



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, July 13, 2022
5:15 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. Presentation by the Lawrenceville Housing Authority
2. RZC2022-00037 SUP2022-00068; David Waters; 1026 & 1004 Lawrenceville Highway
3. RZC2022-00038; City of Lawrenceville; Portion of R7011 015 (Right-of-Way Abandonment)
4. RZC2022-00039; City of Lawrenceville; Property located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road
5. RZC2022-00040; City of Lawrenceville; Property located along the southerly right-of-way of State Route 316 along Ramp "X", also known as Eastbound Connector Road, with the northeasterly right-of-way of Lightning Access Road
6. On-Demand Installation of New Gas Services on an Annual Contract
7. On-Demand Installation of New Gas Mains on an Annual Contract
8. Residential Curbside Recycling Collection Services on an Annual Contract
9. Trittech Software Systems

- [10.](#) 2040 Comprehensive Plan 5-year Update and Comprehensive Transportation Plan
- [11.](#) ReCAST Advisory Board Appointments
- [12.](#) Approval of Resolution Creating Indemnification Policy
- [13.](#) Approval of changes to retirement plan

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 13, 2022

AGENDA CATEGORY: GENERAL DISCUSSION

Item: Presentation by the Lawrenceville Housing Authority

Department:

Date of Meeting: Wednesday, July 13, 2022

Fiscal Impact:

Presented By: Lejla Prljaca, Executive Director of Lawrenceville Housing Authority

Action Requested: Presentation - No action required



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00037 SUP2022-00068; David Waters; 1026 & 1004 Lawrenceville Highway

Department: Planning and Development

Date of Meeting: Wednesday, July 13, 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 3.70-acre parcel from OI (Office Institutional District) to BG (General Business District), with a Special Use Permit allowing outdoor storage and sales. The applicant intends to the development the site with a garden center with outdoor storage and sales. The subject property is located along the southerly right-of-way of Lawrenceville Highway/U.S. Highway No. 29, just west of its intersection with Camden Hill Road.

Attachments/Exhibits:

- RZC2022-00037 SUP2022-00068_REPORT
- RZC2022-00037 SUP2022-00068_P&D RECOMMENDED CONDITIONS
- RZC2022-00037 SUP2022-00068_APPLICATION
- RZC2022-00037 SUP2022-00068_BOUNDARY & SITE PLAN
- RZC2022-00037 SUP2022-00068_LOI
- RZC2022-00037 SUP2022-00068_PC RECO CON_07052022
- PDZoneMap_RZC2022-00037
- PDZoneMapAerial_RZC2022-00037

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING AND SPECIAL USE PERMIT

CASE NUMBER:	RZC2022-00037
APPLICANT:	DAVID WATERS
CONTACT:	DAVID WATERS
PHONE NUMBER:	678-595-3199
LOCATION:	PROPERTIES LOCATED AT 1026 LAWRENCEVILLE HIGHWAY AND 1004 LAWRENCEVILLE HIGHWAY
PARCEL ID:	R5110 001 AND R5111 051
ACREAGE:	3.70 ACRES
ZONING PROPOSAL:	REZONE THE SUBJECT PROPERTIES FROM OI (OFFICE INSTITUTIONAL DISTRICT) TO BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	GENERAL BUSINESS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

CASE NUMBER:	SUP2022-00068
APPLICANT:	DAVID WATERS
CONTACT:	DAVID WATERS
PHONE NUMBER:	678-595-3199
LOCATION:	PROPERTIES LOCATED AT 1026 LAWRENCEVILLE HIGHWAY AND 1004 LAWRENCEVILLE HIGHWAY
PARCEL ID:	R5110 001 AND R5111 051
ACREAGE:	3.70 ACRES
ZONING PROPOSAL:	SPECIAL USE PERMIT TO ALLOW OUTDOOR STORAGE AND SALES
PROPOSED DEVELOPMENT:	GENERAL BUSINESS
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1971, the subject property was zoned BG (General Business District). The subject property has been zoned OI (Office Institutional District) since 2019, pursuant to RZC2019-00008.

PROJECT DATA

The applicant request rezoning of a 3.70-acre parcel from OI (Office Institutional District) to BG (General Business District), with a Special Use Permit allowing outdoor storage and sales. The applicant intends to the development the site with a garden center with outdoor storage and sales. The subject property is located along the southerly right-of-way of Lawrenceville Highway/U.S. Highway No. 29., just west of its intersection with Camden Hill Road. The property is vacant and would be accessed via a single curbcut located along Lawrenceville Highway/U.S. Highway No. 29.

