have any questions.

Sincerely,
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Tai Yi Su, PE
Division Director, Infrastructure Support, Water Resources, Engineering and Technical Services
678.376.2104

ANNX2022-00001 RZM2021-00009
Received: December 16, 2021

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuri, Engineer IV; Andrew Lo, Engineer IV;
Emily Weber, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Eric Pierson, Engineer III
Planning and Development Department

Select Request Type:
☒ New Request
☐ Revise Existing Request
☐ Renew Request



Gwinnett
Water Resources

DWR Use Only:

1.

DWR Capacity Certification Request
No. **C2021-10-306**

SEWER CAPACITY CERTIFICATION REQUEST

Gwinnett County Planning and Development Permit No. _____

Development Status: ☐ Rezoned ☒ Not Rezoned ☐ Permitted ☒ Awaiting Ownership Change

Check if Development/Project Requires Private Pump Station: ☐

DEVELOPMENT/PROJECT NAME: Lawrenceville Gateway
 DEVELOPMENT ADDRESS: 742 Collins Hill Rd (City) Lawrenceville (Zip) _____
 PARCEL NUMBER(S): 7010 007, 7010 087, 7010 088 ☒
 PROPERTY OWNER NAME: Charles Garfunkel PHONE#: 912-355-1311
 PROPERTY OWNER EMAIL: charlie@ajcgarfunkel.com

DEVELOPER NAME: ECI Groups
 ADDRESS: 2100 Powers Ferry Road Se (City/State) Atlanta (Zip) 30339
 CONTACT NAME: Joe Miller PHONE#: 734-516-6542
 DEVELOPER EMAIL: jmillier@ecigroups.com

ENGINEERING FIRM: Summit Engineering Consultants, Inc
 ADDRESS: 6250 Shiloh Road, Ste 100 (City/State) Alpharetta, GA (Zip) 30005
 CONTACT NAME: Chris Harrell PHONE#: 770-667-0094
 ENGINEER EMAIL: charrell@summitcon.net, dgroninger@summitcon.net

Total Requested Flow for Development (gpm): 287.63 ☒

Flow (gpm) 287.63 ~~Actual 100.68~~ to Tie-in Manhole Facility ID: 325160 ☒
 Flow (gpm) _____ to Tie-in Manhole Facility ID: _____
 Flow (gpm) _____ to Tie-in Manhole Facility ID: _____
 Flow (gpm) _____ to Tie-in Manhole Facility ID: _____

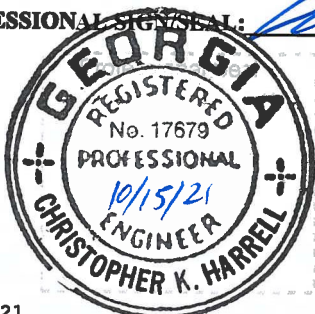
Include the following in the submittal package:

- ☒ GIS map showing proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcountry.com/GISDataBrowser>
- ☒ Detailed flow calculations for proposed development/project.
 - Average annual daily flow (GPD) based on attached guidelines (page 3-4)
 - Peak flow (GPM) for all commercial, mixed-use, and residential projects.
 - Instantaneous peak flow (GPM) for all industrial projects.
- ☒ Proposed utility plan.
- ☒ Name of downstream pump station Patterson ☒
- ☒ Name of Sewer Sub-basin Yellow River

DWR Received
OCT 18 2021

DESIGN PROFESSIONAL SIGNATURE: _____

DATE: 10/15/21



**SUBMIT COMPLETED, SIGNED, SEALED
FORM AND DOCUMENTS TO:**
DWRCapacityCertification@gwinnettcountry.com
 678-376-7026
 ANN2022-00001 RZM2021-00009
 Gwinnett County Department of Water Resources
 684 Winder Highway, Lawrenceville, GA 30045
 Received: December 16, 2021
 Planning and Development Department



SEWER CAPACITY CERTIFICATION REQUEST (continued)

Development/Project Name: Lawrenceville Gateway

Gwinnett County Planning and Development Permit No. _____ (If available)

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES RECOMMENDATIONS

X

APPROVED - Downstream sewer facilities have adequate capacity to accommodate projected flows.

CONDITIONALLY APPROVED - Downstream sewer facilities can serve the proposed development/project under the following conditions:

DENIED - Due to the following:

SIGNED:

Jaiyi Su

DATE:

2021-10-21

Division/Deputy Director or Designee, Department of Water Resources

ANNX2022-00001 RZM2021-00009

Received: December 16, 2021 Page 2 of 4

Planning and Development Department

GWINNETT COUNTY GRAVITY SEWER DESIGN FLOW CALCULATION GUIDELINES

Unit Wastewater Contributions from Proposed Land Use (Any major deviations from the following guidelines should be so noted and substantiated by the Engineer in the project report)	Average Annual Daily Residential & Commercial Flow Amount in Gallons per day (GPD)	Per Unit
Airport	25	Employee
Airport- food service not included	25	Employee
Airport- food service not included	5	Passenger
Apartment - one bedrooms 202 + 72=274	175	Unit
Apartment - two bedrooms 110+128=238	250	Unit
Apartment - three bedrooms 13	325	Unit
Auditorium, Convention Center, Assembly Hall - food service not included	10	Person, max. cap.
Bar, Tavern, Cocktail Lounge - food service not included	50	Seat
Beauty/Barber Shop	333	Wet Chair
Bowling Alley- food service not included	125	Lane
Bowling Alley- food service not included	25	Employee
Campground - overnight	175	Space
Carwash - automatic	166	Bay
Carwash - self-operating	100	Bay
Church	5	Sanctuary Seat
Coin Laundry	400	Machine
Commercial Laundry	640	Machine
Country Club	250	1,000 sq. ft.
Country Club - food service not included	100	Resident Member
Country Club - food service not included	25	Non-resident
Hospital	200	Bed
Hospital	25	Employee
Industrial - toilet waste and showers	35	Employee
Industrial - toilet waste only	25	Employee
Mobile Home Park- double wide	400	Space
Mobile Home Park- single wide	300	Space
Motel, Hotel - food service not included	100	Unit

ANNX2022-00001 RZM2021-00000

Received: December 16, 2021

Planning and Development Department

WINNETT COUNTY GRAVITY SEWER DESIGN FLOW CALCULATION GUIDELINES

Nursing Home	125	Bed
Nursing Home	25	Employee
Office Medical 84,872 sf	500	1,000 sq. ft.
Office Standard - food service not included	175	1,000 sq. ft.
Office - food service not included	25	Employee
Picnic Area, Park	10	Visitor
Picnic Area, Park - with showers	25	Visitor
Police, Fire Station - food service not included	75	Resident Employee
Police, Fire Station- no food service	25	Day Employee
Residence Single Family, Condo, Townhome	400	Unit
Rest Stop, Comfort Station	25	Employee
Rest Stop, Comfort Station	6	Visitor
Restaurant	55	Seat
School	17	Student
School - with gym	21	Student
School -based on average daily attendance (ADA); add 10% for visitors.	25	Teacher, Employee
School, Cafeteria with garbage grinder -based on average daily attendance (ADA); add 10% for visitors.	5	Student
School, Cafeteria -based on average daily attendance (ADA); add 10% for visitors.	4	Student
Service Station	25	Employee
Store, Shopping Center, Retail Only- food service not included 100,108 sf	100	1,000 sq. ft.
Swimming Pool 6 Employees	25	Employee
Swimming Pool 70 Swimmers	20	Swimmer
Theater, Regular - employees included	5	Seat
Warehouse	25	1,000 sq. ft.

Capacity Certification Flow Calculation Guidelines

1. Average Annual Daily Flow (AADF) for each land use from proposed development =
(Number of units in proposed development) x AADF per unit per day
2. AADF from proposed development = Sum of all land use flows from proposed development
3. Peak Flow (GPD) = 2.5 x AADF from proposed development
4. Convert Peak Flow to Gallons Per Minute (GPM): Peak Flow (GPM) = Peak Flow (GPD) / 1440

ANNX2022-00001 RZM2021-00009
Received: December 16, 2021
Planning and Development Department

Sewer Flow Calculations for: Lawrenceville Gateway Mixed Use

Downstream Pump Station: Patterson

Tie In Manhole# 325160

Proposed Daily Flow Calculations:

(From Table A.2-Gwinnett County Gravity Sewer Design Flow Calculation Guidelines)*

Apartment (325 units)

1 Bedroom	202 units X 175 GPD/unit	35,350 GPD
2 Bedroom	110 units X 250 GPD/unit	27,500 GPD
3 Bedroom	13 units X 325 GPD/unit	4,225 GPD

Adult Active Apartments (200 units)

1 Bedroom	72 units X 175 GPD/unit	12,600 GPD
2 Bedroom	128 units X 250 GPD/unit	32,000 GPD

Swimming Pool Employee	6 Employees X 25 GPD	150 GPD
Swimming Pool Swimmer	70 Swimmers X 20 GPD	1,400 GPD

Medical Office (84,872 sf)

84,872 sf X 500 GPD/1,000	42,436 GPD
---------------------------	------------

Retail (100,108 sf)

100,108 sf X 100 GPD/1,000	10,011 GPD
----------------------------	------------

Total 165,672 GPD

165,672 AADF X 2.5 = 414,180 Peak Flow (GPD)

414,180 Peak Flow(GPD)/1440 = 287.63 Peak Flow (GPM)

Total 414,180 GPD

287.63 GPM ✓

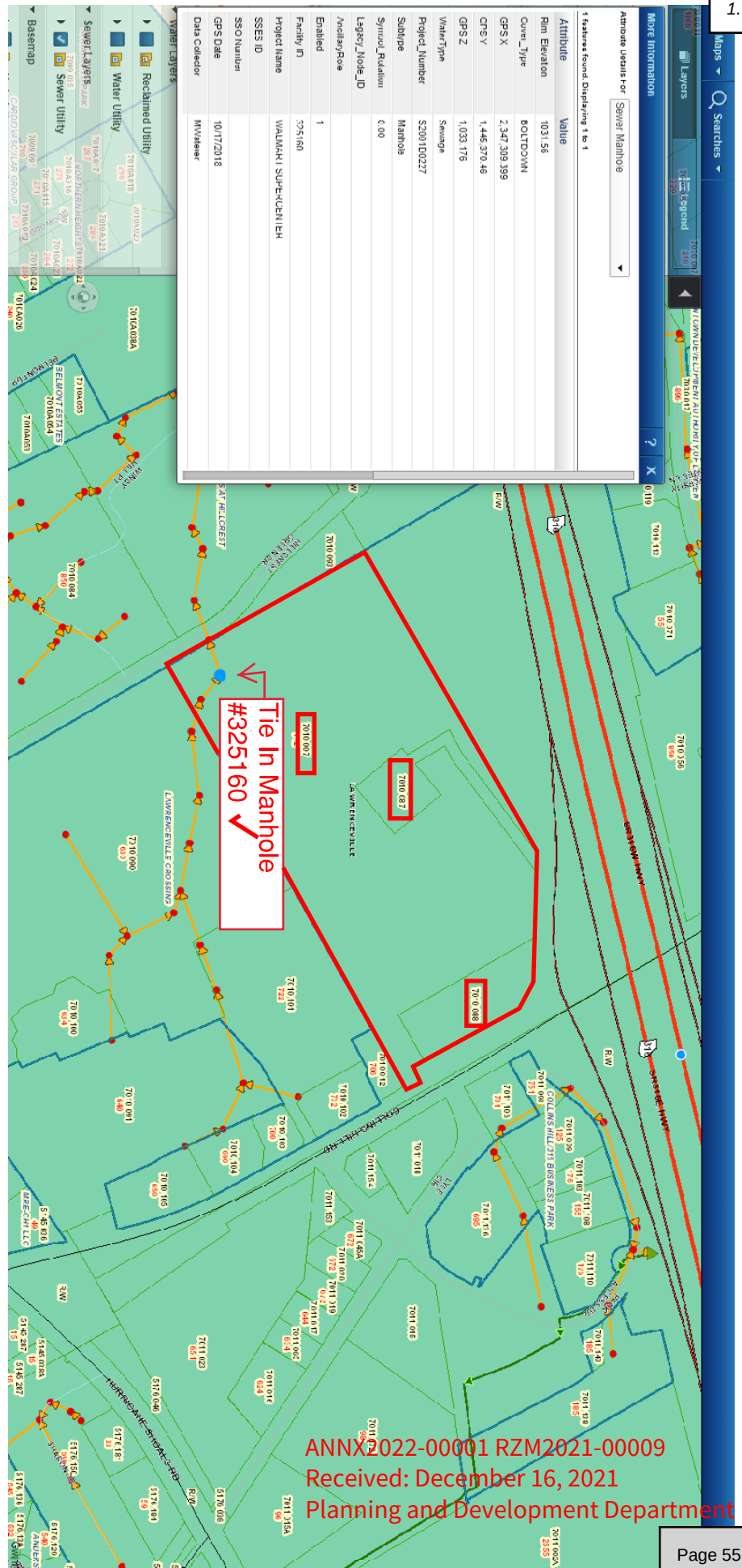
~~*The flow predicted for apartment units from Table A.2 is at least double the actual usage. Data from similar stabilized properties shows average usage of 75-85 GPD across similar mixes of bedrooms. The actual total GPD from the apartments would be more accurately predicted as 0.5(111,675)= 55837.5 GPD.~~

~~If more accurately predicted GPD was used for apartments, project calculations would be:
109, 834.50 AADF X 2.5 = 274,586.30 Peak Flow (GPD)
274,586.30 Peak Flow (GPD)/1440= 190.68 Peak Flow (GPM)~~

ANNX2022-00001 RZM2021-00009

Received: December 16, 2021

Planning and Development Department



PLANNING COMMISSION

RECOMMENDED CONDITIONS

RZM2021-00009_03022022

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

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

- A. Multifamily residential dwellings and accessory uses at a maximum of 500 multifamily units, including standard multifamily residential units and age-restricted multifamily units.
- B. 200 of the multifamily residential dwellings shall be age-restricted to residents 55 years of age and older.
- C. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Billiards or Pool Halls
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores

- Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
- D. 20% maximum of gross development SF may be for Indoor Climate Controlled Storage space.
- E. Adjacent tax parcels (7010 100 and 7010 101) in the adjacent commercial shopping center shall be upgraded as indicated by the renderings presented at the Council meeting. This includes exterior building façade upgrades, asphalt parking lot improvements, and additional landscaping. These improvements shall be constructed before the first CO for the commercial section of the development shall be provided with this zoning.
- F. The development shall be in general accordance with the submitted site plans and architectural renderings (Exhibit “A”) received by the Department of Planning and Development, dated January 21, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- G. 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.
- H. The standard multifamily residential section of the development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
- I. Garages shall be provided for a minimum of 15% of the standard multifamily units. Garage units shall be limited to the interior of the development.
- J. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.
2. To satisfy the following site development considerations:
- A. Provide a 10-foot wide building setback adjacent to all right-of-ways, including Collins Hill Road and SR 316.

- B. Provide a minimum 40-foot wide building setback with landscape strip adjacent to the western most property line (PINs 7010 009 & 7010 093).
- C. Provide a minimum 10-foot wide building setback with landscape strip adjacent to the southernmost property line (PINs 7010 012, 7010 090 & 7010 101).
- D. Provide a 6-foot concrete sidewalk along the road frontage of Collins Hill Road.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. Ground signage on Collins Hill Road shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. Existing pylon sign on Collins Hill Road for adjacent commercial shopping center uses is exempt from this sign limitation and design provisions. Internal signs on private streets of development shall be permitted.
- G. New billboards or oversized signs shall be prohibited. Existing pylon sign on Collins Hill Road for adjacent commercial shopping center uses is exempt from this sign prohibition.
- H. Outdoor storage shall be prohibited.
- I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- J. Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- K. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- L. Peddlers and/or parking lot sales shall be prohibited.

- M. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours of notice from City.
 - N. Maximum multifamily building height shall be 57 feet.
 - O. Required parking ratio for age-restricted multifamily section of development shall be 0.6 spaces per unit.
 - P. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
3. To abide by the following requirements, dedications and improvements:
- A. Provide inter-parcel connectivity through access to Hurricane/316 LLC to the existing traffic signal at Collins Hill Road.
 - B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study and a submittal of Development of Regional Impact to ARC that includes analysis of the signalized intersection of Collins Hill Road at Georgia Highway 316 as well as surrounding intersections. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study and the recommendations of the Development of Regional Impact, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.
 - C. At no cost to the City, Developer shall provide a min. 10' to 12' paved multiuse trail from Collins Hill Road through the development under SR 316 to the City owned parcel on Collins Industrial Way (tax parcel 7010 010) along the existing Gas Easement. Developer shall dedicate at no cost to the City a permanent easement on subject property for the multiuse trail. City will acquire all right-of-way and easements needed outside the subject property. Developer shall be responsible for obtaining permission from the Gas provider for construction. All design and construction shall be approved by the City Engineer. Multiuse trail section on subject property shall be constructed and approved before the first CO is provided, subject to the stipulation that the CO shall not be withheld based on the City's inability to deliver necessary right-of-way or easements for trail construction

- D. Direct access to Collins Hill Road shall be limited to right-in/right out access. Design and Construction shall be approved by the City Engineer.

ATTACHMENTS**APPLICANT REDLINES_2.28.2022_CONDITIONS_03012022****PLANNING COMMISSION PRESENTATION_03012022****ANNX2022-00001 RZM2021-00009**

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2021-00009_11032021

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

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

- A. Multifamily residential dwellings and accessory uses at a maximum of 500 multifamily units, including standard multifamily residential units and age-restricted multifamily units.
- B. 200 of the multifamily residential dwellings shall be age-restricted to residents 55 years of age and older.
- C. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
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 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores

- ~~Tatoo~~Tattoo Parlors
- Taxidermists
- Yard Trimmings Composting Facilities

D. 20% maximum of ~~Commercial gross development~~ SF may be for Indoor Climate Controlled Storage space.

E. Adjacent tax parcels (7010 100 and 7010 101) in the adjacent commercial shopping center shall be upgraded as indicated by the renderings presented at the Council meeting. This includes exterior building façade upgrades, asphalt parking lot improvements, and additional landscaping. These improvements shall be constructed before the first CO for the commercial section of the development shall be provided with this zoning.

F. The development shall be in general accordance with the submitted site plans and architectural renderings (Exhibit "A") received by the Department of Planning and Development, ~~dated January 21, 2022~~ October 1, 2021, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

G. 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.

H. The standard multifamily residential section of the development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.

I. Garages shall be provided for a minimum of ~~1520~~% of the standard multifamily units. Garage units shall be limited to the interior of the development.

J. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

A. Provide a ~~1025-foot wide building setback/landscape strip~~ adjacent to all right-of-ways, including Collins Hill Road and SR 316.

Commented [BR1]: Reference to DRI plan submission, date should be updated if plan is revised before Council approval.

Commented [BR2]: 25 ft. setback will greatly impact commercial section of development.

Existing ROW space along Collins Hill Road and SR 316 exit ramp creates substantial space and distance between the actual public roads and the subject property lines.

- B. Provide a minimum 40-foot wide building setback ~~with landscape strip/natural or enhanced buffer~~ with landscape strip/natural or enhanced buffer adjacent to the western most property line (PINs 7010 009 & 7010 093).
- C. Provide a minimum 10-foot wide building setback ~~with landscape strip/natural or enhanced buffer~~ with landscape strip/natural or enhanced buffer adjacent to the southern-most property line (PINs 7010 012, 7010 090 & 7010 101).
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- G. ~~New b~~Billboards or oversized signs shall be prohibited. Existing pylon sign on Collins Hill Road for adjacent commercial shopping center uses is exempt from this sign prohibition.
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M.P. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

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Commented [BR3]: With multiple contingencies, including ROW/easement acquisition + pipeline operator cooperation, developer requesting additional flexibility.

the City's inability to deliver necessary right-of-way or easements for trail construction-

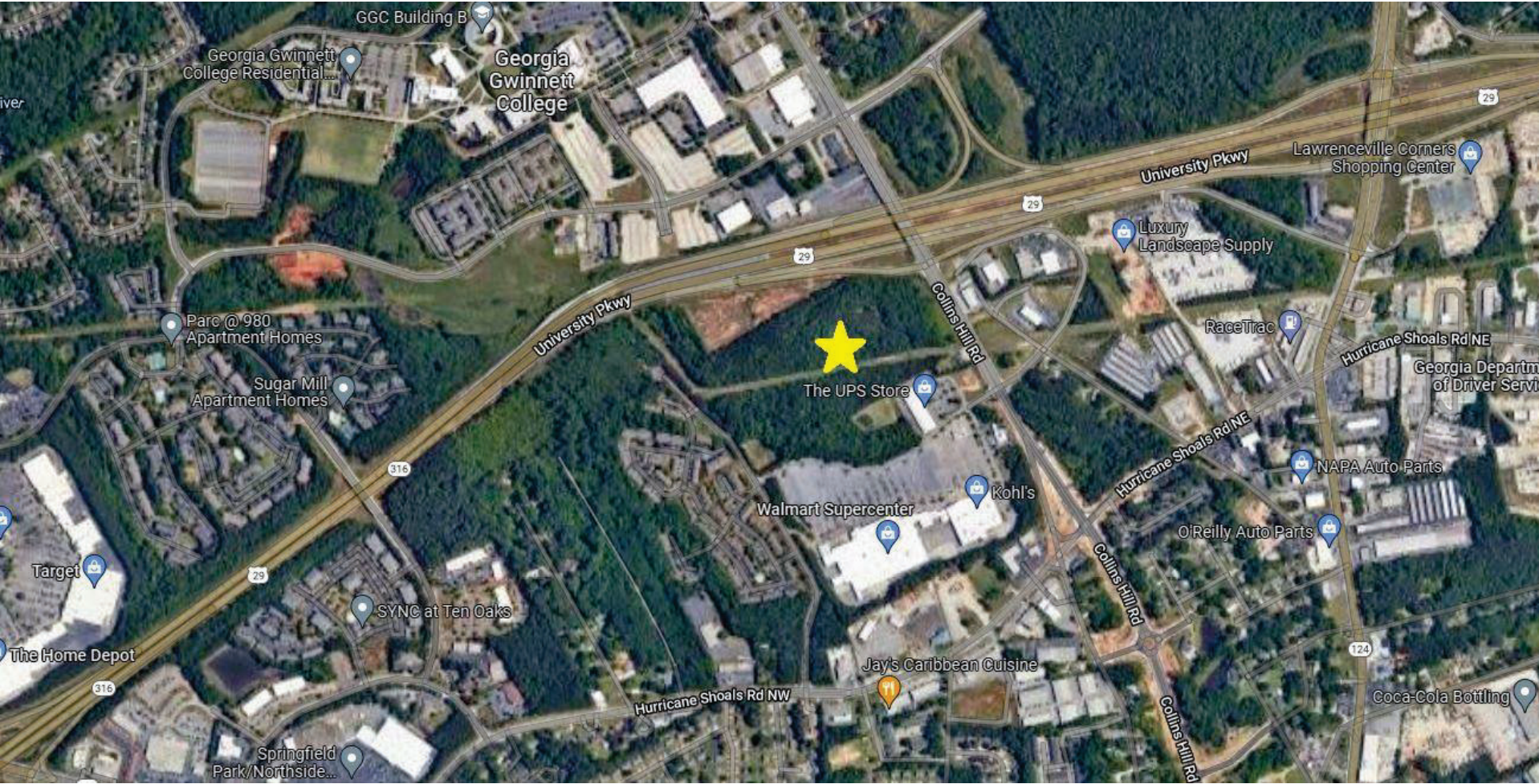
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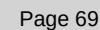
Lawrenceville Gateway Collins Hill Road Rezoning RZM2021-20009

March 1, 2022

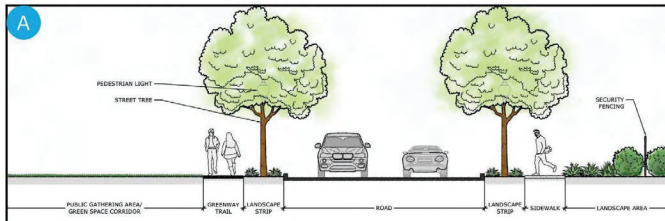
Lawrenceville Planning Commission

Property Location

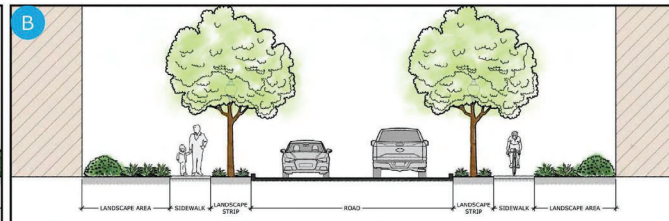




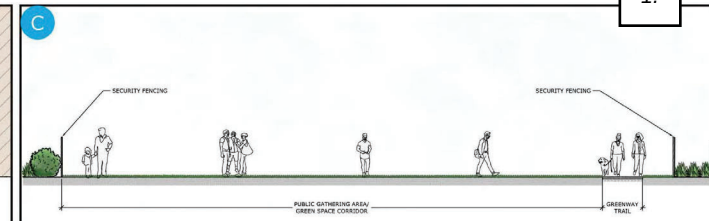




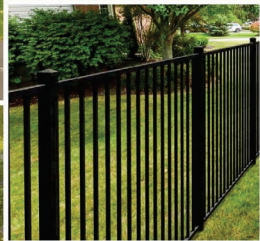
ENTRY DRIVE SECTION AT GREEN SPACE CORRIDOR



ENTRY DRIVE SECTION AT MULTI-FAMILY AND COMMERCIAL



GREEN SPACE CORRIDOR AND TRAIL



Streetscape Plan: Sections & Site Imagery

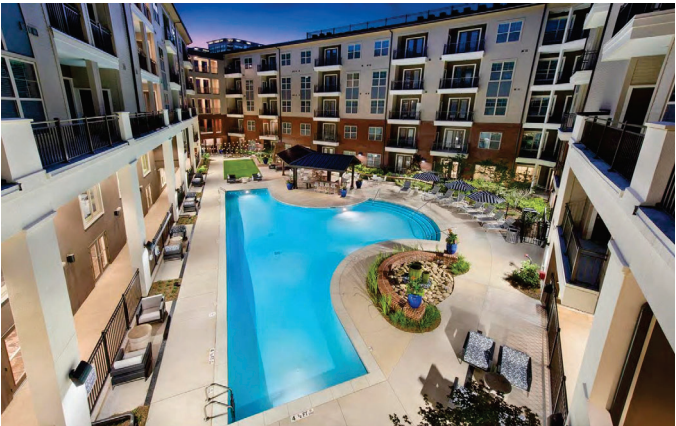
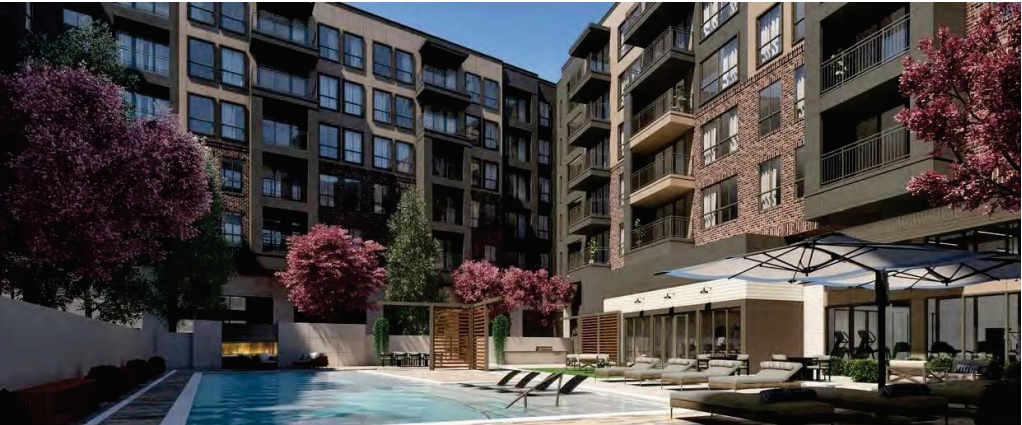




Lawrenceville Gateway Proposed Retail Parcel @ Site Entry



Lawrenceville Gateway Proposed Commercial Parcel





Lawrenceville Gateway Proposed 55+ Active Adult Apartments



Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
Typical Notes:	
All Balcony guardrailings shall be Aluminum Frame and Pickett System - Beige	
All Windows 36" x 60" - Beige	
All Trim - Cementitious, Painted	

Multi-Family Elevations



1 Elevation: Building Type C - "L" Front
Scale: 1/16" = 1' 0"



2 Elevation: Building Type C - "L" Side 1
Scale: 1/16" = 1' 0"

3 Elevation: Building Type C - "L" Side 2
Scale: 1/16" = 1' 0"



4 Elevation: Building Type C - "L" Rear
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
Typical Notes:	
All Balcony guardrailing shall be Aluminum Frame and Pickett System - Beige	
All Windows 36" x 60" - Beige	
All Trim - Cementitious, Painted	

Multi-Family Elevations



1 Elevation: Clubhouse Front
Scale: 1/16" = 1' 0"



2 Elevation: Clubhouse Side 1
Scale: 1/16" = 1' 0"



3 Elevation: Clubhouse Side 2
Scale: 1/16" = 1' 0"



1 Elevation: Clubhouse Rear
Scale: 1/16" = 1' 0"

Material Legend	
1.	Asphalt Roof Shingles
2.	Brick Masonry
3.	4" Lap Siding
4.	6" Lap Siding
5.	Cementitious Panel
6.	Standing Seam Metal Roof - Only location
7.	Aluminum Storefront System
8.	Metal Wrapped Canopy with support rods
	Free Standing Wood Trellis
9.	Wood Tone Lap Siding

Multi-Family Clubhouse Elevations



Multi-Family Clubhouse View



Multi-Family Clubhouse View



Multi-Family 3 at Green Space Corridor

Lawrenceville Gateway | Lawrenceville, GA



Lawrenceville Crossing Shopping Center Outparcel (Existing Conditions)



Lawrenceville Crossing Shopping Center Outparcel 2 (Existing Conditions)



Lawrenceville Crossing Shopping Center Outparcel (Proposed Façade Upgrade)



Lawrenceville Crossing Shopping Center Outparcel 2 (Proposed Façade Upgrade)

Questions & Contact Information



Please reach out to
Doug Dillard
ddillard@dillardsellers.com

or

Baxter Russell
brussell@dillardsellers.com
with any questions.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION

AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

Item: RZM2021-00032, SUP2021-00057 & SUP2021-00058; Lawrenceville Land Holdings, LLC; 329 Grayson Highway

Department: Planning and Development

Date of Meeting: Wednesday, March 9, 2022

Presented By: Todd Hargrave, Director of Planning and Development

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

Planning Commission Recommendation: **Approval with Staff Recommended Conditions**

Summary: The applicant requests rezoning of an 12.23-acre parcel assemblage from BG (General Business District) to RM-8 (Townhome Residential District) zoning to construct a 127-unit townhouse development along with Special Use Permits allowing thirty-two (32) front-entry townhouse units and an increase in density exceeding eight (8) units per acre (UPA) .

Attachments/Exhibits:

- RZM2021-00032, SUP2021-00057 & SUP2021-00058_REPORT
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_APPLICATION
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_LETTER OF INTENT
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_LEGAL DESCRIPTION
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_SITE PLAN
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_ATTACHMENTS
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_P&D RECOMMENDATIONS
- RZM2021-00032, SUP2021-00057 & SUP2021-00058_MATERIALS SUBMITTED ON MARCH 1, 2022.

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER	RZM2021-00032, SUP2021-00057 & SUP2021-00058
APPLICANT	LAWRENCEVILLE LAND HOLDINGS, LLC (“LLH”) c/o ERIC JOHANSEN
CONTACT	ERIC JOHANSEN
PHONE NUMBER	678.571.4843
ZONING CHANGE	BG (GENERAL BUSINESS DISTRICT) TO RM-8 (TOWNHOUSE RESIDENTIAL DISTRICT)
LOCATION	ALONG THE NORTHERN RIGHT-OF-WAY OF GWINNETT DRIVE, EAST OF SCENIC HIGHWAY
PARCEL ID	R5141 268 , R5141 329 AND A PORTION OF R5141 133
ACREAGE	12.23
PROPOSED DEVELOPMENT	127-UNIT TOWNHOUSE DEVELOPMENT WITH SPECIAL USE PERMIT(S) TO ALLOW FRONT ENTRY UNITS AND AN INCREASE IN DENSITY EXCEEDING EIGHT (8) UNITS PER ACRE
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties have been zoned BG (General Business District) since 1985.

PROJECT DATA:

The applicant requests rezoning of an 12.23-acre parcel assemblage from BG (General Business District) to RM-8 (Townhome Residential District) zoning to construct a 127-unit townhouse development along with Special Use Permits allowing thirty-two (32) front-entry townhouse units and an increase in density exceeding eight (8) units per acre (UPA) . The subject property is located along the northern right-of-way of Gwinnett Drive, east of Scenic Highway and west

of Grayson Highway. A portion of the property is developed with an institutional use, driveways, parking and stormwater detention facilities, with the remaining balance of the property being undeveloped and wooded.

The applicant intends to develop the site with 127 townhouses in approximately 12.23-acres, resulting a density of 10.38 Units Per Acre (UPA). The plan includes 39-rear entry townhouses located along Gwinnett Drive, with the remaining 56-rear entry units and 32-front entry units located in the interior of the development. As proposed, the applicant is requesting approval of two Special Use Permits allowing an increase in density from eight (8) UPA to 10.38 UPA and allowing 32-front entry units.

The townhouse units would be attached with a maximum of eight units per building. Rear entry units would be three (3) stories with underlying footprints that are 20 feet in width and 45 feet in depth. The front entry units would consist of two (2) and three (3) story units with an underlying footprint consisting of 24 feet in width and 50 feet in depth. Although elevations were not submitted with this application, in order to maintain consistency with the surrounding area, staff recommends conditioning the property with similar standard established with the approval of the Towns at Enclave (RZM2020-00004) project. Additionally, staff recommends townhouse units meeting the minimum requirements of the Zoning Ordinance, Article 1 Districts, Section 102.5 RM-8 regulating the Minimum Heated Floor Area.

Exterior architectural treatments were not submitted with this application; however, if the applicant were successful in obtaining approval of the requests, staff would recommend a set of condition similar to those established with the approval (RZM2020-00004) of the Towns at Enclave project located directly across Gwinnett Drive. Furthermore, in order to maintain consistency with the Towns of Enclave project, the applicant is requesting approval to allow a 10-foot encroachment into the required minimum Front Yard Setback along Gwinnett Drive. Additionally, if the requested encroachment were approved the applicant has indicated this would allow for additional common area throughout the development, perhaps surpassing the minimum requirement of 15 percent.

All units would consist of the required two (2) car garages, as well as the required driveway measuring 17 feet in width and 26 feet in depth, providing sufficient space for two (2) passenger vehicles. Guests and resident overflow parking would be provided throughout the development consisting of approximately 55 parking spaces.

Access to the development would be via curb cut(s) on Gwinnett Drive and Grayson Highway (Praise Community Church). Access to the interior of the development would be extended via existing driveways along the southern and eastern boundary, and being further extended along proposed 26-foot wide private driveways/alleyways traversing throughout the remainder of the development.

Per the rezoning site plan, the site would consist of a master detention pond intended for both the townhouses and the remaining portion of the Praise Community Church development located along Grayson Highway; the facility is shown located near the southern portion of the property along Gwinnett Drive.

The applicant is proposing several considerations by the City Council that would require modification or variances that may be approved at the time of the rezoning approval should the City Council decide to approve the request. The considerations are as follows:

- Allow a maximum density of 10.38 Units Per Acre.
- Allow a 10-foot encroachment into the required Front Yard Setback along Gwinnett Drive.
- Allow 32-front entry units within the interior of the development.
- The applicant seeks permission for all roads internal to the development to be private streets and not require right-of-way.

The property lies within the Community Mixed Use Character Area of the 2040 Comprehensive Plan and Future Development Map. The Community Mixed Use Character Area is intended to recognize the redevelopment and infill opportunities within the City. The character area accommodates a diversity of development types and density. The emphasis for this character area is on connectivity between areas and access to areas that are developed as shopping centers, with the priority for beautiful landscape and the revitalization of older vacant structures or under-utilized lots. The proposed development may offer opportunities for a healthy lifestyle due to the close proximity of shopping centers that offer grocery stores, retail, and a gym. The rear entry townhouses may encourage and increase walkability in the area for the future residents. Rezoning the property to RM-8 would add diversity to the density in the area and possibly help reduce speed limits on Gwinnett Drive. Therefore, the proposed zoning may result in a development consistent with the existing land uses and zoning in the immediate area.

The surrounding area is characterized by residential uses with single-family, office institutional and commercial developments. Immediately to north and east are properties containing institutional uses consisting a Places of Worship and medical facilities zoned BG (General Business District), and OI (Office Institutional District). To the south, across Gwinnett Drive is the City Council approved RM-8 Towns at Enclave townhouse development (RZM2020-00004). Further to the south and east, is a shopping center zoned BG, with uses such as a grocery store, Gwinnett County Health Department and restaurants, as well as the Martin Farm and Windsor Forest single-family developments, zoned RS-180 (Single-Family Residence District). The requested RM-8 zoning classification could be considered consistent with the development and zoning pattern in the immediate area; which could serve as an opportunity to provide the live, work, play experience to future residents.

Given the aforementioned factors, the Planning and Development Department recommendation is for **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permits.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

1. Provide Traffic Impact Study and install any left turn lanes as required by GC Left Turn Lane Guidance.
2. Provide deceleration lane as required.

ELECTRIC DEPARTMENT

The City of Lawrenceville Power will be able to provide electric utilities to this site. It will be fed using underground placement of electric lines from Gwinnett Drive.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
The rezoning and special use proposal could be suitable as established by City Council approval (RZM2020-00004) of the “Towns at Enclave” townhouse development located directly across Gwinnett Drive.
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
The rezoning and special use proposal is consistent with the precedent established by the City Council relating to higher density developments in the immediate area and therefore would not adversely affect the existing use or usability of adjacent or nearby property.
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?**
The property has a reasonable economic use as currently zoned.
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**
Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development and planning. The proposal may affect schools.
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?**
As proposed, the rezoning and special use would be considered in conformity with the policies and intent of the Comprehensive Plan.
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?**
The policies of the Comprehensive Plan intend to create and influence positive developments throughout the city limits. As proposed, the development of an assemblage of underutilized land in proximity to the Downtown could symbolize the expansion of progress in the city limits.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC ("LLH")</u>	NAME: <u>Lawrenceville Church of God dba: Praise Community Church</u>
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>329 Grayson Highway</u>
CITY: <u>Buford</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Eric Johansen, agent for LLH</u> PHONE: <u>(678) 571-4843 cell</u> <u>eric@universalplanningllc.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.	
PRESENT ZONING DISTRICT(S): <u>B-G</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5141 133</u> ACREAGE: <u>+/- 9.73 acres</u>	
ADDRESS OF PROPERTY: <u>329 Grayson Highway, Lawrenceville, GA 30046</u>	

John B. Williams 11-30-21
SIGNATURE OF APPLICANT DATE

John B. Williams
TYPED OR PRINTED NAME

Tracy Stone 11-30-21
SIGNATURE OF OWNER DATE

TRACY Stone
TYPED OR PRINTED NAME

Brenda Taylor 11-30-21
NOTARY PUBLIC DATE
Franklin County
State of Georgia
My Comm. Expires May 5th, 2023

Brenda Taylor 11-30-21
NOTARY PUBLIC DATE
Franklin County
State of Georgia
My Comm. Expires May 5th, 2023

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



LAWRENCEVILLE

GEORGIA

2.

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC ("LLH")</u>	NAME: <u>HHE, Inc</u>
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>1574 Franklin Circle</u>
CITY: <u>Buford</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
CONTACT PERSON: <u>Eric Johansen, agent for LLH</u> PHONE: <u>(678) 571-4843 cell</u> <u>eric@universalplanningllc.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.	
PRESENT ZONING DISTRICT(S): <u>B-G</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>5141 268</u> ACREAGE: <u>+/- 1.69 acres</u>	
ADDRESS OF PROPERTY: <u>Gwinnett Drive (no address provided by Gwinnett County GIS)</u>	

John B. Williams 11-30-21
SIGNATURE OF APPLICANT DATE

John B. Williams
TYPED OR PRINTED NAME

Brenda Taylor 11-30-21
DATE

NOTARY PUBLIC
NOTARY PUBLIC
Franklin County
State of Georgia
My Comm. Expires May 5th, 2023

David M. Hamby 11/30/21
SIGNATURE OF OWNER DATE

David M. Hamby for HHE, inc.
TYPED OR PRINTED NAME

Brenda Taylor 11-30-21
DATE

NOTARY PUBLIC
NOTARY PUBLIC
Franklin County
State of Georgia
My Comm. Expires May 5th, 2023

770.963.2414 • www.lawrencevillega.org

Lawrenceville Land Holdings, LLC
6083 Shadburn Ferry Road
Buford, GA 30518

December 2, 2021
Revised on January 2, 2022
Revised on January 28, 2022

Mayor David Still
Mayor Pro Tem Glenn Martin
Council Member Victoria Jones
Council Member Marlene Taylor Crawford
Council Member Austin Thompson
70 South Clayton Street
Lawrenceville, GA 30046

**Re: Letter of Intent for Rezoning Application and Special Use Permit Application
Gwinnett Drive Towns located on Gwinnett Drive (the "Project")**

**Gwinnett County Tax Parcels: 5141 133 (Lawrenceville Church of God, a portion of), and 5141 268 (HHE, Inc), and 5141 329 (Euro Star investments, LLC) (hereinafter the "Property")
City of Lawrenceville, GA (the "City")**

Mayor Still and City Council Members,

Universal Planning and Development, LLC ("Universal") is submitting the Rezoning Applications and Special Use Permit Applications (collectively the "Applications") on behalf of Lawrenceville Land Holdings, LLC (the "Applicant"), for a **change in zoning from B-G to RM-8 (with Special Use Permits)** on Gwinnett County Tax Parcels 5141 133, 5141 268, and 5141 329, see Exhibits "A-1, A-2, and A-3". The combined Property is approximately ±12.23 acres in overall size and is currently owned by multiple landowners. The ***Applicant is the Contract Purchaser*** of the Property subject to the successful rezoning, available sanitary sewer capacity, and land disturbance permitting for intended land use of Residential Townhouses.