As proposed the applicant intends to the develop the site as a retail/commercial garden center (Randy's Garden Center) which would include a 12,480 square foot structure proposed to be used as office space and a greenhouse commercial/retail sales facility, a 40,000 square foot area intended specifically for the outdoor storage and commercial/retail sales. The outdoor storage and sales area would be constructed with compacted gravel and covered with fabric. In addition, a stormwater management facility would be located near the area dedicated for outdoor storage and sales, or along the western (side) property line. The development would consist of seventy (73) parking spaces, and one (1) off-street loading space satisfying the minimum parking and loading requirements of the Zoning Ordinance, Article 5 Parking. The plan proposes a reduction in the required zoning buffer from seventy-five (75) feet to thirty (30) feet or a sixty (60) percent reduction. The reduction in buffers would include utilization of a thirty (30) foot strip of land extending from the southern (rear) property line to an existing eight-foot high fence line located internally to the site. As proposed the reduction in buffers would require the approval of a variance as part of this request. Furthermore, the proposal includes plans for future expansion which would include an additional structure located near the southwest portion of site, additional off-street loading spaces along outer perimeter of the proposed thirty (30) foot zoning buffer, and an additional fifty (50) parking spaces along the eastern (side) property line.

The area surrounding the property could be characterized by commercial, light industrial and mixed-use uses and zoning. Bounded to the south, is the RS-150

(Single-Family Residence District) zoned Camden Sqaure, Unit 3 single-family residential subdivision. To the west is a single-family residence on a BG zoned property. To the south, across Lawrenceville Highway/U.S. Highway No. 29, are the Sterling Ridge single-family subdivision located in unincorporated Gwinnett County, a BG zoned property developed as a place of worship (Islamic Center NUR of Greater Atlanta-Lawrenceville), a BG zoned property developed as a funeral home and crematory (Wages and Sons), and an institutional use (Gwinnett County Public Library) located in unincorporated Gwinnett County. The requested use, zoning and Special Use Permit would be compatible with the surrounding residential and commercial/retail uses in the immediate area.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Neighborhood Mixed Use Character Area. The intent of Neighborhood Mixed Use areas is to provide a center for local services that is walkable from nearby residential areas. Examples of local services include restaurants, corner stores, drug stores, dry cleaners, and small-scale retail. In some instances, these local services could be mixed with medium density housing such as townhouses or small scale apartment buildings. Neighborhood Mixed Use areas are primarily located in the southern half of the city to serve Traditional Residential neighborhoods. As requested, the development of a property proposed for commercial/retail sales of garden supplies could be considered consistent with the intent of the 2040 Comprehensive Plan.

The proposal, if properly conditioned, with an emphasis on design, landscaping, re-use and revitalization, the proposed request could become an example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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/retail, institutional and single-family uses and zoning. A commercial/retail development utilized for as a garden center 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.

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 recognize redevelopment opportunities present throughout the city limits. Neighborhood Mixed Use Character Areas could benefit from the “halo effect” of high-quality development already happening nearby.

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 tract of underutilized land in support of the goals of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06052022

RZC2022-00037

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Hookah/Vapor Bar or Lounge
- Machine Shop
- Maintenance Shop (fleet vehicles)

- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing and in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06052022

SUP2022-00068

Approval of Special Use Permit for allowing outdoor storage and sales, subject to the following enumerated conditions:

- 1.** Satisfy the following site development considerations:
 - A.** Allow outdoor storage and sales as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public

hearing.

2. The following variance is granted:

- A.** A variance to allow a reduction in buffers from seventy (75) feet in width to thirty (30) feet in width as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.



LAWRENCEVILLE

Planning & Development

2.

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>David Waters</u>	NAME: <u>City of Lawrenceville Georgia</u>
ADDRESS: <u>523 West Crogan Street</u>	ADDRESS: <u>PO Box 2200</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046-2200</u>
PHONE: <u>(678) 595-3199</u>	PHONE: _____
CONTACT PERSON: <u>David Waters</u> PHONE: <u>(678) 595-3199</u>	
CONTACT'S E-MAIL: <u>intheyardga@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>OI to BG</u> ACREAGE: <u>3.70 (combined)</u>	
PARCEL NUMBER(S): <u>5110-001 & 5111-051</u>	
ADDRESS OF PROPERTY: <u>1026 Lawrenceville Highway</u>	
PROPOSED USE: <u>Plant store with outdoor storage and sales</u>	