The Property consists of an assemblage of three (3) parcels:

Parcel #1 = Praise Community Church (aka Lawrenceville Church of God)

- A ±9.73-acre portion of Gwinnett County Tax Parcel 5141 133 (approximately ±17.41 acres)
- The remaining ±7.68 acres will contain all the existing buildings and will have at least 200 parking spaces to meet the minimum parking requirement for their 800-seat sanctuary
- The existing detention facility for Praise Community Church will be removed and a new stormwater management facility will be combined with the proposed townhouse community
- The existing full access ingress/egress located on Gwinnett Drive will remain in place and shared with the proposed townhouse development
- A Reciprocal Easement Agreement, still to be created, will provide inter-parcel access, shared driveways, and shared storm water management between the remaining Praise Community Church parcel and the proposed townhouse development

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Planning and Development Department

Parcel #2 = HHE, Inc

- A ±1.69-acre parcel consisting of Gwinnett County Tax Parcel 5141 268
- This property presently has a gravity sanitary sewer manhole located near Gwinnett Drive and flows across Gwinnett Drive thru the Towns at Enclave community (currently under construction)

Parcel #3 = Euro Star Investments, LLC

- A “triangular shaped” ±0.81-acre parcel fronting Gwinnett Drive consisting of Gwinnett County Tax Parcel 5141 329

Townhouse Rezoning Proposal

Previously, the Applicant was successful in assembling, rezoning, and securing the development permits for the adjacent Towns at Enclave consisting of sixty-six (66) residential townhouse units located directly across Gwinnett Drive and zoned as RM-8. Given our knowledge of the area, we felt the assemblage of the Property presented to the City in these Applications would provide a great compliment to the changing Gwinnett Drive area, surrounding Central Gwinnett High School district, and would provide additional higher end housing options that are consistent with the housing study prepared by the City.

The Applicant is requesting the City to change the zoning of the Property from **B-G to RM-8** to permit the use of residential townhouses consisting of one hundred twenty-seven (127) units (the “Units”), see Exhibit “B”. The Units will consist of **both rear entry units and front entry units** on the Property. Given the odd shape of the Property, and the surrounding land uses, we believe it is best to have the rear entry units facing Gwinnett Drive, interior to the existing Praise Community Church remaining property, and the main road entrance into the community. The front entry units would back up to the adjacent catholic church and would be hidden by the surrounding rear entry units.

At the time of this Application, we have not finalized the architecture for the proposed Units. If successful, the Applicant plans to rezone the Property, obtain the Land Disturbance Permit, acquire the Property, perform the site development of the Property, then sell the developed land to a residential builder who could begin vertical construction immediately. The actual builder of the Units is unknown at this time but will follow the minimum development standards established by the City for the Towns at Enclave project located directly across Gwinnett Drive. The Applicant is requesting some flexibility with the exact architectural elevations as all residential builders have slight differences with their building elevations. We will be requesting the City to apply the same architectural standards as previously approved for the Towns at Enclave with respect to building elevations, see approved conditions of rezoning on Exhibit “C”.

Our proposal consists of one hundred twenty-seven (127) Units that are twenty (20) feet wide by forty-five (45) deep for all rear entry units and twenty-four (24) feet wide by fifty (50) deep for all front entry units spread out over ±12.23 acres providing as gross density of ±10.38 units per acre. We would expect all rear entry units to be three stories and all front entry units could be either two stories or three stories in height, depending on the builders’ final elevations and building plan program. Each townhouse unit will have a two-car garage and a concrete driveway that is a minimum of sixteen (16) feet wide by twenty-six (26) feet long capable of parking up to two (2) vehicles outside of the garages of each Unit. Access to the development will be shared with the Praise Community Church utilizing the existing full access curbcut located on Gwinnett Drive and their existing full access curbcut located on Grayson Highway. Additionally, there will be a master detention facility that will provide above ground storage of stormwater for the remaining portions of Praise Community Church, along with all the proposed townhouse units associated with this development. Each of the Units will either directly face the resident green space areas provided throughout the Property, the adjacent undeveloped properties, the remaining Praise Community Church parking lot, or Gwinnett Drive. Additionally, there will be a common mail kiosk located centrally to the

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development and surface parking spaces (consisting of a mixture of parallel parking spaces and traditional header parking spaces) for guests and overflow parking as needed by the residents. Finally, we are requesting the use of Private Streets throughout the development.

Variances Requested

1. **Front Yard Setback Reduction from 25 feet to 15 feet along Gwinnett Drive.** The Applicant is requesting for the front yard setback to be reduced from 25 feet to 15 feet to promote the proposed townhouse buildings to be “pushed” closer to Gwinnett Drive and to allow for a better residential scale of the development with the proximity of the front building elevations to the adjacent roadway. All the proposed buildings fronting Gwinnett Drive are rear entry garages with no direct vehicular access permitted from the units to Gwinnett Drive other than through the designated ingress/egress points associated within the Project. This Variance, if approved, will increase the useable resident green space located throughout the development and will provide a stronger residential presence along Gwinnett Drive with the townhouse units.
2. **Private Drives instead of Public Streets.** The Applicant is requesting the City to approve the proposed townhouse development utilizing private streets with utility easements provided throughout.

Special Use Permit Request

1. To permit the use of Front Entry Townhouse Units located on the interior of the Property. This would apply to all Units that do not directly abut Gwinnett Drive, the main entrance for the development, or the remaining Praise Community Church property.
2. To permit the Property to be rezoned to RM-8 for the purpose of constructing residential townhouses with a gross density not to exceed ten and one half (10.5) units per acre.

Summary

Our proposed transitional use as Residential Townhouses will improve property values, provide a stable and permanent use of the Property, continue with the progressive growth trends of the City, and will provide another housing option within the City for its residents and future residents to consider which aligns with the City’s comprehensive land plans and recent housing study. We respectfully request the approval of our proposal to change the zoning of the Property from B-G to RM-8. Should you need any additional information please reach out to me via email at eric@universalplanningllc.com or by phone at (678) 571-4843.

Thank you for your consideration,



Eric Johansen, RLA
Universal Planning and Development, LLC
 Vice President of Development
 Agent for the Applicant

cc: Lawrenceville Land Holdings, LLC
 File

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LEGAL DESCRIPTION OF ASSEMBLED PARCELS

All that tract(s) or parcel(s) of land situate, lying and being in Land Lot 141, 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being Tax Parcel ID 5141 268 (HHE, Inc), Tax Parcel 5141 329 (Euro Star Investments, LLC), and a portion of Tax Parcel ID 5141 133 (Lawrenceville Church of God) and being more particularly described as follows:

Beginning at the Intersection of the Northeasterly right-of-way Line of Gwinnett Drive (80 foot right-of-way) and the Land Lot Line common to Land Lot Line 141 and Land Lot Line 142; thence N 59°52'53" E, leaving said Northeasterly right-of-way line, and along said Land Lot Line, a distance of 230.92 feet to a point; thence S 25°55'07" E, leaving said Land Lot Line, a distance of 249.65 feet to a point; thence N 59°53'31" E, a distance of 1,038.07 feet to a point; thence S 29°54'35" E, a distance of 498.72 feet to a point; thence S 59°50'00" W, a distance of 553.63 feet to a point on said Northeasterly right-of-way line of Gwinnett Drive (80' right-of-way); thence Northwesterly, along a curve to the left (having a radius of 756.20 feet and a chord length of 122.35 feet that bears N 83°35'45" W) an arc length of 122.48 feet to a point; thence continuing along the same curve (having a radius of 756.20 feet and a chord length of 150.62 feet that bears S 85°42'56" W) and arc length of 150.87 feet to a point; thence S 80°00'00" W, a distance of 118.77 feet to a point; the next three (3) calls being coincident with said Northwesterly right-of-way line thence along a curve (having a radius of 532.96 feet and a chord length of 148.70 feet that bears S 88°01'13" W) an arc length of 149.19 feet to a point; thence Northwesterly along a curve to the right (having a radius of 532.96 feet and a chord length of 28.67 feet that bears N 82°25'11" W) an arc length of 28.68 feet to a point; thence Northwesterly, along a curve to the right (having a radius of 532.96 feet and a chord length of 457.87 feet that bears N 55°26'21" W) an arc length of 473.27 feet to a point; thence N 30°00'00" W, a distance of 55.42 feet to a point; thence Northwesterly, along a curve to the right (having a radius of 1,105.92 feet and a chord length of 12.66 feet that bears N 23°38'57" W) an arc length of 12.66 feet to the Point of Beginning.

Said tract containing 12.23 acres, more or less.

ERIC JOHANSEN
(678) 571-4843 cell
eric@universalplanningllc.com

1. TO PERMIT THE FRONT YARD BUILDING SETBACK ALONG GWINNETT DRIVE TO BE REDUCED FROM TWENTY-FIVE (25) FEET TO FIFTEEN (15) FEET.
2. TO ALLOW ALL ROADS INTERNAL TO THE PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT TO BE PRIVATE STREETS AND NOT REQUIRE ANY RIGHT-OF-WAY.

1. TO PERMIT FRONT ENTRY TOWNHOUSES WITHIN THE DEVELOPMENT AS PROPOSED ON THE REZONING SITE PLAN.
2. TO PERMIT THE OVERALL GROSS DENSITY OF THE PROPOSED TOWNHOUSE DEVELOPMENT TO EXCEED EIGHT (8) UNITS PER ACRE AS DEPICTED ON THIS REZONING SITE PLAN UTILIZING FRONT ENTRY AND REAR ENTRY TOWNHOUSE UNITS.

EXISTING = B-G
PROPOSED = RM-12

FRONT ENTRY UNITS 32 UNITS (25%)	REAR ENTRY UNITS 95 UNITS (75%)
-------------------------------------	------------------------------------

AREA OF PROPERTIES	512.23 ACRES
PROPOSED TOWNHOUSES	127 UNITS
- FRONT ENTRY UNITS	32 UNITS (25%)
- REAR ENTRY UNITS	95 UNITS (75%)
PROPOSED DENSITY	127 UN/12.23 AC = 10.38 UN/AC
PROPOSED UNIT SIZES	24' (W) X 50' (D) - FRONT 20' (W) X 45' (D) - REAR
PROPOSED STREETS	PRIVATE STREETS
JURISDICTION	CITY OF LAWRENCEVILLE
PROPOSED ZONING	RM-8 (TOWNHOUSES) W/UP

312.23 ACRES (GROSS)
 LAND PARCELS FOR ASSEMBLY
 2. WHITE OAK CHURCH - 5141 133
 2. WHITE OAK CHURCH - 5141 133
 3. EUNOST INVESTMENTS, LLC - 5141 329
 10.81 ACRES
 DEVELOPER CONTACT: J. & DEVELOPMENT, LLC
 1033 SHADBLU FERRY ROAD
 BUFORD, GA 30518
 c/o ERIC JOHANSEN
 404-438-4343
 eric@juniataplanningllc.com

GEORGIA
 DEPARTMENT OF TRANSPORTATION
 No. 000515
 ROADWORK
 AHEAD

VINNETT DRIVE TOWNS

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02102022

RZM2021-00032

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

1. To restrict the use of the property as follows:
 - A. Residential townhouse units at a maximum of 127 units on approximately 12.23 acres at a density of 10.4 Units Per Acre (UPA).
 - B. The maximum number of Front Entry Units shall be 32. Front Entry Units shall be prohibited along Gwinnett Drive.
 - C. The development shall be designed and constructed in general accordance with the site plan titled "Rezoning Site Plan – 2, Gwinnett Drive Towns," prepared by Universal Planning & Development, LLC, dated January 28, 2022. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D. The townhouse units shall be designed in general accordance with the submitted attachments presented to the Planning Commission on Tuesday, March 1, 2022, titled "Exhibit "C" Approved Conditions of Rezoning, Towns at Enclave." Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E. The landscaping shall be designed and installed in general accordance with the site plan titled "Rezoning Site Plan – 2, Gwinnett Drive Towns," prepared by Universal Planning & Development, LLC, dated January 28, 2022. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- H. All townhouse units shall consist of a two (2) car garages, with a driveway measuring seventeen (17) feet in width and twenty-six (26) feet in depth, providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - I. Development shall be designed and consist of fifty-five (55) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
2. To satisfy the following site development considerations:
- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
 - B. All grassed areas on dwelling lots shall be sodded.
 - C. All underground utilities shall be provided throughout the development.
 - D. Allow a ten (10) foot encroachment into the required twenty-five (25) foot Front Yard Setback along Gwinnett Drive.
 - E. The property shall be gated with interior private streets permitted.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02102022

SUP2021-00057

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

- 1. To restrict the use of the property as follows:
 - A. The maximum number of Front Entry Units shall be thirty-two (32). Front Entry Units shall be prohibited along Gwinnett Drive.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_02102022

SUP2021-00058

Approval of a Special Use Permit for an increase in density, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Residential townhouse units at a maximum of 127 units on approximately 12.23 acres at a density of 10.4 Units Per Acre (UPA).

ATTACHMENTS**CITY COUNCIL COMMENTS_EMAIL_03012022****APPLICANT RESPONSE TO CITY COUNCIL COMMENTS_03012022****RZM2021-00032 SUP2021-00057 SUP2021-00058**

From: [Todd Hargrave](#)
To: [Bruce Hardy](#); [Jack "Jay" Johnston Jr.](#); [Jen Young](#); [Jim Nash](#); [Marshall Boutwell](#)
Cc: ["Eric Johansen"](#)
Subject: RZM2021-00032 SUP2021-00057 SUP2021-00058
Date: Tuesday, March 1, 2022 11:32:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Please see the email below relating to the Council's concerns relating to RZM2021-00032, SUP2021-00057 and SUP2021-00058 (Gwinnett Drive Townhouses).

Todd Hargrave | Director

Planning and Development Department

70 S Clayton St
 PO Box 2200,
 Lawrenceville GA 30046
 Office: 678.407.6563 | Mobile: 470.214.8597
Todd.Hargrave@LawrencevilleGa.org | LawrencevilleGa.org



From: Eric Johansen <eric@universalplanningllc.com>
Sent: Thursday, February 24, 2022 3:24 PM
To: Chuck Warbington <chuck.warbington@lawrencevillega.org>
Cc: Victoria Jones <Victoria.Jones@lawrencevillega.org>; David Still <David.Still@lawrencevillega.org>; Todd Hargrave <Todd.Hargrave@lawrencevillega.org>; 'Helen Simpson' <helen.simpson@loweengineers.com>; Jay Williams <jay@universalplanningllc.com>; 'Sonya Hathaway' <sonya@universalplanningllc.com>
Subject: RE: Gwinnett Drive Townhomes

CAUTION: This email originated from outside of City of Lawrenceville. Maintain caution when opening external links/attachments.

Chuck,

Thanks for the dieback regarding our Rezoning and Special Use Permit request, [see our responses in RED](#).

Eric Johansen | RLA
Vice President of Development
 Universal Planning and Development, LLC
 (678) 571-4843 cell

eric@universalplanningllc.com

From: Chuck Warbington <chuck.warbington@lawrencevillega.org>

Sent: Thursday, February 24, 2022 11:33 AM

To: Eric Johansen <eric@universalplanningllc.com>

Cc: Victoria Jones <Victoria.Jones@lawrencevillega.org>; David Still <David.Still@lawrencevillega.org>; Todd Hargrave <Todd.Hargrave@lawrencevillega.org>

Subject: Gwinnett Drive Townhomes

Eric,

I met Councilmember Jones this morning concerning the upcoming zoning on Gwinnett Drive. I will outline the items we discussed and possible recommendations.

1. She was concerned about having front entry townhomes and the fact that they are generally lower in price. I mentioned that they the footprint was bigger and that I would ask you to provide your thoughts on price points for rear entry and front entry for this development so we can understand the difference in price for a front entry and rear entry. Please advise. The front entry townhouses that are 24' x 50' are two car garages units that will sell for over \$300,000. There are front entry townhouses, I believe, in the City Lawn mixture of residential townhouses. Everything in that market is selling for over \$300,000. Front Entry units also provide the opportunity for a "back yard" patio and outdoor living areas the residents can utilize. Rear Entry units do no provide the same "back yard" area because the "back yard" is the driveway. In some cases the builder will cantilever over the driveway with a wooden deck which is located off the second floor. Front Entry units also provide the builder with the opportunity for Master on Main bedroom configurations when the market is demanding those setups.

Price Points = from all of the builders I have spoken with who, including our broker, have interest in this project, they all would be constructing units that sell for \$300,000 and higher with the average starting price being closer to \$350,000. With building materials continuing to rise and the exterior elevations conditions we have proposed to the City in our Applications, we believe that \$350,000 will be an easy target to hit with the opening sales pricing of this project.

2. We did not see any renderings in the packet and Condition 1.C references renderings that will be presented at the March 1 Planning Commission meeting. Please advise of the status of these. We did not provide renderings on purpose when we filed the Applications. The reason being we wanted some flexibility with the future builder to submit their unique building elevations at the time of development permitting with the City. We did however ask for the building conditions related to the proposed architecture to match the same building conditions for the adjacent TH zoned property across the street, which will have units starting over \$300,000 as well. We still are asking the City to be flexible as all builders have different elevations while achieving the same written architectural conditions.

3. There was a concern about the encroachment request into the 25' setback. The point that I remember we talked about was the fact that you were trying to move the front door a little closer to Gwinnett Drive to create a residential, urban, walkable community. Please confirm. Across the street we were granted the same front yard setback encroachment. So in keeping with the Gwinnett Drive streetscape and bringing the front doors closer to Gwinnett Drive we have requested the same. Yes this picks up a little more room on the interior of the property, but that helps us get away from the Catholic Church property corner which pushes into the property with a hard 90 degree angle. Also helps gain more green space on the interior of the overall property.
4. There was a concern about not having enough greenspace for areas to walk a dog, etc. I have two suggestions for making additional greenspace as well as greenspace that is useable and centrally located. See attached for suggestions.
 - A. Greenspace #1 – eliminating the drive connection as well as possible elimination of one unit to have a better connection. A version of this could definitely work, great suggestion. There would be a slight modification where we need to join the left and center drives together because the center drive has on street parking and we should not create a dead end situation for traffic flow. By joining these two drives together we can use a larger radius and help open up more useable green space in the same area proposed by the City.
 - B. Greenspace #2 – Switching the detention pond with original greenspace. Appears the topo will allow this modification. We have hired Lowe Engineering to perform all surveying and civil engineering. I am copying Helen Simpson on this email and will address this situation prior to the Planning Commission and Work Session Meeting. If we can move it and still handle the existing church storm water and the proposed townhouse development storm water, then we would not have any issues doing this.
5. Condition 2.E indicates that this will be a gated community. Just made a note on the attachment that the entrance may need to be modified to accommodate this. We intend to gate this community, just have not worked thru the actual flow of the gated community with the security system providers. But we have no issues with this proposed condition.
6. Would like for the density to be under 10 units per acre. I did not mark this on the attachment but eliminating units 90-96 would open up the interior greenspace and would accomplish this goal. Would like your thoughts on this. I understand that the reason you are asking for more than 8 units per acre is the fact that you are having to do sewer upgrades (see comment 8). This is anticipated to be just under \$1M right? The latest price we received from Lorraine Campaign at Gwinnett DWR is as follows: *“Using Kurt’s plan with a minor alteration to doghouse the line coming down the eastern side of Stone Mt St, the estimate is coming in at \$1.7M. Please note that this number is volatile due to supply chain, easement and by-pass pumping issues/assumptions.”* At this point its still a moving target. Obviously we would like to have the 127 units we have proposed which is a mixture of 24' units (front entry) and 20' units (rear entry). We will continue to work with the City and our civil engineers to maximize the “green space” opportunities while providing the units that best fit onto the proposed development, assuming the City provides us with the approvals to do so.

7. If the site plan changes, we need to make sure condition 1.C is modified appropriately.

Agreed.

8. Would like to add condition 2.F to capture the work that you will need to do for sewer upgrades. As we discussed, the City will assist in contacting property owners.

2.F At no cost to the City of Gwinnett County, developer shall design, acquire easements, and upgrade sanitary sewer main downstream of this project in accordance with direction from Gwinnett County. Having discussed with Jay Williams, we are not prepared to firmly answer this question at this time. Between now and Mayor and City Council Work Session we should be better prepared to discuss.

Call me if you need to discuss these. Just trying to get ahead of this for the March meeting.



Chuck Warbington, PE

City Manager

Office: 678-407-6415 | Mobile: 770-315-2725

Lawrencevillega.org DowntownLawrencevilleGa.com

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PROJECT CONTACT
ERIC JOHANSEN
(678)571-4843 cell
eric@universalplanningllc.com

ZONING CHANGE
EXISTING = B-G
PROPOSED = RM-8

PROPOSED VARIANCES
1. TO PERMIT THE FRONT YARD BUILDING SETBACK ALONG GWINNETT DRIVE TO BE REDUCED FROM TWENTY-FIVE (25) FEET TO FIFTEEN (15) FEET.
2. TO ALLOW ALL ROADS INTERNAL TO THE PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT TO BE PRIVATE STREETS AND NOT REQUIRE ANY RIGHT OF WAY.

TOWNHOUSE UNIT TYPE
FRONT ENTRY UNITS 29 UNITS (23%)
REAR ENTRY UNITS 98 UNITS (77%)

PROPOSED SPECIAL USES
1. TO PERMIT FRONT ENTRY TOWNHOUSES WITHIN THE DEVELOPMENT AS PROPOSED ON THE REZONING SITE PLAN.
2. TO PERMIT THE OVERALL GROSS DENSITY OF THE PROPOSED TOWNHOUSE DEVELOPMENT TO EXCEED EIGHT (8) UNITS PER ACRE AS DEPICTED ON THIS REZONING SITE PLAN UTILIZING FRONT ENTRY AND REAR ENTRY TOWNHOUSE UNITS.

REZONING SITE PLAN - 3
GWINNETT DRIVE TOWNS

BUILDING SETBACKS	REQUIRED	SHOWN
FRONT YARD SETBACK	25 FEET	15 FEET
SIDE YARD SETBACK	20 FEET	20 FEET
REAR YARD SETBACK	20 FEET	20 FEET

AREA OF PROPERTIES	±12.23 ACRES
PROPOSED TOWNHOUSES	127 UNITS
-FRONT ENTRY UNITS	32 UNITS (25%)
-REAR ENTRY UNITS	95 UNITS (75%)
PROPOSED DENSITY	127 UN / 12.23 AC = 10.38 UN/AC
PROPOSED UNIT SIZES	24' (W) x 50' (D) - FRONT 20' (W) x 45' (D) - REAR
PROPOSED STREETS	PRIVATE STREETS
JURISDICTION	CITY OF LAWRENCEVILLE
PROPOSED ZONING	RM-8 (TOWNHOMES) w/ SUP

LAND PARCELS FOR ASSEMBLAGE	±12.23 ACRES (GROSS)
1. PRAISE COMMUNITY CHURCH - 5141 133	±9.73 ACRES
2. HNE, INC. - 5141 268	±1.69 ACRES
3. EUROSTAR INVESTMENTS, LLC - 5141 329	±0.81 ACRES

DEVELOPER CONTACT:
UNIVERSAL PLANNING & DEVELOPMENT, LLC
6083 SHADBURN FERRY ROAD
BUDFORD, GA 30518
c/o ERIC JOHANSEN
678-571-4843 cell
eric@universalplanningllc.com



DATE: MARCH 1, 2022
SCALE: 1" = 50'



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, MARCH 9, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of Electrical Materials
Department:	Electric
Date of Meeting:	Wednesday, March 9, 2022
Fiscal Impact:	\$170,021.50
Presented By:	Huston Gillis, Electric Director
Action Requested:	Ratification of the Purchase of Electrical Materials to low bidder, Gresco Utility Supply in the amount of \$170,021.50. Authorization for City Manager to approve price adjustments due to market volatility.

Summary: This purchase is to provide switchgears and other related electrical materials for the Northside Hospital Gwinnett expansion project. Due to supply chain constraints, lengthy lead times, and raw material volatility, the products are procured as they become available.

Fiscal Impact: Amount of \$170,021.50. This purchase is funded by the Capital Outlay Fund (5114600.541000). Project 06-038.

Attachments/Exhibits:
Bid Tabulation

Purchase of Electrical Materials
Electric Department

				Anixter Utility Power Solutions		Gresco Utility Supply		Electro Wire Company, Inc.		Stuart C. Irby Co., Inc.		JCL Energy, LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	T-Body 15/25KV. #DT625	30	EA	N/B	N/B	\$56.25	\$1,687.50	N/B	N/B	N/B	N/B	N/B	N/B
2	Conn Compress 11/16" AL Unthreaded 600A 1000AWG.	30	EA	N/B	N/B	\$23.95	\$718.50	N/B	N/B	\$24.00	\$720.00	N/B	N/B
3	Cable Adapter 600 AMP.	30	EA	N/B	N/B	\$15.65	\$469.50	N/B	N/B	\$15.69	\$470.70	N/B	N/B
4	Stud 600A DB BOL-T Alum Stud-A-Aluminum	30	EA	N/B	N/B	\$5.35	\$160.50	N/B	N/B	\$5.90	\$177.00	N/B	N/B
5	Bushing Assy 25KV LRTP 6 600vV Alum BU Assy BLRTP	30	EA	N/B	N/B	\$127.00	\$3,810.00	N/B	N/B	\$130.00	\$3,900.00	N/B	N/B
6	Cap Grd Protective 25KV Ins. Cuff W/Drain Wire L.	30	EA	N/B	N/B	\$32.00	\$960.00	N/B	N/B	\$90.41	\$2,712.30	N/B	N/B
7	Elbow LB 4/0 25KV Moulde .92"-1.31" Copper	66	EA	N/B	N/B	\$38.00	\$2,508.00	N/B	N/B	\$39.15	\$2,583.90	N/B	N/B
8	Arr, 25KV, Move, 7.65 MCOV.	30	EA	N/B	N/B	\$86.25	\$2,587.50	N/B	N/B	\$109.75	\$3,951.00	N/B	N/B
9	Switch Gear PME-9 25KV Incl 6 End Fittings 3093	4	EA	N/B	N/B	\$21,550.00	\$86,200.00	\$28,396.00	\$113,584.00	\$21,837.00	\$87,348.00	\$28,625.00	\$114,500.00
10	Switch Gear PME-11 25KV Incl 6 End Fittings 3093.	3	EA	N/B	N/B	\$21,550.00	\$64,650.00	\$29,521.00	\$88,563.00	\$22,343.00	\$67,029.00	\$30,210.00	\$90,630.00
11	Fuse SMU-20 100AMP	33	EA	N/B	N/B	\$190.00	\$6,270.00	\$320.00	\$10,560.00	N/B	N/B	N/B	N/B
TOTAL				\$0.00		\$170,021.50		\$212,707.00		\$168,891.90		\$205,130.00	

Recommended vendor(s):

Gresco Utility Supply
1135 Rumble Rd.
Forsyth, GA 31029
478-315-0800



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, MARCH 9, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Automobile Body Repair Services on an Annual Contract
Department:	Fleet
Date of Meeting:	Wednesday, March 9, 2022
Fiscal Impact:	\$120,000.00
Presented By:	Michael Rudnick, Fleet Director
Action Requested:	Award Automobile Body Repair Services on an Annual Contract to low bidders, Maaco Collision Repair & Auto Painting, R & B Collision, and Hayes Chrysler Dodge Jeep, Inc., amount not to exceed \$120,000.00.

Summary: To provide all labor, material, and equipment to perform collision repair services on various owned City of Lawrenceville vehicles. The work shall include, but is not limited to, all phases of bodywork and fender repair, collision repair, paint and refinishing, all phases of chassis, frame, and uni-body repair, wheel alignments, frame straightening, welding, and any necessary mechanical repairs in conjunction with the auto body repairs. Staff is recommending multiple firms awarded to ensure continuity of service through the current supply chain and workforce issues.

Fiscal Impact: Amount of \$120,000.00. This contract is funded by the Claims Repair Fund (3554900.522231), Repairs & Maintenance Fund (6204900.522230), and Capital Outlay Fund (3554900.541000). Project 625-02.

Attachments/Exhibits:
Bid Tabulation

				Hayes Chrysler Dodge Jeep, Inc.		Maaco Collision Repair & Auto Painting		Mundy's Collision Center Inc.		R & B Collision	
SECTION A: HOURLY RATES											
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Frame Work	25	HR	\$62.00	\$1,550.00	\$55.00	\$1,375.00	\$75.00	\$1,875.00	\$65.00	\$1,625.00
2	Body Work	500	HR	\$48.00	\$24,000.00	\$40.00	\$20,000.00	\$48.00	\$24,000.00	\$44.00	\$22,000.00
3	Mechanical Labor	65	HR	\$85.00	\$5,525.00	\$85.00	\$5,525.00	\$125.00	\$8,125.00	\$85.00	\$5,525.00
4	Paint Labor	300	HR	\$48.00	\$14,400.00	\$40.00	\$12,000.00	\$48.00	\$14,400.00	\$44.00	\$13,200.00
5	Refinishing Pricing	300	HR	\$34.00	\$10,200.00	\$28.00	\$8,400.00	\$35.00	\$10,500.00	\$44.00	\$13,200.00
6	Vehicle Pick-up Fee	35	EA	\$0.00	\$0.00	\$75.00	\$2,625.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Vehicle Drop-off Fee	35	EA	\$0.00	\$0.00	\$75.00	\$2,625.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$55,675.00		\$52,550.00		\$58,900.00		\$55,550.00	
SECTION B: OEM PARTS OR EQUIVALENT											
ITEM #	DESCRIPTION	APPROX. QTY		PERCENT DISCOUNT	TOTAL PRICE	PERCENT DISCOUNT	TOTAL PRICE	PERCENT DISCOUNT	TOTAL PRICE	PERCENT DISCOUNT	TOTAL PRICE
8	OEM Parts or Equivalent	\$65,000.00		5%	\$61,750.00	10%	\$58,500.00	0%	\$65,000.00	5%	\$61,750.00
TOTAL				\$61,750.00		\$58,500.00		\$65,000.00		\$61,750.00	
GRAND TOTAL (SECTION A+ SECTION B)				\$117,425.00		\$111,050.00		\$123,900.00		\$117,300.00	
Will vendor hold pricing firm? Renewal Option 1				5%		0%		0%		TBD	
Will vendor hold pricing firm? Renewal Option 2				5%		0%		0%		TBD	
Will vendor hold pricing firm? Renewal Option 3				5%		0%		0%		TBD	
Will vendor hold pricing firm? Renewal Option 4				5%		0%		0%		TBD	

Recommended Vendors:

Maaco Collision Repair & Auto Painting
411 Pike St.
Lawrenceville, GA 30046
P: 404-933-3925
jmurphy.maaco@gmail.com

R & B Collision
172 Scenic Hwy.
Lawrenceville, GA 30046
P: 770-277-9880
rbcollision@bellsouth.net

Hayes Chrysler Dodge Jeep, Inc.
719 Pike St.
Lawrenceville, GA 30046
P: 770-963-5251
tedh@hayesauto.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, MARCH 9, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Amendment to Chapter 36, Section 36-7 for Speed Zone Ordinance
Department:	Police
Date of Meeting:	Wednesday, March 9, 2022
Fiscal Impact:	None
Presented By:	Tawnya Gilovanni, Police Captain
Action Requested:	Approve An Ordinance To Amend The Code of The City of Lawrenceville, Georgia, Chapter 36, Section 36-7 To Provide for Updated Speed Zones

Summary: Establish Speed Zones and Speed Limits for the City of Lawrenceville and to Replace and Amend Those as Necessary from Time to Time.

Background: The Speed Zones Adopted by the City Council and approved by the Georgia Department of Transportation Numbered 3830-02-2022 Shall be Maintained in the Office of the City Clerk and Shall be Available for Copying or Inspection by any Person.

The Lawrenceville Police Department, Georgia Gwinnett College Police Department, Gwinnett County Sheriff, Gwinnett County Police Department and the Georgia Department of Public Safety are Authorized to use Any Appropriate and Approved Speed Detection Devices, whether Hand-Held or Attached to a Motor Vehicle, to enforce the Duly Adopted Speed Zones.

Concurrences: Georgia Department of Transportation

Attachments/Exhibits:

Ordinance Amendment Chapter 36, Section 36-7
List Number 3830-02-2022

ORDINANCE _____

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA, CHAPTER 36, SECTION 36-7 TO PROVIDE FOR UPDATED SPEED ZONES

The City Council of the City of Lawrenceville, Georgia hereby ordains that Chapter 36 of the Code of the City of Lawrenceville, Georgia is hereby amended by deleting Section 36-7 – Speed Zones in its entirety and replacing it with the following:

Sec. 36-7. - Speed zones.

- (a) *Purpose.* The purpose of this section is to establish speed zones and speed limits for the City of Lawrenceville and to replace and amend those as necessary from time to time.
- (b) *Adoption of speed zones.* The speed zones adopted by the City Council and approved by the Georgia Department of Transportation numbered 3830-02-2022 shall be maintained in the office of the City Clerk and shall be available for copying or inspection by any person.
- (c) *Enforcement.* The Lawrenceville Police Department, Georgia Gwinnett College Police Department, Gwinnett County Sherriff, and the Georgia Department of Public Safety are authorized to use any appropriate and approved speed detection devices, whether hand held or attached to a motor vehicle, to enforce the duly adopted speed zones.

Except as amended in this Ordinance, all other provisions of Chapter 36 of the Code of the City of Lawrenceville, Georgia, shall remain in full force and effect.

IT IS SO ORDAINED, this 28th day of March, 2022.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

Rev. February 2022

LIST NUMBER 3830-02-2022

The City of Lawrenceville is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
CITY OF LAWRENCEVILLE
ON-SYSTEM ROADWAYS

**ALL ON SYSTEM ROUTES HAVE BEEN VERIFIED BY THE GEORGIA DEPARTMENT OF
TRANSPORTATION**

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 8	Lawrenceville	3661' west of Old Norcross Road (West Lawrenceville City Limits)	12.75	1424' west of Professional Drive (East Lawrenceville City Limits)	14.06	01.31	45
SR 8	Lawrenceville	1424' west of Professional Drive (East Lawrenceville City Limits)	14.06	Duluth Hwy/SR 120	14.34	00.28	45
SR 8	Lawrenceville	Duluth Hwy/SR 120	14.34	SR 316	14.68	00.34	45
SR 20	Lawrenceville	148' east of SR 124 (West Lawrenceville City Limits)	14.80	163' west of Born Street	16.85	02.05	45
SR 20	Lawrenceville	163' west of Born Street	16.85	Scenic Highway/New Hope Road	17.64	00.79	35
SR 20	Lawrenceville	Scenic Highway/ New Hope Road	17.64	South Clayton Street/ Grayson Highway	18.06	00.42	45
SR 20	Lawrenceville	South Clayton Street/ Grayson Highway	18.06	558' west of Sugarloaf Pkwy (East Lawrenceville City Limits)	20.16	02.10	45
SR 124	Lawrenceville	1100' south of Sugarloaf Parkway (South Lawrenceville City Limits)	11.72	Poplar Creek Road	13.58	01.60	45
SR 124	Lawrenceville	Poplar Creek Road	13.58	South Clayton Street/ Grayson Highway/ SR 20	14.31	00.73	40
SR 124	Lawrenceville	<i>This section of State Route 124 runs common with State Route 20 from Mile Post 14.31 (South Clayton Street/Grayson Hwy) to Mile Post 17.65 (Braselton Highway/Buford Drive) for a distance of 03.30 miles.</i>					
SR 316	Lawrenceville	1373' west of Riverside Parkway (West Lawrenceville City Limits)	03.40	422' west of Hurricane Shoals Road (East Lawrenceville City Limits)	07.67	04.27	55

SCHOOL ZONES ARE EFFECTIVE

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time

—
SCHOOL DAYS ONLY.

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time —
SCHOOL DAYS ONLY.

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Agnes Court	Lawrenceville	Daniel Lane	Cul-De-Sac	00.12	25
Alba Boulevard	Lawrenceville	Buford Drive/SR 20	Dead End	00.08	25
Anderson Drive	Lawrenceville	Lakeview Lane	Dead End	00.11	25
Ashton Circle	Lawrenceville	Village Way	Cul-De-Sac	00.06	25
Ashwood Circle	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.08	25
Atha Street	Lawrenceville	Jackson Street	Bank Street	00.29	25
Austin Court	Lawrenceville	Hanarry Drive	Dead-End	00.16	25
Baggett Street	Lawrenceville	West Crogan Street/SR 8	Ridgecrest Drive	00.34	25
Bailey Avenue	Lawrenceville	Bailey Street	Dead End	00.07	25
Bailey Street	Lawrenceville	Booker Street	Dead End	00.11	25
Bank Street	Lawrenceville	East Crogan Street/SR 8	Atha Street	00.06	25
Bay Lake Pass	Lawrenceville	Darrel Lane	Dead End	00.09	25
Bedford Bay Lane	Lawrenceville	Charter Court	Dead End	00.26	25
Bedford Bay Trail	Lawrenceville	Charter Court	Cul-De-Sac	00.11	25
Bellbrook Court	Lawrenceville	Laurelwood Court	Cul-De-Sac	00.08	25
Bellbrook Lane	Lawrenceville	Sugarloaf Parkway	Dead End	00.16	25
Belmont Drive	Lawrenceville	Hurricane Shoals Road	Dead End	00.19	25
Belmont Lane	Lawrenceville	Village Run	Carithers Road	00.32	25
Benson Street	Lawrenceville	East Pike Street	Lakeview Drive	0.26	25
Bev Court	Lawrenceville	Hanarry Drive	Cul-De-Sac	00.05	25
Blake Court	Lawrenceville	Blake Street	Sarah Lane	00.08	25
Blake Street	Lawrenceville	Hanarry Drive	Cul-De-Sac	00.10	25
Blazing Ridge	Lawrenceville	Johnson Road	Mill Ridge Court	00.35	25
Blazing Ridge Way	Lawrenceville	Blazing Ridge	Cul-De-Sac	00.06	25
Blazing Ridge West	Lawrenceville	Johnson Road	Cul-De-Sac	00.27	25
Booker Street	Lawrenceville	Carver Circle	Neal Boulevard	00.05	25
Born Street	Lawrenceville	North Perry Street	Buford Drive/SR 20	0.25	25
Brady Walk	Lawrenceville	Simonton Road	Cul-De-Sac	00.18	25
Bramden Circle	Lawrenceville	Village Way	Cul-De-Sac	00.08	25
Brandy Court	Lawrenceville	Cedar Ridge Trail	Cul-De-Sac	00.06	25
Brandy Creek Circle	Lawrenceville	Brandy Creek Drive	Cul-De-Sac	00.07	25
Brandy Creek Road	Lawrenceville	Maple Wood Drive	Woodland Valley Road	00.16	25
Branson Street	Lawrenceville	South Clayton Street	Neal Boulevard	0.14	25
Breakwater Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.01	25
Brainton Lane	Lawrenceville	Laurelwood Lane	Dead End	00.03	25
Briarwood Cove	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.11	25
Bristol Court	Lawrenceville	Downing Street	Dead End	00.03	25
Brooks Street	Lawrenceville	Phillips Street	Campbell Street	00.09	25
Buchanan Street	Lawrenceville	West Pike Street	Dead End	0.10	25
Caldwell Road	Lawrenceville	Village Run	Carithers Road	00.05	25
Camden Circle	Lawrenceville	Village Way	Cul-De-Sac	00.09	25
Camden Hill Court	Lawrenceville	Camden Hill Road	Dead End	00.26	25
Camden Hill Road	Lawrenceville	Lawrenceville Highway	Camden Hill Court	0.11	25
Camden Park Drive	Lawrenceville	Thornbush Trace	Cul-De-Sac	00.13	25
Campbell Street	Lawrenceville	Sims Street	Dead End	00.17	25
Candler Court	Lawrenceville	Henry Terrace	Cul-De-Sac	00.05	25

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CanteburyLane	Lawrenceville	New Hope Road	Canterbury lane	00.72	25
Carithers Road	Lawrenceville	Caldwell Road	Village way	00.19	25
Carmen Court	Lawrenceville	Wayside Drive	Cul-De-Sac	00.03	25
Carriage Lake Drive	Lawrenceville	Carriage Station Drive	Cul-De-Sac	00.15	25
Carriage Lane	Lawrenceville	Canterbury Lane	Canterbury Lane	00.10	25
Carriage Post Court	Lawrenceville	Carriage Station Drive	Cul-De-Sac	00.03	25
Carriage Run Court	Lawrenceville	Carriage Station Drive	Cul-De-Sac	00.03	25
Carriage Station Drive	Lawrenceville	Lawrenceville Highway	Cul-De-Sac	0.45	25
Carver Circle	Lawrenceville	Neal Boulevard	Scenic Hwy /SR 124	00.19	25
Cedar Ridge Trail	Lawrenceville	New Hope Road	Dead End	00.63	25
Channel Drive	Lawrenceville	Scenic Highway	Dead End	00.54	25
Channel Lane	Lawrenceville	Channel Drive	Channel Drive	00.10	25
Charleston Court	Lawrenceville	Charleston Lane	Dead End	00.05	25
Charleston Lane	Lawrenceville	Five Forks Trickum Road	Moon Road	00.54	25
Charter Club Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.12	25
Charter Club Drive	Lawrenceville	Countyside Place	Dead End	00.62	25
Charter Court	Lawrenceville	Five Forks Trickum Road	Cul-De-Sac	00.22	25
Cherokee Court	Lawrenceville	Stone Mountain Street	Dead End	00.03	25
Cherry Street	Lawrenceville	East Pike Street	Dead End	00.13	25
Cherry Wood Drive	Lawrenceville	Park Place Drive	Cotton Patch Road	00.18	25
Chestnut Court	Lawrenceville	Cedar Ridge Trail	Cul-De-Sac	00.03	25
Chestnut Street	Lawrenceville	Luckie Street	Born Street	00.42	25
Christine Court	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.06	25
Church Street	Lawrenceville	South Clayton Street	Neal Boulevard	0.13	25
Coalville drive	Lawrenceville	Pendleton Park Drive	Cul-De-Sac	00.15	25
Colewood Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.04	25
Collins Hill Road	Lawrenceville	Hurricane Shoals Road	800' N of Michael Drive	01.02	40
Collins Industrial Way	Lawrenceville	Collins Hill Road	Lawrenceville City Limits	00.70	35
Constitution Boulevard	Lawrenceville	Culver Street	Dead End	1.02	25
Coolwater Lane	Lawrenceville	Green Bridge Court	Britt Drive	00.03	25
Corbin Street	Lawrenceville	East Crogan Street	East Pike Street	0.10	25
Cottonpatch Court	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.02	25
Cottonpatch Road	Lawrenceville	Creekwood Cove	Cottonpatch Road	00.89	25
Cottonwood Cove	Lawrenceville	Creekwood Cove	Cul-De-Sac	00.05	25
Countryside Place	Lawrenceville	Collins Hill Road	Charter Club Drive	00.11	25
Coventry Drive	Lawrenceville	Windsor Farms Drive	Cul-De-Sac	00.11	25
Crabapple Cove	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.06	25
Craig Drive	Lawrenceville	Lawrenceville Highway	Dogwood Drive	0.73	25
Cramac Drive	Lawrenceville	Helen Court	Cul-De-Sac	00.14	25
Creek Wood Place	Lawrenceville	Stone Wood Lane	Dead End	00.04	25
Creekwood Cove	Lawrenceville	Park Place Drive	Cottonpatch Road	00.57	25
Cremins Road	Lawrenceville	Curry Court	Cul-De-Sac	00.13	25
Crest Drive	Lawrenceville	Dogwood Lane	Craig Drive	00.07	25
Crest Valley Court	Lawrenceville	Woodland View Road	Cul-De-Sac	00.03	25
Cripple Creek Drive	Lawrenceville	Buford Drive/SR 20/SR 124	Cul-De-Sac	00.42	25
Cross Street	Lawrenceville	Green Bridge Court	Britt Drive	00.03	25
Crosshill Trail	Lawrenceville	Wayside Drive	Wayside Drive	00.12	25
Crownpointe Way	Lawrenceville	Pike Street/SR 120	Dead End	00.04	25
Culver Street	Lawrenceville	Oak Street	Nash Street	00.55	25
Curry Court	Lawrenceville	Five Forks Trickum Road	Dead End	00.20	25
Curtis Road	Lawrenceville	Maltbie Street	Hurricane Shoals Road	00.43	25

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School</i> Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Daniel Lane	Lawrenceville	Johnson Road	Johnson Road	00.61	25
Darcee Court	Lawrenceville	Hanarry Drive	Cul-De-Sac	00.17	25
Darnell Terrace	Lawrenceville	Five Forks Trickum Rd	Cul-De-Sac	00.09	25
Darrel Lane	Lawrenceville	Wayside Drive	Cul-De-Sac	00.25	25
David Drive	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.09	25
David Lane	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.08	25
Davis Road	Lawrenceville	Grayson Highway/SR 20	Lawrenceville City Limits	00.51	35
Deanna Court	Lawrenceville	Johnson Circle	Cul-De-Sac	00.08	25
Dellwood Drive	Lawrenceville	Charter Club Court	Cul-De-Sac	00.06	25
Depot Street	Lawrenceville	North Clayton Street	North Perry Street	00.25	25
Dixie Court	Lawrenceville	Scarlet Way	Dead End	00.06	25
Dogwood Drive	Lawrenceville	Lawrenceville Highway/West Crogan Street	Craig Drive	0.85	25
Dogwood Ferry Court	Lawrenceville	Dogwood Park Drive	Cul-De-Sac	00.04	25
Dogwood Lane	Lawrenceville	Hurricane Shoals Road	Cul-De-Sac	00.32	25
Dogwood Park Drive	Lawrenceville	Johnson Road	Cul-De-Sac	00.53	25
Dogwood Park Trace	Lawrenceville	Dogwood Park Drive	Cul-De-Sac	00.03	25
Downing Street	Lawrenceville	Hurricane Shoals Rd	Curtis Road	00.39	25
Duke Drive	Lawrenceville	Herbert Hayes Drive	Dead End	00.18	25
Duluth Highway	Lawrenceville	SR 316/ University Parkway	Hurricane Shoals Road	0.43	40
Dumbarton Court	Lawrenceville	Charter Club Court	Cul-De-Sac	00.04	25
East Crogan Street	Lawrenceville	Clayton Street	Jackson Street	0.15	25
East Crogan Street	Lawrenceville	Jackson Street	377' east of Stanley Court	0.82	35
East Crogan Street	Lawrenceville	377' east of Stanley Court	Hosea Road (East Lawrenceville City Limits)	0.42	45
East Pike Street	Lawrenceville	Benson Street	Waterworks Road	00.31	25
East Pike Street	Lawrenceville	North Perry Street	East Crogan Street	0.47	25
East Village Way	Lawrenceville	Village Way	Village Run	0.40	25
Eaton Street	Lawrenceville	Born Street	Born Street	00.08	25
Edward Court	Lawrenceville	Helen Court	Cul-De-Sac	00.12	25
Equipment court	Lawrenceville	Hosea Road	Cul-De-Sac	00.20	30
Eugenia Terrace	Lawrenceville	Henry Terrace	Cul-De-Sac	00.52	25
Ezzard Street	Lawrenceville	New Hope Road	1500 Ft north of New Hope Road	00.29	25
Ezzard Street	Lawrenceville	1500 Ft N of New Hope Road	Papermill Road	00.26	30
Farmer Court	Lawrenceville	Grayson Highway/SR 20	Dead End	00.18	25
Firecreek Court	Lawrenceville	Stone Mill Run	Cul-De-Sac	00.06	25
Firecreek Ridge	Lawrenceville	Stone Mill Run	Cul-De-Sac	00.06	25
Firecrest Lane	Lawrenceville	Blazing Ridge West	Dead End	00.21	25
First Street	Lawrenceville	Floyd Street	Cul-De-Sac	00.59	25
C Five Forks Trickum Road	Lawrenceville	1000' N of Sugarloaf Parkway	Longleaf Drive	00.94	45
Floyd Street	Lawrenceville	New Hope Road	Cedar Ridge Trail	00.40	25
Forest Lake Road	Lawrenceville	Maple Wood Drive	Cul-De-Sac	00.26	25
Forest Place	Lawrenceville	Grayson Highway/SR 20	Forest Place	00.89	25
Forest Ridge Court	Lawrenceville	Simonton Road	Cul-De-Sac	00.32	25
Forest Valley Road	Lawrenceville	Maple Wood Drive	Pineview Drive	00.28	25
Fredrix Alley	Lawrenceville	Industrial Park Drive	Dead End	00.16	25
Garden View Court	Lawrenceville	Serenity Point	Cul-De-Sac	00.09	25

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ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School</i> Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Gateview Drive	Lawrenceville	Highgate Drive	Dead End/Dead End	00.08	25
Glenn Edge Drive	Lawrenceville	Forest Place	Dead End	00.35	25
Gordon Street	Lawrenceville	West Pike Street	West Crogan Street	0.10	25
Grassland Court	Lawrenceville	Groveland Parkway	Cul-De-Sac	00.07	25
Grassland Court	Lawrenceville	Groveland Parkway	Cul-De-Sac	00.07	25
Grayland Court	Lawrenceville	Grayland Lane	Cul-De-Sac	00.04	25
Grayland Creek Court	Lawrenceville	Grayland Hills Trail	Cul-De-Sac	00.07	25
Grayland Creek Drive	Lawrenceville	Grayland Hills Trail	Dead End/Cul-De-Sac	00.20	25
Grayland Creek Place	Lawrenceville	Grayland Creek Drive	Cul-De-Sac	00.08	25
Grayland Hills Court	Lawrenceville	Grayland Hills Trail	Cul-De-Sac	00.08	25
Grayland Hills Drive	Lawrenceville	Johnson Road	Cul-De-Sac	00.48	25
Grayland Hills Trail	Lawrenceville	Grayland Creek Drive	Cul-De-Sac	00.41	25
Grayland Lane	Lawrenceville	Grayland Hills Drive	Cul-De-Sac/Dead End	00.18	25
Grayland Place	Lawrenceville	Grayland Hills Trail	Cul-De-Sac	00.05	25
Green Bridge Court	Lawrenceville	Paper Mill Road	Cul-De-Sac	00.25	25
Green Street	Lawrenceville	Scenic Highway/SR 124	Branson Street	00.21	25
Greenvue Lane	Lawrenceville	Green Bridge Court	Britt Drive	00.03	25
Griffin Street	Lawrenceville	Carver Circle	Neal Boulevard	00.14	25
Grist Mill Lane	Lawrenceville	Stone Mill Run	Cul-De-Sac	00.11	25
Groveland Parkway	Lawrenceville	Five Forks Trickum Road	Old Snellville Highway	00.20	25
Gwinnett Drive	Lawrenceville	Grayson Highway/SR 20	West Crogan Street	1.20	40
Gwinnett Drive *SCHOOL ZONE* **ATESD**	Lawrenceville Central Gwinnett High	West Crogan Street/ SR 8	500' E of US 29/Crogan St	0.40	25
Gwinnett Drive *SCHOOL ZONE* **ATESD**	Lawrenceville Lawrenceville Elementary	Stone Mountain Street	500' W of Elem School D/W	0.40	25
Hampton Square	Lawrenceville	McDaniel Street	Dead End	00.19	25
Hanarry Drive	Lawrenceville	Lawrenceville Highway	Cul-De-Sac	0.63	25
Harlee Lane	Lawrenceville	Wayside Drive	Cul-De-Sac	00.04	25
Harrington Lane	Lawrenceville	Camden Hill Court	Cul-De-Sac	00.17	25
Harris Circle	Lawrenceville	Gwinnett Drive	Cul-De-Sac	00.13	25
Harris Drive	Lawrenceville	Buford Drive/SR 20/SR 124	Parks Street	00.38	25
Harrowood Lane	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.03	25
Haygood Court	Lawrenceville	Haymarket Lane	Cul-De-Sac	00.04	25
Haymarket Lane	Lawrenceville	Whitehall Lane	Cul-De-Sac	00.21	25
Helen Court	Lawrenceville	Kenyan Court	Cul-De-Sac	00.10	25
Hemlock Circle	Lawrenceville	Cedar Ridge Trail	Cul-De-Sac	00.04	25
Hemlock Drive	Lawrenceville	Cedar Ridge Trail	Cedar Ridge Trail	00.28	25
Henry Terrace	Lawrenceville	Eugenia Terrace	Kenyan Court	00.34	25
Henson Street	Lawrenceville	Victor Street	Waterworks Road	00.20	25
Herbert Hayes Drive	Lawrenceville	New Hope Road	Duke Drive	00.25	25
Hickory Lane	Lawrenceville	Scenic Highway/SR 124	Pi Ne Forest Drive	00.07	25
Hickory View Drive	Lawrenceville	New Hope Road	Dead End	00.36	25
Highgate Drive	Lawrenceville	Five Forks Trickum Road	Gateview Drive	00.05	25
Highgate Place	Lawrenceville	Gateview Drive	Cul-De-Sac	00.04	25
Highland Court	Lawrenceville	Highland Loop	Cul-De-Sac	00.08	25
Highland Loop	Lawrenceville	Moon Road	Dead End	00.16	25
Hillcrest Green Drive	Lawrenceville	Hurricane Shoals Road	Cul-De-Sac	00.48	30
Hillridge Drive	Lawrenceville	Wayside Drive	Wayside Drive	00.12	25
Honest Alley	Lawrenceville	Chestnut Street	Dead End	00.13	25

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Honeysuckle Avenue	Lawrenceville	West Pike Street	Honeysuckle Circle	0.03	25
Honeysuckle Circle	Lawrenceville	West Pike Street	Honeysuckle Avenue	0.18	25
Hood Street	Lawrenceville	Buford Drive/SR 20/SR 124	Parks Street	00.07	25
Hosea Road	Lawrenceville	East Crogan Street/Winder Highway	Lawrenceville City Limits	0.79	40
Huff Street	Lawrenceville	Rebecca Street	Langley Drive	00.36	25
Hurricane Shoals Road	Lawrenceville	Old Norcross Road	Duluth Highway	0.50	35
Hurricane Shoals Road	Lawrenceville	Duluth Highway	Airport Road	2.47	45
Industrial Park Circle	Lawrenceville	Buford Drive/SR 20	Industrial Park Drive	00.51	25
Industrial Park Drive	Lawrenceville	Buford Drive/SR 20	Hosea Road	00.73	35
Jackson Street	Lawrenceville	Scenic Highway/SR 124	East Crogan Street/SR 8	00.44	35
James Circle	Lawrenceville	John Way	Cul-De-Sac	00.07	25
Jami Court	Lawrenceville	Cul-De-Sac	Cul-De-Sac	0.15	25
Jarman Street	Lawrenceville	Buford Drive/SR 20/SR 124	McArthur Street	00.07	25
Jessica Court	Lawrenceville	Jami Court	Dead End	00.12	25
Joan's Court	Lawrenceville	Buford Drive/SR 20/SR 124	Cul-De-Sac	00.16	25
John B Wilson Court	Lawrenceville	West Pike Street	Dead End	0.04	25
John Court	Lawrenceville	Hanarry Drive	Dead End	00.08	25
John Way	Lawrenceville	Lawrenceville Highway	Eugenia Terrace	0.12	25
Johnson Circle	Lawrenceville	Johnson Road	Cul-De-Sac	00.28	25
Johnson Road	Lawrenceville	Lawrenceville Highway	Sugarloaf Parkway	1.38	35
Johnson Road *SCHOOL ZONE*	Lawrenceville Moore MS	Lawrenceville Hwy	300' south of Lawrenceville Hwy	0.06	25
Juniper Court	Lawrenceville	Cedar Ridge Trail	Cul-De-Sac	00.04	25
Katharine Oak Court	Lawrenceville	Philip Boulevard	Cul-De-Sac	00.09	25
Keats Court	Lawrenceville	Canterbury Lane	Cul-De-Sac	00.04	25
Kenyan Court	Lawrenceville	Henry Terrace	Cul-De-Sac	00.12	25
King Arthur Drive	Lawrenceville	Lawrenceville Hwy/SR 8	Cul-De-Sac	00.46	25
Kinsey Lane	Lawrenceville	Sarah Lane	Cul-De-Sac/Cul-De-Sac	00.05	25
Kubol Drive	Lawrenceville	Grayson Highway	Cul-De-Sac	00.19	25
Lake Road	Lawrenceville	Waterworks Road	Lakeview Drive	00.03	25
Lake Run	Lawrenceville	New Hope Road	Summer Pond Trail	00.17	25
Lakeview Drive	Lawrenceville	Benson Street	Dead End	00.57	25
Lakeview Lane	Lawrenceville	Reba Road	Anderson Drive	00.07	25
Lamden Court	Lawrenceville	Wallington Way	Cul-De-Sac	00.04	25
Lancelot Way	Lawrenceville	Lawrenceville Highway	Cul-De-Sac	0.42	25
Langley Drive	Lawrenceville	West Pike Street	West Crogan Road	0.30	35
Langley Drive	Lawrenceville	West Crogan Road	Nash Street	0.41	25
Laurelwood Court	Lawrenceville	Bellbrook Lane	Cul-De-Sac	00.17	25
Laurelwood Lane	Lawrenceville	Bellbrook Lane	Dead End	00.06	25
Lauren Kay Court	Lawrenceville	Leigh Kay Drive	Cul-De-Sac /Cul-De-Sac	00.18	25
Lawrenceville Highway	Lawrenceville	52' east of Lawrenceville Suwanee Road (West Lawrenceville City Limits)	1336' east of Lawrenceville Suwanee Road	0.16	45
Lawrenceville Highway	Lawrenceville	1336' east of Lawrenceville Suwanee Road	Dogwood Drive	1.47	40
Lawrenceville Highway *SCHOOL ZONE*	Lawrenceville Moore Middle	405' east of Johnson Road	1260' west of Johnson Road	0.35	35

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Lawrenceville Highway/ West Crogan Street *SCHOOL ZONE* **ATESD**	Lawrenceville Central Gwinnett High	705' east of Gwinnett Drive	King Arthur Drive	0.46	25
Lawrenceville Industrial Circle	Lawrenceville	Buford Drive/SR 20	Industrial Park Drive	00.50	35
Leigh Kay Drive	Lawrenceville	Five Forks Trickum Road	Lisa Kay Drive	00.74	25
Leila Court	Lawrenceville	Leila Lane	Cul-De-Sac	00.07	25
Leila Lane	Lawrenceville	Henry Terrace	Eugenia Terrace	00.15	25
Leonard Court	Lawrenceville	Hanarry Drive	Dead End	00.17	25
Lindsey Renee Lane	Lawrenceville	Five Forks Trickum Road	Lisa Kay Drive	00.04	25
Lisa Kay Drive	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.19	25
Liverpool Court	Lawrenceville	Livery Circle	Cul-De-Sac	00.05	25
Liverpool Pointe	Lawrenceville	Livery Circle	Cul-De-Sac	00.07	25
Livery Circle	Lawrenceville	Five Forks-Trickum Road	Cul-De-Sac	00.58	25
Longleaf Boulevard	Lawrenceville	Longleaf Drive	Cul-De-Sac	00.02	25
Longleaf Drive	Lawrenceville	Scenic Highway/SR 124	Five Forks Trickum Road	00.21	25
Luckie Street	Lawrenceville	Jackson Street	Culver Street	00.27	25
Lumpkin Street	Lawrenceville	Nash Street	Stone Mountain Street	00.12	25
Lyle Circle	Lawrenceville	Collins Hill Road	Buford Drive/SR 20/SR 124	00.56	25
Maddox Street	Lawrenceville	North Clayton Street	Buford Drive/SR 20	00.18	25
Magnolia Way	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.05	25
Maltbie Street	Lawrenceville	Hurricane Shoals Road	North Perry Street	01.09	35
Maple Wood Drive	Lawrenceville	Scenic Highway/ SR 124	Pine Forest Drive	00.54	25
Martin Circle	Lawrenceville	Ezzard Street	Ezzard Street	00.21	25
Matthew Court	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.04	25
McArthur Street	Lawrenceville	East Crogan Street	Jarman Street	0.18	25
McConnell Drive	Lawrenceville	West Pike Street	Maltbie Street	0.20	25
Meadowbrook Drive	Lawrenceville	Nottingham Drive	Cul-De-Sac	00.11	25
Mediterranean Lane	Lawrenceville	Park Place Drive	Monopoly Drive	00.41	25
Memorial Street	Lawrenceville	Buford Drive/SR 20	Cul-De-Sac	00.06	25
Memorial Street	Lawrenceville	Maddox Street	Cul-De-Sac	00.05	25
Merlin Place	Lawrenceville	Lancelot Way	King Arthur Drive	00.07	25
Mill Ridge Court	Lawrenceville	Stone Mill Run	Cul-De-Sac	00.19	25
Mill Ridge Drive	Lawrenceville	Johnson Road	Cul-De-Sac	00.15	25
Mill Ridge Way	Lawrenceville	Mill Ridge Drive	Dead End	00.14	25
Mill Street	Lawrenceville	Buford Drive/SR 20	Chestnut Street	00.07	25
Mitchell Street	Lawrenceville	Craig Drive	Dogwood Lane	00.07	25
Monopoly Drive	Lawrenceville	Park Place Drive	Cul-De-Sac	00.25	25
Moon Road	Lawrenceville	Old Snellville Highway	Davis Road	00.87	35
Moon Road *SCHOOL ZONE* **ATESD**	Lawrenceville Holt E. S./ Oakland Meadow	Scenic Highway/SR 124	Old Snellville Highway	00.20	25
Nash Street	Lawrenceville	Neal Boulevard	Gwinnett Drive	0.75	25
Neal Boulevard	Lawrenceville	Branson Street	Dead End	00.38	25
New Hope Road	Lawrenceville	Scenic Highway/SR 124	Lawrenceville City Limits	01.70	40
New York Avenue	Lawrenceville	Park Place Drive	Mediterranean Lane	00.10	25
Norhill Court	Lawrenceville	Wayside Drive	Cul-De-Sac	00.03	25

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ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School</i> Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Norhill Lane	Lawrenceville	Wayside Drive	Cul-De-Sac	00.03	25
North Clayton Street	Lawrenceville	East/West Crogan Street	Buford Drive/SR 20/SR 124	0.86	25
North Perry Street	Lawrenceville	West Crogan Street	Depot Street	0.36	25
Northdale Road	Lawrenceville	North Clayton Street	Hurricane Shoals Road	00.60	35
Nottingham Circle	Lawrenceville	Sherwood Drive	Cul-De-Sac	0.04	25
Nottingham Drive	Lawrenceville	Stone Mountain Street	Dead End	00.36	25
Oak Street	Lawrenceville	West Pike Street	Chestnut Street	0.54	25
Oak Terrace	Lawrenceville	Poplar Creek Road	Pine View Drive	00.15	25
Old Norcross Road	Lawrenceville	West Pike Street	Tipton Industrial Drive	02.32	45
Old Snellville Highway *SCHOOL ZONE* **ATESD**	Lawrenceville Holt Elem/ Oakland Meadow	700' S of Groveland Parkway	300' N of Moon Road	0.29	25
Old Timber Road	Lawrenceville	Pine Forest Drive	Maple Wood Drive	00.23	25
Old Towne Circle	Lawrenceville	Floyd Street	Cul-De-Sac	00.05	25
Old Towne Trail	Lawrenceville	Floyd Street	Cul-De-Sac	00.10	25
Omega Street	Lawrenceville	Bailey Street	Dead End	00.04	25
Onyx Court	Lawrenceville	Charleston Lane	Dead End	00.06	25
Pacific Court	Lawrenceville	Park Place Drive	Cul-De-Sac	00.04	25
Paper Creek Court	Lawrenceville	Paper Creek Drive	Dead End	00.05	25
Paper Creek Drive	Lawrenceville	Paper Mill Road	Cul-De-Sac	00.90	25
Paper Mill Drive	Lawrenceville	Paper Mill Road	Cul-De-Sac	00.49	25
Paper Mill Road	Lawrenceville	East Crogan Street	350 west of McCart Road	1.55	30
Paper Ridge Court	Lawrenceville	Paper Mill Drive	Cul-De-Sac	00.04	25
Paper Ridge Lane	Lawrenceville	Paper Mill Drive	Cul-De-Sac	00.12	25
Paper Stream Court	Lawrenceville	Paper Creek Drive	Cul-De-Sac	00.06	25
Paper Woods Drive	Lawrenceville	Paper Creek Drive	Cul-De-Sac	00.18	25
Park Access Drive	Lawrenceville	Collins Hill Road	Cul-De-Sac	00.17	25
Park Place Drive	Lawrenceville	Grayson Highway/SR 20	Simonton Road	00.86	25
Park Street	Lawrenceville	Harris Drive	Hood Street	00.07	25
Patterson Street	Lawrenceville	South Perry Street	Culver Street	0.07	25
Paula Court	Lawrenceville	Daniel Lane	Cul-De-Sac	00.12	25
Pecan Grove Place	Lawrenceville	Groveland Parkway	Cul-De-Sac	00.22	25
Pendleton Park Drive	Lawrenceville	Johnson Road	Takely Drive	00.11	25
Philip Boulevard	Lawrenceville	Duluth Highway	Hurricane Shoals Road	0.45	30
Phillips Street	Lawrenceville	Scenic Highway/SR 124	Grayson Highway/SR 20	00.25	25
Pike Boulevard	Lawrenceville	West Pike Street	Dead End	0.22	25
Pike Park Drive	Lawrenceville	West Pike Street	Cul-De-Sac	0.16	30
Pine Forest Drive	Lawrenceville	Maple Wood Drive	Old Timber Road	00.63	25
Pine Tree Drive	Lawrenceville	West Crogan Street	Rebecca Street	0.36	25
Pineview Drive	Lawrenceville	Scenic Highway/SR 124	Summit Ridge Drive	00.29	25
Plainview Drive	Lawrenceville	Gwinnett Drive	Constitution Boulevard	00.15	25
Poplar Creek Road	Lawrenceville	Forest Valley Road	Scenic Highway/SR 124	00.14	25
Poppy Hill Lane	Lawrenceville	Serenity Point	Cul-De-Sac	00.07	25
Professional Drive	Lawrenceville	Duluth Highway	Lawrenceville-Suwanee Road	0.30	25
Raco Court	Lawrenceville	Raco Drive	Cul-De-Sac	00.15	25
Raco Drive	Lawrenceville	Old Norcross Road	Cul-De-Sac	00.70	25
Raco Place	Lawrenceville	Riverside Parkway	Raco Drive	00.15	25

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Radio Court	Lawrenceville	Springlake Drive	Cul-De-Sac	00.04	25
Railroad Street	Lawrenceville	Maltbie Street	Buford Drive/SR 20	00.28	25
Reba Road	Lawrenceville	Joans Court	Dead End	00.11	25
Rebecca Street	Lawrenceville	Pine Tree Drive	Dead End	00.41	25
Redland Creek	Lawrenceville	Kenyan Court	Cul-De-Sac	00.04	25
Regal Drive	Lawrenceville	Lawrenceville Highway	Lawrenceville Highway	0.94	25
Reid Street	Lawrenceville	North Clayton Street	Buford Drive/SR 20	00.17	25
Ridgecrest Drive	Lawrenceville	West Crogan Street	Huff Street	0.27	25
Ridgemont Drive	Lawrenceville	Town Square Court	Cul-De-Sac	00.29	25
Ridgemont Way	Lawrenceville	Stone Ridge Drive	Cul-De-Sac	00.11	25
River Circle Road	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.07	25
River Meadow Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.03	25
Riverside Parkway	Lawrenceville	Old Norcross Road	University Parkway/SR 316	00.67	45
Riverside Parkway *SCHOOL ZONE* **ATESD**	Lawrenceville Benefield Elementary	550' West of School Driveway	750' East of School Driveway	0.25	35
Riverside Parkway *SCHOOL ZONE* **ATESD**	Lawrenceville Discovery High	300' west of High School Driveway	1200' east of High School Driveway	0.28	25
Roberts Street	Lawrenceville	Buford Drive/SR 20	Dead End	00.13	25
Ruth Street	Lawrenceville	New Hope Road	Dead End	00.49	25
Saddle Bow Drive	Lawrenceville	First Street	Cul-De-Sac	00.12	25
Saddle Path Bend	Lawrenceville	Shoal Circle	Cul-De-Sac	00.07	25
Saddle Path Way	Lawrenceville	Shoal Circle	Dead End	00.00	25
Saddle Ridge Drive	Lawrenceville	First Street	New Hope Road	00.11	25
Saddle Ridge Drive	Lawrenceville	New Hope Road	First Street	00.09	25
Saddle Shoal Trail	Lawrenceville	Shoal Circle	Cul-De-Sac	00.13	25
Saddle Shoals Drive	Lawrenceville	Springlake Road	Cul-De-Sac	00.31	25
Saddle Trail	Lawrenceville	Maple Wood Drive	Dead End	00.04	25
Saint Charles Court	Lawrenceville	Charleston Lane	Cul-De-Sac	00.16	25
Saint Charles Court	Lawrenceville	Mediterranean Lane	Cul-De-Sac	00.04	25
Saint Charles Place	Lawrenceville	Saint Charles Court	Dead End	00.03	25
Sanderingham Lane	Lawrenceville	Stokesay Drive	Cul-De-Sac	00.09	25
Sarah Lane	Lawrenceville	Blake Court	Kinsey Lane	00.47	25
Sasnett Drive	Lawrenceville	Camden Park Drive	Cul-De-Sac	00.16	25
Scarlet Way	Lawrenceville	Curtis Road	Cul-De-Sac	00.19	25
Scenic Creek Drive	Lawrenceville	Scenic Park Trail	Cul-De-Sac	00.18	25
Scenic Creek Way	Lawrenceville	Scenic Creek Drive	Cul-De-Sac	00.04	25
Scenic Park Trail	Lawrenceville	Scenic Highway	Cul-De-Sac	00.28	25
Seaboard Industrial Drive	Lawrenceville	Hosea Road	Dead End	00.23	25
Seminary Street	Lawrenceville	Perry Street	Clayton Street/SR20	00.06	25
Serenity Court	Lawrenceville	Serenity Point	Cul-De-Sac	00.08	25
Sherwood Drive	Lawrenceville	Sommerset Drive	Nottingham Drive	00.32	25
Shoal Circle	Lawrenceville	Saddle Shoals Drive	Saddle Shoals Drive	00.71	25
Shoal Court	Lawrenceville	Saddle Shoals Drive	Cul-De-Sac	00.18	25
Simmons Circle	Lawrenceville	Buford Drive/SR 20	Simmons Street	00.15	25
Simmons Street	Lawrenceville	North Clayton Street	Dead End	00.20	25
Simonton Road	Lawrenceville	Grayson Highway/SR 20	1000' E of Park Place Drive	01.13	40

Rev. February 2022

LIST NUMBER 3830-02-2022

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Sims Street	Lawrenceville	Phillips Street	Dead End	00.12	25
Sletten Drive	Lawrenceville	Pendleton Park Drive	Cul-De-Sac/Cul-De-Sac	00.18	25
Somerset Drive	Lawrenceville	Five Forks Trickum Road	Dead End	00.24	25
South Clayton Street	Lawrenceville	East/West Crogan Street	340' south of Nash Street	0.47	25
South Clayton Street	Lawrenceville	340' south of Nash Street	Scenic Highway/SR 20 SR 124	0.20	35
South Nash Street	Lawrenceville	South Clayton Street	North Street	00.15	25
South Perry Street	Lawrenceville	340' south of Nash Street	West Crogan Street	0.48	25
Southern Way	Lawrenceville	Curtis Road	Dead End	00.21	25
Southstar Circle	Lawrenceville	Southern Way	Cul-De-Sac	00.04	25
Spring Circle	Lawrenceville	Simmons Circle	Simmons Street	00.12	25
Spring Ridge Drive	Lawrenceville	Summit Ridge Drive	Dead End	00.16	25
Springlake Drive	Lawrenceville	Springlake Road	Radio Court	00.20	25
Springlake Road	Lawrenceville	Paper Mill Road	East Lawrenceville City Limit	00.49	35
Sprucewood Court	Lawrenceville	Five Forks Trickum Road	Dead End	00.09	25
Stanley Court	Lawrenceville	East Crogan Street	Cul-De-Sac	0.14	25
Stark Street	Lawrenceville	Ridgecrest Drive	Baggett Street	00.22	25
Stokesay Drive	Lawrenceville	Coventry Drive	Dead End/Dead End	00.22	25
Stone Hollow Place	Lawrenceville	Waterstone Drive	Cul-De-Sac	00.07	25
Stone Mill Run	Lawrenceville	Johnson Road	Stone Mill Way	00.64	25
Stone Mill Way	Lawrenceville	Stone Mill Run	Dead End/Cul-De-Sac	00.19	25
Stone Mountain Street	Lawrenceville	Longleaf Drive	Gwinnett Drive	00.69	35
Stone Mountain Street	Lawrenceville	Gwinnett Drive	Nash Street	00.48	25
Stone Ridge Drive	Lawrenceville	Mill Ridge Way	Ridgemont Drive	00.16	25
Stone Wood Court	Lawrenceville	Beechwood Circle	Cul-De-Sac	00.03	25
Stone Wood Lane	Lawrenceville	Cherry Wood Drive	Cul-De-Sac	00.33	25
Stone Wood Way	Lawrenceville	Stone Wood Lane	Beechwood Circle	00.08	25
Stoneland Court	Lawrenceville	Waterstone Drive	Cul-De-Sac/Cul-De-Sac	00.08	25
Stoneland Place	Lawrenceville	Waterstone Drive	Cul-De-Sac	00.20	25
Summer Pond Trail	Lawrenceville	Lake Run	Cul-De-Sac	00.31	25
Summit Ridge Court	Lawrenceville	Davis Road	Cul-De-Sac	00.11	25
Summit Ridge Drive	Lawrenceville	Forest Lake Road	Pine View Drive	00.81	25
Summit Ridge Terrace	Lawrenceville	Summit Ridge Drive	Cul-De-Sac	00.03	25
Supreme Court	Lawrenceville	Summer Pond Trail	Cul-De-Sac	00.10	25
Takely Drive	Lawrenceville	Pendleton Park Drive	Cul-De-Sac/Cul-De-Sac	00.19	25
Tall Timber Court	Lawrenceville	Forest Place	Cul-De-Sac	00.05	25
Tanner Street	Lawrenceville	Northdale Road	Dead End	00.07	25
Thatcher Way	Lawrenceville	Canterbury Lane	Dead End	00.02	25
Thornbush Court	Lawrenceville	Thornbush Trace	Cul-De-Sac	00.15	25
Thornbush Cove	Lawrenceville	Thornbush Trace	Cul-De-Sac	00.04	25
Thornbush Lane	Lawrenceville	Thornbush Trail	Cul-De-Sac	00.14	25
Thornbush Trace	Lawrenceville	Camden Hill Court	Cul-De-Sac	00.72	25
Thornbush Trail	Lawrenceville	Thornbush Cove	Dead End	00.32	25
Three Oaks Drive	Lawrenceville	Simonton Road	Cul-De-Sac	00.16	25
Timber Ridge Court	Lawrenceville	Forest Place	Cul-De-Sac	00.12	25
Tipton Industrial Drive	Lawrenceville	Old Norcross Road	Cul-De-Sac	00.13	25
Tower Place	Lawrenceville	Springlake Drive	Cul-De-Sac	00.06	25
Town Square Court	Lawrenceville	Ridgemont Drive	Cul-De-Sac/Cul-De-Sac	00.30	25
Town Square Way	Lawrenceville	Town Square Court	Cul-De-Sac	00.08	25

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Trotter Trail	Lawrenceville	Moon Road	Cul-De-Sac	00.15	25
Turner Drive	Lawrenceville	Simonton Road	Cul-De-Sac	00.19	25
Tybee Court	Lawrenceville	Charter Court	Cul-De-Sac	00.04	25
University Center Lane	Lawrenceville	University Parkway/SR 316	Collins Industrial Way	00.08	35
US Auto Sales Boulevard	Lawrenceville	University Pkwy/SR 316 East	Hurricane Shoals Road	00.30	40
Valley Vista Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.02	25
Ventnor Court	Lawrenceville	Monopoly Drive	Cul-De-Sac	00.11	25
Victor Street	Lawrenceville	East Crogan Street	Lakeview Drive	0.39	25
Village Run	Lawrenceville	Village Way	Caldwell Road	00.28	25
Village Way	Lawrenceville	East Crogan Street/Winder Highway	Dead End	0.43	25
Village Way *SCHOOL ZONE*	Lawrenceville Jenkins ES & Jordan MS	East Crogan Street/Winder Highway	Village Run	0.10	25
Wallington Way	Lawrenceville	Canterbury Lane	Canterbury Lane	00.11	25
Walther Road	Lawrenceville	Philip Boulevard	University Parkway/SR 316	00.25	30
Water Works Rd.	Lawrenceville	East Crogan Street/SR 8	Victor Street	00.29	25
Watercourse Way	Lawrenceville	Channel Drive	Watercourse Way	00.36	25
Waterstone Drive	Lawrenceville	Moon Road	Cul-De-Sac	00.47	25
Waverly Drive	Lawrenceville	Park Place Drive	Cul-De-Sac	00.32	25
Wayside Drive	Lawrenceville	New Hope Road	Wayside Drive	01.02	25
Wellness Way	Lawrenceville	Professional Drive	Hurricane Shoals Road	00.02	25
West Crogan Street	Lawrenceville	Dogwood Drive	686' east of Gwinnett Drive	0.31	40
West Crogan Street	Lawrenceville	686' east of Gwinnett Drive	391' west of S. Culver Street	1.35	35
West Crogan Street	Lawrenceville	391' west of S. Culver Street	Clayton Street	0.24	25
West Pike Street	Lawrenceville	Hurricane Shoals Road	504' west of Langley Drive	0.77	40
West Pike Street	Lawrenceville	504' west of Langley Drive	Culver Street	0.46	35
West Pike Street	Lawrenceville	Culver Street	Perry Street	0.10	25
Whitehall Lane	Lawrenceville	Hurricane Shoals Road	Cul-De-Sac	00.13	25
Wildwood Court	Lawrenceville	Wildwood Lane	Cul-De-Sac	00.04	25
Wildwood Lane	Lawrenceville	Stone Mill Run	Dead End	00.22	25
Willow Road	Lawrenceville	Scenic Highway/SR 124	Forest Valley Road	00.07	25
Wilson Court	Lawrenceville	Stone Mountain Street	Cul-De-Sac	00.12	25
Winding Trail	Lawrenceville	Simonton Road	Dead End	00.27	25
Windsor Circle	Lawrenceville	Canterbury Lane	Cul-De-Sac	00.09	25
Windsor Farms Court	Lawrenceville	Pineview Drive	Cul-De-Sac	00.13	25
Windsor Farms Drive	Lawrenceville	Grayson Highway/SR 20	Summit Ridge Drive	00.43	25
Winer Industrial Way	Lawrenceville	Old Norcross Road	Dead End	00.20	25
Wood Leaf Court	Lawrenceville	Hickory View Drive	Cul-De-Sac	00.03	25
Woodland Valley Road	Lawrenceville	Forest Lake Road	Summit Ridge Drive	00.17	25
Woodland View Road	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.14	25
Wyngate Place	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.04	25

SCHOOL ZONES ARE EFFECTIVE

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time—
SCHOOL DAYS ONLY.

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time –
SCHOOL DAYS ONLY.

****ATESD HOURS ARE EFFECTIVE****

One hour before instructional classes begin until one hour after such instructional classes
have concluded for the dismissal of school-
SCHOOL DAYS ONLY.

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY
REPEALED.

Signature of Governing Authority:

Mayor

City Council Members,

Sworn and Subscribed before me
This _____ day of _____, _____.

Notary Public



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, MARCH 9, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Event Entertainment Consultant Contract
Department:	Community Relations
Date of Meeting:	Wednesday, March 9, 2022
Fiscal Impact:	\$140,000.00
Presented By:	Melissa Hardegree, Director of Community Relations & Chief Communications Officer
Action Requested:	Consider approval of the Event Entertainment Consultant Contract with Romeo Entertainment Group, Inc in an amount not to exceed \$140,000.00 for the Community Relations Department and authorize the Mayor to execute the agreement upon review and approval of the City Attorney

Summary: The Community Relations Department is seeking approval of the Event Entertainment Consultant Contract. City-sanctioned events such as the Summer Concert Series, Prelude to the Fourth and Harvest Festival require additional assistance when booking live entertainment such as tribute bands and national acts. Romeo Entertainment Group is a consultant group serving cities in the southern region with booking talent to best promote and highlight community events. This entertainment consultant has attended the Southern Festival Events and Association and met the Events team at the 2019 SFEA Conference. In the 2021 event season the consultant company, formerly known as Crewser Entertainment, assisted the City of Lawrenceville with booking talent for St. Paddy's on Perry, Car Show, Summer Concerts, Prelude to the Fourth and Harvest Festival. Romeo Entertainment Group provides thorough quality service, a point of contact for all scheduled events, and continues to diversify entertainment as organized by the Community Relations Department. City Staff (Community Relations, Risk Management, and City Clerk) and the City Attorney reviewed the contract to ensure all risks were considered and were in continuous conversation with Romeo Entertainment Group as the contract was crafted.

Attachments/Exhibits:

Event Entertainment Consultant Contract

**ROMEO ENTERTAINMENT GROUP**

5247 N. 129th St., Omaha, NE 68164
(402) 359-1010 PH (402) 763-4481 FAX

AGREEMENT("Agreement") made this ____ day of (insert month/year), by and between ROMEO ENTERTAINMENT GROUP, INC. ("Entertainment Consultant"), a Nebraska Corporation, with its principal place of business at 5247 N. 129th St., Omaha, NE 68164 and the CITY OF LAWRENCEVILLE, GEORGIA, a GEORGIA MUNICIPAL CORPORATION, with its principal place of business at 70 SOUTH CLAYTON STREET, LAWRENCEVILLE, GA, P.O. Box 2200 ("Buyer"). NOW THEREFORE, in consideration of the mutual promises and agreements contained herein, the parties acknowledge and agree as follows:

1. **DUTIES.** The Buyer is desirous of hiring the Entertainment Consultant to be the exclusive talent buyer for 2022 City Events hereinafter referred to as "City Events", which shall consist of multiple individual concert dates to be mutually determined by Entertainment Consultant and Buyer (each referred to as a "Concert"). The Event and Concerts shall be located in downtown Lawrenceville ("Premises").

The duties of the Entertainment Consultant will be: To conduct preliminary negotiations with artists and their representatives, assist in processing contracts, consult Buyer on how to meet all necessary requirements, excluding rider, as outlined in the contracts which have been approved by Buyer. Entertainment Consultant and Buyer will carry out their duties in a conscientious, diligent, and responsible manner, at all times protecting each other's integrity and reputation so that the image to the public will be of the highest caliber. For the purposes of this Agreement, all so-called "free" or unpaid talent shall not be secured by Entertainment Consultant.

2. **PAYMENT TO ENTERTAINMENT CONSULTANT** The total contract shall not exceed \$140,000.00 for the year, which includes all compensation to any artist and to Entertainment Consultant for all acts/artists booked for Buyer (the "Entertainment Consultant's Fee"). Upon acceptance of any offer submitted by Entertainment Consultant, Buyer shall be responsible for paying fifty percent (50%) of deposits on the artist guarantee and fifty percent (50%) of Entertainment Consultant's Fee. The remaining balance due of the Entertainment Consultant Fee and the artist fee shall be paid seven (7) days before the Event. The Entertainment Consultant Fee may not represent total remuneration received by Entertainment Consultant, which may realize additional revenue from services such as sponsorships, ticketing, promotions, marketing initiatives and block-buys.

3. **AUTHORIZATION.** Buyer appoints Entertainment Consultant to be its agent for the purposes detailed herein, including, submitting an offer and engaging the artist for the Concerts described herein. Buyer expressly agrees to be bound by the terms of the offer and the artist agreement(s) and as further provided in this Agreement. Buyer hereby irrevocably authorizes and appoints Entertainment Consultant to serve as Buyer's true and lawful attorney, in Buyer's name, to take such action and to execute and deliver any documents which Entertainment Consultant may deem necessary to vest in Entertainment Consultant all of the rights and interests granted hereunder. The foregoing is acknowledged to be a power coupled with an interest and therefore irrevocable. It is expressly understood and agreed that Entertainment Consultant is acting solely as agent for Buyer in the negotiation of the agreement with artist and that Entertainment Consultant is not responsible for the performance or nonperformance of artist or of the obligations assumed by Buyer.

4. **CANCELLATION.** Upon Buyer's execution of this Agreement, Buyer acknowledges that it may not, and will not, revoke an offer prior to its expiration date. Upon artist's acceptance of an offer, Buyer is liable to the artist for the terms of the offer. If Buyer cancels the offer or artist's Concert at any time prior to the expiration of the offer or artist's rejection of the offer, or any time after artist's acceptance of the offer, Buyer shall be solely responsible to artist for the terms of the offer and any and all additional cancellation fees, penalties and damages claimed by artist. Buyer further agrees to reimburse Entertainment Consultant for its actual cost and expense incurred for any booked acts prior to the cancellation of the offer or the Concert, as well as any and all monies owed to Entertainment Consultant (including the entire Entertainment Consultant's Fee and Expenses), all of which shall become immediately due. In the event artist cancels the Concert ten (10) or more days prior to the Concert date and such cancellation is not due to Buyer's default or some other permissible reason under artist's contract (an "Artist Default") as determined by Entertainment Consultant, in its sole discretion, then Entertainment Consultant shall use commercially reasonable efforts to find a replacement artist for the performance on terms and conditions approved by Buyer in writing. In the event of a booked Artist Default that does not result in a rescheduled artist Concert, Entertainment Consultant shall refund to Buyer any portion of the monies paid to artist which have been refunded to Entertainment Consultant from such artist, provided, however, that Buyer agrees to reimburse the Entertainment Consultant Fee, which shall become immediately due. In the event that inclement weather prevents any artist Concert or other attraction from appearing at the Event, payment shall nevertheless be made to Entertainment Consultant in full and Entertainment Consultant shall be allowed to retain the entire Entertainment Consultant Fee. As the exclusive remedy in the event of the cancellation of the Concert or Event by Buyer, Entertainment Consultant shall be discharged from any further liability hereunder and shall be entitled to retain any deposit(s), whether received or due, thereto paid by Buyer, as well as the Entertainment Consultant Fee.

5. **FACILITIES AND PERSONNEL.** Buyer shall furnish on the Premises, at its sole expense unless otherwise agreed to within an agreement with artist, (a) a suitable stage with adequate heated/air-conditioned dressing room (s), areas for sound and light controls, areas for spotlights and such other facilities as are necessary or appropriate, and will furnish and pay for all its own expenses necessary for proper presentation of the event on the date and time of the above-mentioned performance, to include sound equipment, lighting, rigging, stage operation crew, and other equipment. Additional stage hands to load-in/load-out are subject to approval per Buyer. In addition, Buyer shall furnish to the personnel and performers free admission to the Premises and access to all areas necessary or convenient for the performances contemplated herein

6. **INDEMNITY AND INSURANCE.** Entertainment Consultant will indemnify and hold the Buyer and its employees, officers, and agents, harmless from any claims, liabilities, damages, costs, and expenses arising out of the performance of or failure to perform Entertainment Consultant's duties, or any acts or omissions of the Entertainment Consultant's representative, whether occurring within or outside the scope of representative's agency, employment or duties and that are not otherwise the result of Buyer's or Buyer's representative's gross negligence or willful misconduct. Entertainment Consultant shall keep in force during the duration of this Agreement all customary forms of insurance, including comprehensive general liability (with a limit to be no less than one million dollars \$1,000,000.00), or any additional amount agreed upon by Entertainment Consultant and artist's representative., and shall ensure that all Entertainment Consultant employees are protected by worker's compensation as required by law. Certificates of such insurance containing a non-cancellation without notice clause will be furnished to the Buyer upon request. Buyer assumes full responsibility for the operation of the Premises where the Event will take place and all facilities and equipment thereon. For these purposes, Buyer will subscribe to and keep in force during the duration of this Agreement all customary forms of insurance, including comprehensive general liability, and shall cause Entertainment Consultant to be named as additionally insured as its interest appears, **no less than: one million dollars (\$1,000,000.00) per occurrence and three million dollars (\$3,000,000.00) in the aggregate.** Certificates of such insurance

containing a non-cancellation without notice clause will be furnished to the Entertainment Consultant upon request. The purchase of insurance is not intended to waive or affect any claims/defense of sovereign immunity or any other immunity defense the city might have.

6.

7. **FORCE MAJEURE.** Entertainment Consultant shall not be responsible or liable in any way, nor shall such action be deemed a breach of this Agreement, for any resulting loss or damage if the performance of any provision of this Agreement is delayed or prevented by any act of God or any cause, contingency or circumstance beyond Entertainment Consultant's control, including those obligations which are rendered impossible, hazardous or is otherwise prevented or impaired for reasons beyond Entertainment Consultant's control (including, but not limited to, fire, casualty, physical disability, the acts or regulations of public authorities, riots, strikes, labor difficulties, epidemics or pandemic affecting the City or Gwinnett County, earthquakes, acts of terrorism, interruption or delay of transportation services or any other cause, of a similar nature beyond Entertainment Consultant's control, including, without limitation, artist's illness or incapacity) (each a "Force Majeure Event"), any of which shall excuse Entertainment Consultant from the performance and obligations under this Agreement. Notwithstanding the foregoing, in the event of a Force Majeure Event, Entertainment Consultant shall be entitled to keep (or require payment if not yet paid) 50% of the Entertainment Consultant's Fee as well as any Expenses incurred prior to such Force Majeure Event, on an event by event basis.

8. **NOTICES.** All notices and communications required or permitted under this Agreement shall be in writing and delivered personally, or via electronic mailing service, or sent by certified mail, postage prepaid, addressed to the party for whom intended at the addresses shown at the beginning of this Agreement or to such other addresses as may be designated by the parties in writing.

9. **MERGER CLAUSE.** The parties agree that the terms of this Contract include the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

10. **CHOICE OF LAW.** The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Gwinnett County, Georgia. The parties agree that jurisdiction and venue of any legal proceeding shall be in Gwinnett County, Georgia.

11. **COMPLETE AGREEMENT.** This Agreement contains the complete understanding and agreement of the parties and no representations, inducements, promises, agreements, or undertakings, whether oral or written, express or implied, shall have any force or effect. No modification or amendment may be made except by writing executed by both parties. If any covenant, term, or provision of this Agreement is deemed to be contrary to law, that covenant, term or provision will be deemed separable from the remaining covenants, terms and provisions of this Agreement and will not affect the validity, interpretation or effect of the remainder of this Agreement. The parties represent and warrant that they have the authority to bind their respective organizations to this Agreement. A facsimile or electronic mail transmitted document may constitute an original document.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

ROMEO ENTERTAINMENT GROUP, INC.

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
BRIAN CREWS O/BO MICHELLE ROMEO

By: _____
CHUCK WARBINGTON, CITY MANAGER



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, MARCH 9, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of new Firewall for Police Department Network
Department:	Information Technology Department
Date of Meeting:	Wednesday, March 9, 2022
Fiscal Impact:	\$216,600.64
Presented By:	Kyle Parker, Information Technology Director
Action Requested:	Approval to purchase new Palo Alto firewall from Cira InfoTech, Inc. for \$216,600.64 and to authorize the Mayor to execute any necessary agreements pending review and approval of the City Attorney.

Summary: The Police Department's existing firewall solution is experiencing capacity issues. Its utilization is consistently over 85%. As a result, it is necessary to disable some of the security features to provide the necessary capacity. This lowers the unit's security effectiveness for advanced threats. The unit's datasheet says we have more than enough hardware but the actual performance of the device has been extremely poor. Additionally, this unit is an older model that the manufacturer is no longer selling. The proposed Palo Alto firewall is a current model expected to be in service until at least 2028. Palo Alto is considered an industry leader and is in the top position on the Gartner Magic Quadrant rating. The existing Police firewall will be repurposed and added to the City Hall network to provide redundancy for High Availability. The proposed solution from Cira Infotech includes the Palo Alto firewall, its installation and configuration, and 3-years of Palo Alto subscriptions and support.

Fiscal Impact: Amount of \$216,600.64. The project is funded by the Capital Outlay Fund (3551535-541000). Project 02-003.

Attachments/Exhibits:

Cira Infotech - Proposal - Palo Alto Firewall.pdf

Proposals Summary Tab.pdf

CiraInfotech Recommendation Report - Palo Alto vs CheckPoint.pdf

PALO ALTO VS CHECKPOINT

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Palo Alto for Police department

This document lists the key points for choosing Palo Alto over Checkpoints for both City and Police Department.

Industry Ratings

Gartner

Gartner Rating

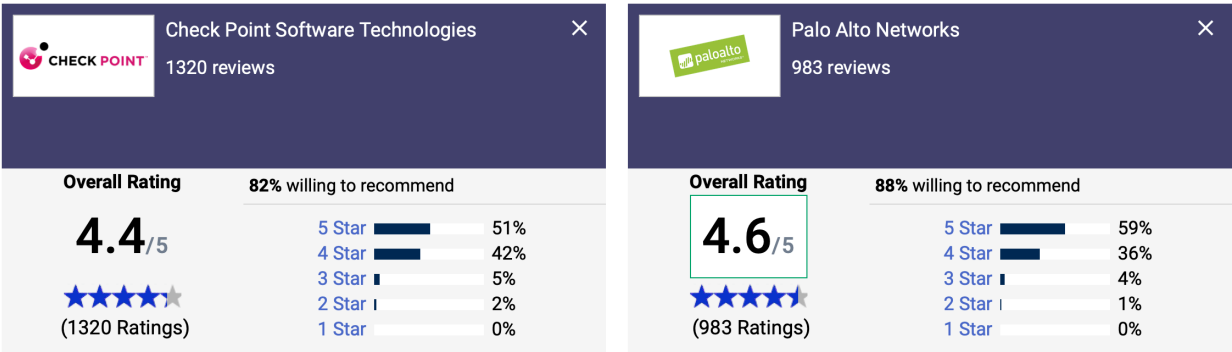
Best is always to the top right

Figure 1: Magic Quadrant for Network Firewalls



Source: Gartner (November 2021)

Community ratings on Gartner



Forrester

Best is always to the top-right



Security Planet

Firewalls	Rating	Security Performance	Value	Implementation	Management	Support	Cloud Features
 Check Point	BEST	○	○	●	●	○	●
	VERY GOOD	●	○	○	○	○	○
	GOOD	○	○	○	○	○	○
	FAIR	○	●	○	○	●	○
 Palo Alto	BEST	●	○	●	●	○	○
	VERY GOOD	○	○	○	○	●	●
	GOOD	○	●	○	○	○	○
	FAIR	○	○	○	○	○	○

Key differences

Palo Alto offers all the features of a Check Point firewall in the enterprise sector (the area we need for City and PD). Below are some key differences between Palo Alto and Checkpoint

Application-based policy enforcement (App-ID)

Access control according to application type is far more effective when application identification is based on more than just protocol and port number. The App-ID service can block high-risk applications, as well as high-risk behavior, such as file-sharing, and traffic encrypted with the Secure Sockets Layer (SSL) protocol can be decrypted and inspected.

<https://www.paloaltonetworks.com/technologies/app-id>

User identification (User-ID™)

The User-ID feature allows administrators to configure and enforce firewall policies based on users and user groups instead of or in addition to network zones and addresses. The firewall can communicate with many directory servers, such as Microsoft Active Directory, eDirectory, SunOne, OpenLDAP, and most other LDAP-based directory servers to provide user and group information to the firewall. You can then use this information for secure application enablement that can be defined per user or group. For example, the administrator could allow one organization to use a web-based application but not allow any other organizations in the company to use that same application. You can also configure granular control of certain components of an application based on users and groups

<https://www.paloaltonetworks.com/technologies/user-id>

Networking versatility and speed

The Palo Alto Networks firewall can augment or replace your existing firewall and can be installed transparently in any network or configured to support a switched or routed environment.

Multigigabit speeds and a single-pass architecture provide these services to you with little or no impact on network latency.

Fail-safe operation

High availability (HA) support provides automatic failover in the event of any hardware or software disruption

Why Palo for City of Lawrenceville and Police Department

Life Cycle



Current CheckPoint hardware is End of Sale as of August 2020. CheckPoint released a new 6700 series as a replacement to the current 5800s that we are using. Palo Alto on the other hand released these PA3200 series in October of 2019 and they are expected to be in service at least until 2028.

Capacity



PD is experiencing capacity issues with their firewall for over a year. Their firewall utilization is consistently over 85%. As a result, we must turn off some of the security features to make way for availability. This is putting the PD network at risk against advanced threats. Though CheckPoint datasheet says we have more than big enough hardware, the actual performance of the device has been extremely poor over the past few months. Our teams had to periodically reboot the device leading to several outages.

Endpoint dependency



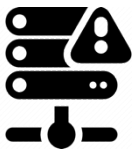
City of Lawrenceville and Police department in the past were using CheckPoint endpoint. Having a CheckPoint firewall makes sense in that case to have a unified solution. However, CheckPoint endpoint lately had been a major concern with several false positives, etc. and we are replacing that with CrowdStrike (another top product in Endpoint Security) through the Endpoint refresh project. We are no longer dependent on CheckPoint from an Endpoint Security standpoint.

VPN Licensing



CheckPoint requires separate licensing for VPN unless we are using their Endpoint software. Palo Alto VPN licensing is included in the software and does not require any subscriptions for up to 10,000 concurrent users. Moving to Palo does not require any additional licensing and Palo is the best in enterprise VPN.

Hardware/Software issues



Lately, we have observed several software issues with CheckPoint gear at both City and PD. CheckPoint support is unable to identify the problem, yet the solution is to reboot the firewall. We had to reboot the city firewall as early as last week due to similar reasons. Palo Alto is known to be more stable and stand true to its capacity ratings.

Top Tier Technology



Constituents of the City of Lawrenceville deserve the best technology and the city government should get the best value for their investment. Palo Alto firewalls are comparatively less expensive than the CheckPoint quotes that we received from the vendors and Palo Alto is both rated high and is a better technology. It is a simple choice from a technology standpoint.

Why now

Here are a few reasons why we are opting for a change in technology now.

- PD firewalls need a replacement asap as they are currently at full capacity and are constantly failing
- It is the best time to look at various technologies during hardware changes – both evaluate other technologies and negotiate the best price with various vendors
- Current City firewalls are in a decent shape to hold good another year at least. Plan to take the current PD CheckPoint firewall and implement it as HA for the current City CheckPoint firewall – so this change improves performance and availability at both City and PD
- The City checkpoint firewalls will be replaced next year as there is no immediate need to replace City firewalls and save additional costs



We have prepared a quote for you

City of Lawrenceville- Palo Firewall Refresh

Quote # 250887
Version 1

Prepared for:

City of Lawrenceville

Kyle Parker
Kyle.Parker@LawrencevilleGA.Org

Products

Description	Price	Qty	Ext. Price
PAN-PA-3260  Palo Alto PA-3260 Network Security/Firewall Appliance - 12 Port - 10/100/1000Base-T, 1000Base-X, 40GBase-X - 40 Gigabit Ethernet - 3DES, AES (128-bit), AES (192-bit), AES (256-bit), MD5, SHA-1, SHA-256, SHA-384, SHA-512 - 12 x RJ-45 - 12 Total Expansion S Palo Alto Networks PA-3260 with redundant AC power supplies - \$37,800.00	\$18,034.40	2	\$36,068.80
PAN-PA-2RU-RACK4 Palo Alto Rack Mount for Firewall Palo Alto Networks PA-3220, PA-3250, and PA-3260 4 post rack mount kit - \$150	\$77.40	2	\$154.80

Subtotal: \$36,223.60

Subscriptions

Description	Price	Qty	Ext. Price
PAN-PA-3260-DNS-3YR-HA2 Palo Alto DNS Security - Subscription License - 1 Device in HA Pair - 3 Year - Prepaid DNS Security Subscription 3 Year License for Devices in HA Pair - \$19,750.00	\$11,928.26	2	\$23,856.52
PAN-PA-3260-TP-3YR-HA2 Palo Alto Threat Prevention - Subscription License - 1 Device in HA Pair - 3 Year - Prepaid Threat prevention subscription 3 year prepaid for device in an HA pair, PA-3260 - \$19,750.00	\$13,419.30	2	\$26,838.60
PAN-PA-3260-WF-3YR-HA2 Palo Alto WildFire - Subscription License - 1 Device in HA Pair - 3 Year - Prepaid WildFire subscription 3 year prepaid for device in an HA pair, PA-3260 - \$19,750.00	\$13,419.30	2	\$26,838.60
PAN-PA-3260-ADVURL-3YR-HA2 Advanced URL Filtering Subscription, 3-year, PA-3260 HA Pair Advanced URL Filtering Subscription, 3-year, PA-3260 HA Pair - \$36,960.00	\$23,405.76	2	\$46,811.52

Subtotal: \$124,345.24

Support

Description	Price	Qty	Ext. Price
PAN-SVC-PREM- Premium support 3-year prepaid, PA-3260 3260-3YR	\$21,465.90	2	\$42,931.80

Subtotal: **\$42,931.80**

Shipping

Description	Price	Qty	Ext. Price
SHIPPING Estimated Shipping Shipping	\$350.00	1	\$350.00

Subtotal: **\$350.00**

Services

Description	Price	Qty	Ext. Price
Professional Engineer Hourly Rate Services Engineer Hourly Rate	\$150.00	85	\$12,750.00

Subtotal: **\$12,750.00**

Statement of Work

Scope of Work:

- CIT to have a kick-off call with customer and all other parties to gather required documentation for understanding the design.
- New hardware will be added into the inventory and validated with the Palo Alto portal.
- Configure the new Palo Alto firewalls.
- Configure HA on all new Palo Alto firewalls.
- Migrate configurations from all existing firewalls to the new firewalls.
- License and register all new devices with the Palo Alto portal.
- Configure all the subscriptions that are requested by custom.
- Schedule cutover for individual sites and complete the cut over one site at a time.
- Replace old/existing hardware with new firewalls.
- Test connectivity and troubleshoot if needed to fix any issues.
- Work with Palo Alto support if needed during changes.

Out of Scope:

- CIT Assumes Client will provide all required hardware/software licensing for devices in scope.
- Any further changes in Client environment will be assessed for change in CIT effort/cost and such changes will be communicated to Client in writing and shall be implemented subject to Client approval.
- Major enhancements in network, firewall or design related are out of scope.
- Any design changes will be out of scope.
- Onsite hands/Eyes support.

Completion Criteria:

- Contractor shall have fulfilled its obligations when any one of the following first occurs:
- Contractor accomplishes the Contractor activities described within this SOW, including delivery to Client of the materials in line with scope of work and Client accepts such activities and materials without unreasonable objections.
- CIT resource will perform it is best to identify and troubleshoot the issues in a reasonable time frame as agreed mutually and will escalate any unresolved issues to obtain help from Product Vendor and will closely work with Product support team while keeping client informed with progress.
- CIT does not guarantee or be responsible for any product features nonfunctional due to limitation from Product/Service from Manufacturer.

City of Lawrenceville- Palo Firewall Refresh



Prepared by:

Cira InfoTech

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Fax (770) 604-1885
npattak@cirainfotech.com

Prepared for:

City of Lawrenceville

70 South Clayton St., 3rd Floor
Information Technology
Lawrenceville, GA 30046
Kyle Parker
(678) 407-6406
Kyle.Parker@LawrencevilleGA.Org

Quote Information:

Quote #: 250887

Version: 1
Delivery Date: 02/04/2022
Expiration Date: 03/31/2022

Quote Summary

Description	Amount
Products	\$36,223.60
Subscriptions	\$124,345.24
Support	\$42,931.80
Shipping	\$350.00
Services	\$12,750.00
Total: \$216,600.64	

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Cira InfoTech

City of Lawrenceville

Signature: _____
Name: Nikhil Pattak
Title: Technical Sales Architect
Date: 02/04/2022

Signature: _____
Name: Kyle Parker
Date: _____

Summary

	Cira Infotech		Palo Alto		Howard		CDWG		SHI	
Products	\$	36,223.60	\$	70,200.80	\$	78,250.00	\$	-	\$	-
Subscriptions	\$	124,345.24	\$	168,422.40	\$	158,384.00	\$	-	\$	-
Support	\$	42,931.80	\$	43,920.00	\$	59,394.00	\$	-	\$	-
Shipping	\$	350.00	\$	-	\$	-	\$	-	\$	-
Cira Infotech Engineering Services	\$	12,750.00	\$	12,750.00	\$	12,750.00	\$	12,750.00	\$	12,750.00
Total:	\$	216,600.64	\$	295,293.20	\$	308,778.00	\$	12,750.00	\$	12,750.00
								* No Quote Received	* No Quote Received	



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AGENDA REPORT

MEETING: WORK SESSION, MARCH 9, 2022

AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

Item:	Presentation of FY 2021 Annual Comprehensive Financial Report
Department:	Finance
Date of Meeting:	Wednesday, March 9, 2022
Fiscal Impact:	N/A
Presented By:	Keith Lee, Finance Director
Action Requested:	N/A

Summary: Annually the City has its financial activities audited by an independent accounting firm. The purpose of the audit is to:

- Determine if financial statements present fairly the respective financial positions of activities
- Obtain an understanding of internal control over fiscal assets and to assess control risk
- Provide reasonable assurance that the financial statements are free of material misstatements
- Provide reasonable assurance of detecting material misstatements resulting from noncompliance of contracts or grants
- Follow up on known material findings

The Fiscal year 2021 audit was completed with a clean or unqualified opinion. The financial statements were present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lawrenceville, Georgia as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Fiscal Impact: N/A

Attachments/Exhibits: Power Point Presentation



2021 Audit Results

FISCAL YEAR 2021



Agenda

- Engagement Team
- Results of the 2021 Audit
- Financial Ratios
- Comments, Recommendations, and Other Issues
- Questions & Comments



Engagement Team

- Engagement team leaders for City of Lawrenceville
 - Mauldin & Jenkins, founded in 1918, audit over 400 governments
 - Meredith Lipson, Engagement Partner
 - Matthew Strob, Engagement In-Charge



Results of 2021 Audit

- Mauldin & Jenkins Responsibility Under Auditing Standards Generally Accepted in the United States of America (GAAS) and Government Auditing Standards (GAS)
 - Considered the internal control structure for the purpose of expressing an opinion on the City's basic financial statements and not providing assurance on the internal control structure.
 - Audit was performed in accordance with GAAS and GAS.
 - Objective is to provide reasonable—not absolute—assurance that the basic financial statements are free of material misstatement.
 - The basic financial statements are the responsibility of the City's management.



Results of 2021 Audit (Continued)

- Report on 2021 Basic Financial Statements
 - **Unmodified (“clean”) opinion on basic financial statements.**
 - Presented fairly in accordance with accounting principles generally accepted in the United States of America.
 - Responsibility does not extend beyond financial information contained in the report.



Results of 2021 Audit (Continued)

- Significant Accounting Policies
 - The significant accounting policies used by the City are described in Note 1 (Page 26) to the basic financial statements.
 - Details funds, accruals, substantial rules that the City adheres, etc.
 - The policies used by the City are in accordance with generally accepted accounting principles and similar government organizations.
 - In considering the qualitative aspects of its policies, the City is not involved in any controversial or emerging issues for which guidance is not available.

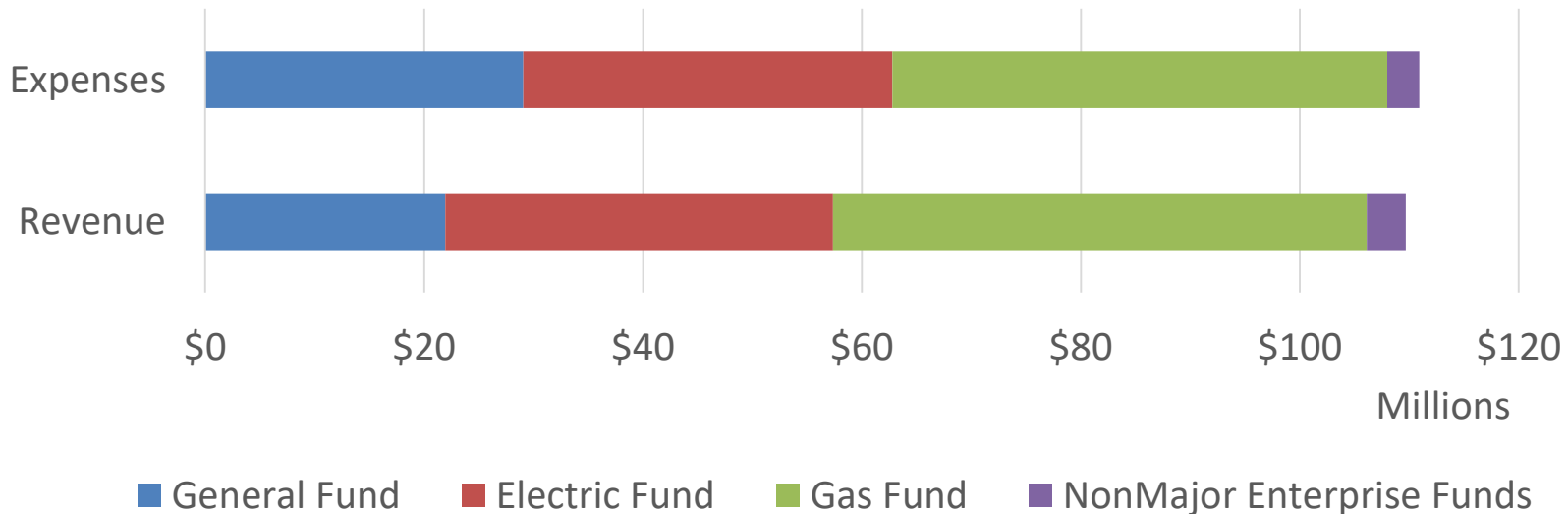


Results of 2021 Audit (Continued)

- Consultation with Other Accountants
 - Management has not consulted with, or obtained opinions from, other independent accountants during the year, nor did Mauldin & Jenkins face any issues requiring outside consultation.
- Significant Issues Discussed with Management
 - There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements.



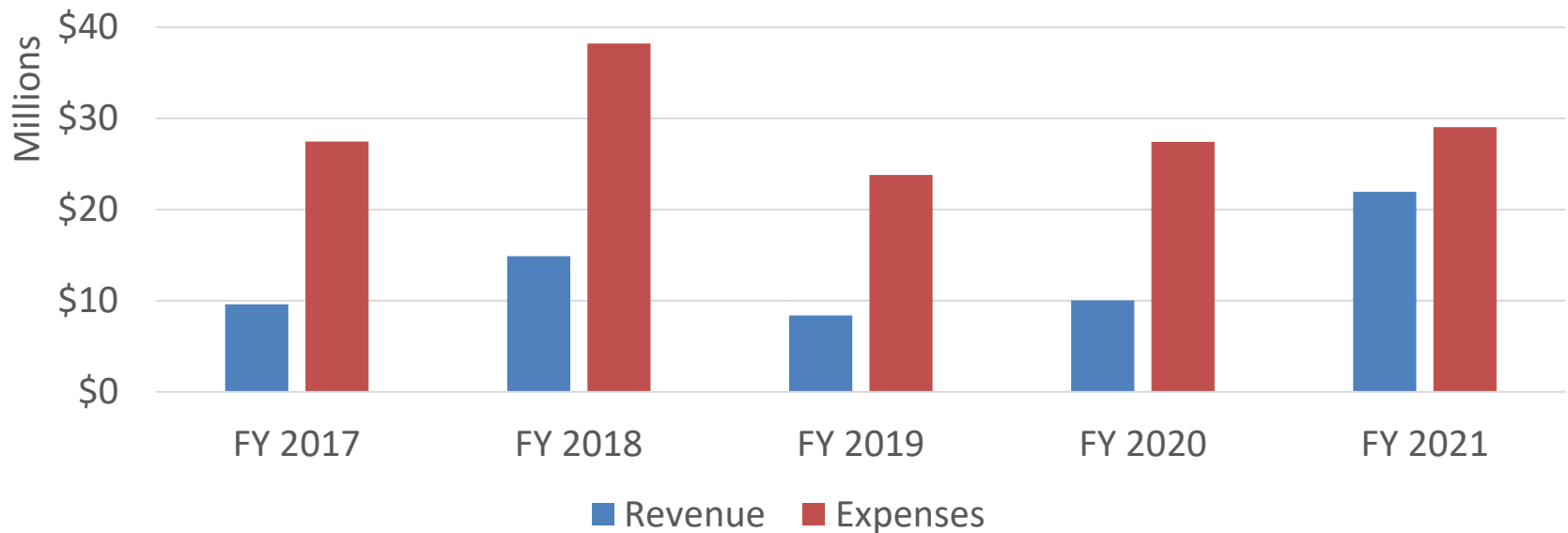
General Fund and Enterprise Funds



- Net Operating Loss of \$1,250,981
 - Had Budgeted to use \$3,625,295 of Fund Balance
 - Ended the Year \$2,374,314 better than expected



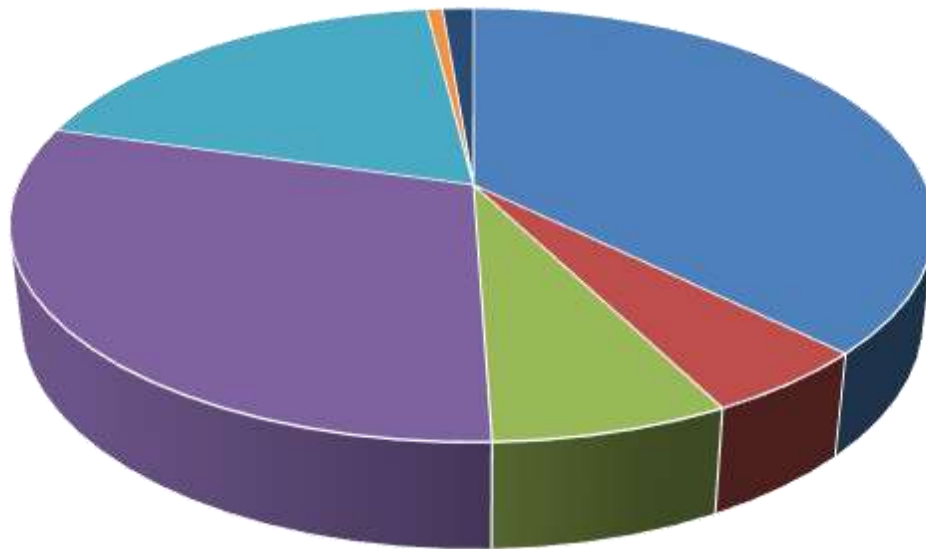
General Fund Revenues vs Expenditures



- FY 2019 created Capital Projects Fund to segregate capital investments
- FY 2021 charged enterprise fund for the indirect costs accounted for in the General Fund
- FY 2021 received \$4M in CARES ACT Funding



General Fund Revenue Sources

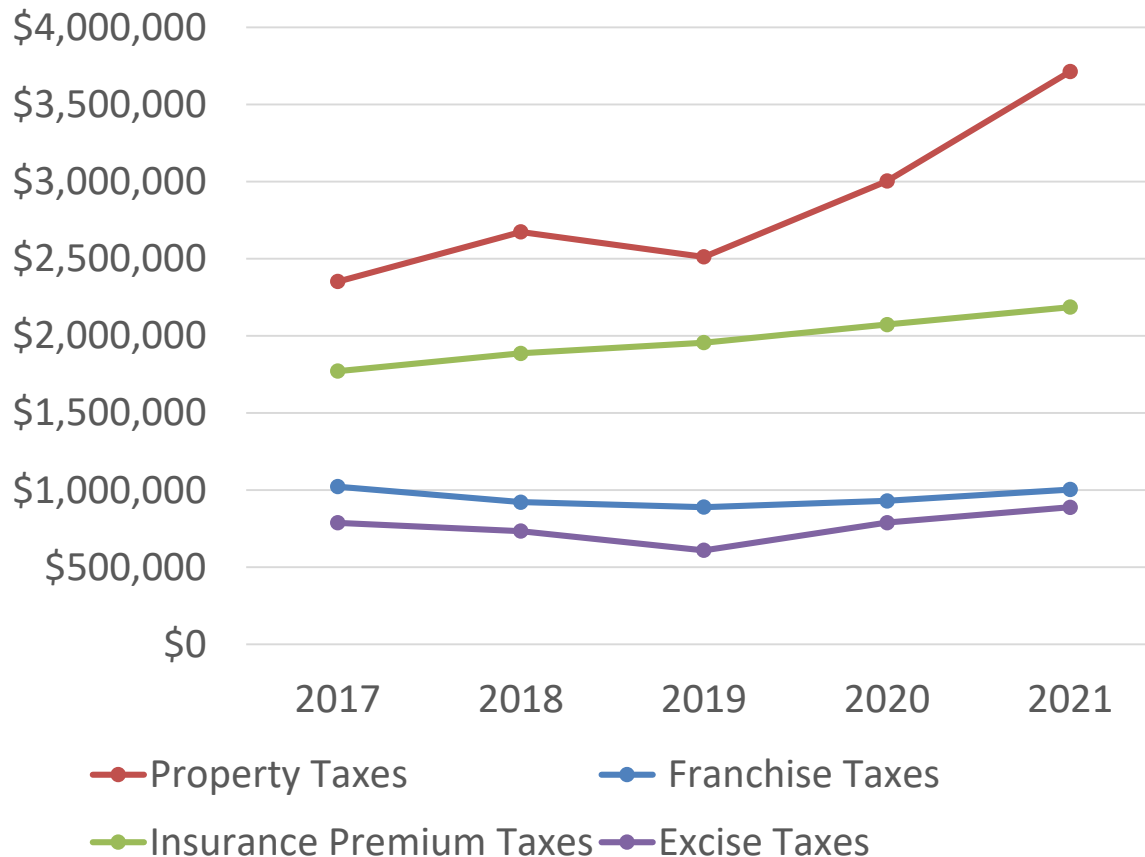


- Taxes
- Licenses and permits
- Fines and forfeitures
- Charges for services
- Intergovernmental
- Investment income
- Miscellaneous

- General Fund had a \$1,058,951 negative change in Fund Balance
 - Change in Fund Balance was \$2,566,344 less than anticipated (Budgeted)
- Net Operating Transfers in of \$19,278,848
- Revenues were \$879,039 more than anticipated (Budgeted) or 4.17%



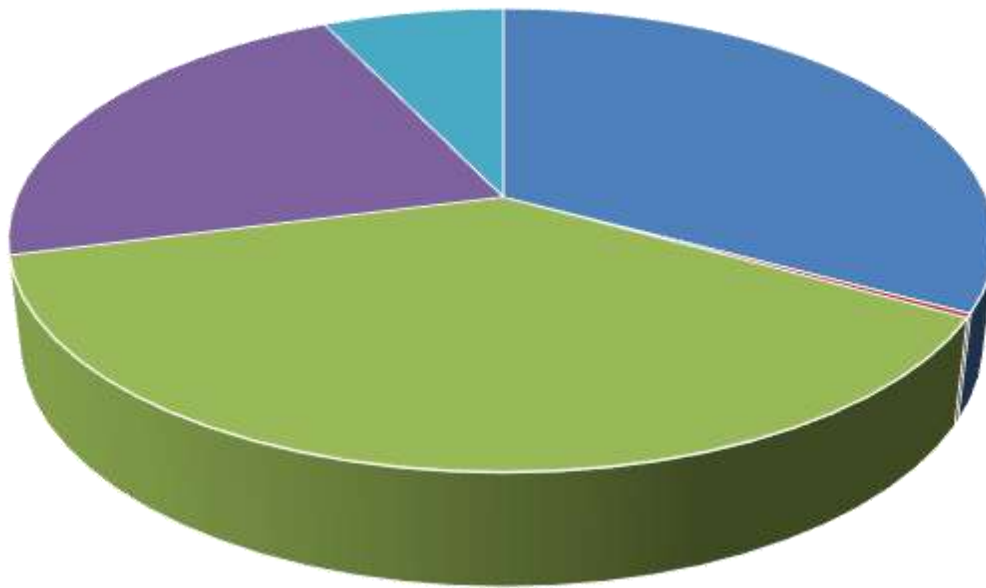
Trend Analysis of Taxes



- Property Taxes
 - TATV has increase \$700,000 since 2017 as a result in State Law changes
 - Real estate taxes have increase \$300,000 since 2017 due to digest growth



General Fund Expenditures



- General government
- Police
- Housing and development
- Court services
- Public works

- General Fund expenses were \$2,747,615 less than anticipated (Budgeted)
 - Majority of savings related to reduced Special Event activity during the Pandemic



Enterprise Results

	Electric Fund	Gas Fund	NonMajor Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	\$35,302,430	\$49,540,384	\$3,478,176
Payments to suppliers	(\$25,385,622)	(\$21,797,788)	(\$1,383,604)
Payments to employees	<u>(\$7,348,133)</u>	<u>(\$4,070,999)</u>	<u>(\$1,249,047)</u>
Net cash provided by (used in) operating activities	\$2,568,675	\$23,671,597	\$845,525
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers in from other funds	\$0	\$19,981	\$1,056,582
Transfers out to other funds	<u>\$0</u>	<u>(\$16,305,578)</u>	<u>\$0</u>
Net cash provided by (used in) non-capital financing activities	\$0	(\$16,285,597)	\$1,056,582
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of capital assets	(\$2,767,749)	(\$2,603,610)	(\$950,953)
Principal payments	\$0	(\$2,190,000)	\$0
Interest payments	\$0	(\$2,119,938)	\$0
Proceeds from sale of material	<u>\$27,947</u>	<u>\$47,311</u>	<u>\$24,456</u>
Net cash used in capital and related financing activities	(\$2,739,802)	(\$6,866,237)	\$926,497
NET POSITION (DEFICIT)			
Net investment in capital assets	\$15,224,421	\$15,305,079	\$7,805,150
Unrestricted	<u>\$46,903,418</u>	<u>(\$18,027,277)</u>	<u>\$4,288,982</u>
Total net positions (deficit)	\$62,127,839	(\$2,722,198)	\$12,094,132

- At the end of FY 2021, the Electric Fund had \$524,335 cash on hand
 - The Electric Fund had \$48,301,711 invested with the MEAG trust
- The Gas Fund had \$7,700,477 cash on hand
- The NonMajor Enterprise Funds had \$4,161,437 cash on hand.



Fund Balance

		General Fund	Electric Fund	Gas Fund	Solid Waste Fund	Storm Water Fund
FY 2021 Ending	Fund Balance / Working Capital (estimated)	\$17,078,604	\$7,025,045	\$11,963,258	\$560,150	\$3,202,086
FY 2022 to date	Change in Fund Balance / Working Capital	(\$8,011,982)	(\$2,811,267)	(\$4,518,605)	\$67,113	\$238,011
FY 2022 Remainder of year	Projected Changes to Fund Balance / Working Capital	<u>\$1,816,591</u>	<u>\$2,456,707</u>	<u>\$1,816,917</u>	<u>\$143,596</u>	<u>\$680,614</u>
	FY 2022 Projected Ending	\$10,883,213	\$6,670,485	\$9,261,570	\$770,859	\$4,120,711
	Policy	<u>\$7,442,644</u>	<u>\$5,511,596</u>	<u>\$6,911,098</u>	<u>\$149,838</u>	<u>\$19,614</u>
	Available	\$3,440,570	\$1,158,888	\$2,350,472	\$621,021	\$4,120,711



Comments, Recommendations, and Other Issues

2021-001 Restatement and Recording of Inventory

Condition: During the current fiscal year, the City determined that a material dollar amount of supplies and parts purchased in the Electric System Fund, Gas System Fund, and Fleet Services Fund were on hand at June 30, 2020, and should have been recorded as inventory, rather than expensed.

A prior period adjustment was needed to properly reflect inventory balances at June 30, 2020. Restatements were made to increase beginning net position and inventory as of June 30, 2020 in the following amounts: \$1,476,639 in the Electric Fund, \$814,063 in the Gas Fund, and \$85,281 in the Fleet Fund. As a result, net position was increased by \$85,281 for governmental activities, and \$2,290,702 for business type activities.

Additionally, adjustments to increase inventory and decrease expense in the current fiscal year were required to properly account for current year activity associated with inventory as follows: \$209,488 in the Electric Fund, \$125,720 in the Gas Fund, and \$3,221 in the Fleet Fund.

Effects: The total adjustments related to the restatement of net position and the recording of current year inventory activity were \$2,375,983 and \$338,429 respectively, at the fund level.

Recommendation: We recommend the City implement procedures to ensure that inventory is being adequately controlled, accounted for, and reported as of year-end.

Auditee's Response: The City has created an Inventory Management Policy, which establishes controls, separation of duties, inventory levels, management responsibilities and security of assets. Additionally the City has purchased an inventory module to track inventoried items. The policy and software requires and tracks the input of incoming items, pick tickets for outgoing items, and works with General Ledger and Project Accounts.



Comments, Recommendations, and Other Issues

2021-002 Recording of Fiscal Year 2020 Audit Entries

Criteria: Subsequent to a government's annual financial statement audit, all adjusting entries made as part of the audit should be recorded in the government's general ledger and ending fund balance/net position be reconciled to the financial statements.

Condition: During our audit for the year ended June 30, 2021, we noted a difference in ending fund balance for fiscal year 2020 and beginning fund balance for fiscal year 2021.

Context/Cause: An audit adjustment from the fiscal year 2020 financial statement audit was posted incorrectly in the 2017 SPLOST Fund, resulting in an overstatement of beginning accounts receivable and beginning fund balance for fiscal year 2021.

Effect: An adjustment of \$200,000 was required to correct the beginning balance of accounts receivable and fund balance for the fiscal year ended June 30, 2021.

Recommendation: We recommend the City carefully review the posting of all audit entries from the previous fiscal year and implement procedures to ensure fund balance reconciles to the prior year financial statements.

Auditee's Response: The City has established a process for which approved staff will enter the auditor adjusting entries. Other staff members will review and approve the adjusting entries. After the entries have been entered, then the ending balances of the audited fiscal year will be verified and the beginning balances of the current fiscal year will be verified.



Comments, Recommendations, and Other Issues

2021-003 Use of SPLOST Proceeds

Criteria: State of Georgia law (OCGA 48-8-21) states the following:

SPLOST proceeds shall be used exclusively for the purpose or purposes specified in the resolution or ordinance calling for imposition of the tax. Such proceeds shall be kept in a separate account from other funds of such county and each qualified municipality receiving proceeds of the sales and use tax and shall not in any manner be commingled with other funds of such county and each qualified municipality receiving proceeds of the sales and use tax prior to the expenditure.

Condition: During the year ended June 30, 2021, SPLOST funds were inadvertently used to pay for expenditures of the General Fund.

Context/Cause: Expenditures were paid for using the wrong funding source.

Effects: The City failed to comply with state law OCGA-48-8-21 resulting in \$36,734 owed from the General Fund to the SPLOST 2017 Fund.

Recommendation: We recommend the City implement procedures whereby only approved SPLOST expenditures are paid for using SPLOST funds.

Auditee's Response: The City will conduct training with staff to ensure appropriate costs are associated with SPLOST. Additionally, the City Accountant will review all capital purchases to validate the expenditure is an approved expenditure for the funding source.



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Questions