David Waters 5/5/2022
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

David Waters
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

Carli 05/05/2022
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

CHI NGO
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 10, 2026

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RCZ2022-00037

RECEIVED: MAY 6, 2022

PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

Planning & Development

2.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

RCZ2022-00037

RECEIVED: MAY 6, 2022

PLANNING AND DEVELOPMENT DEPARTMENT



NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

CASE NUMBER

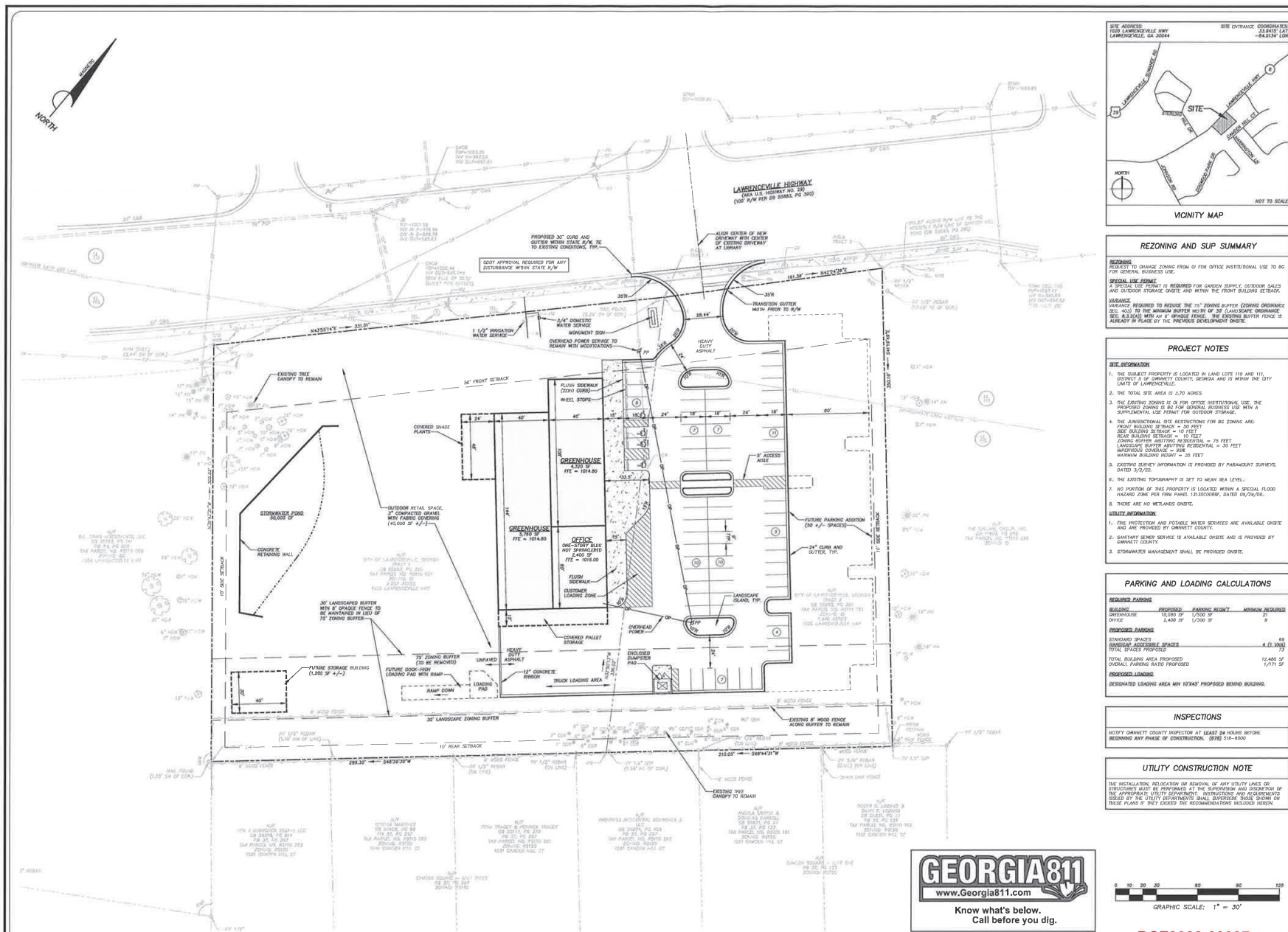
5/5/2022
DATE

David Waters
ACKNOWLEDGED BY (PRINT NAME)

David Waters
SIGNATURE







DC00028
REZONING
5/4/22

6-4-22

DOVETAIL
civil design inc.

3651 Mars Hill Road
Suite 1800
Walden, GA 30667
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com

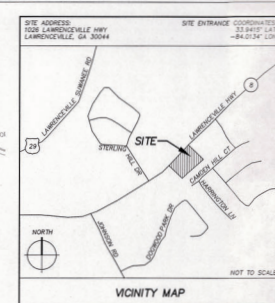
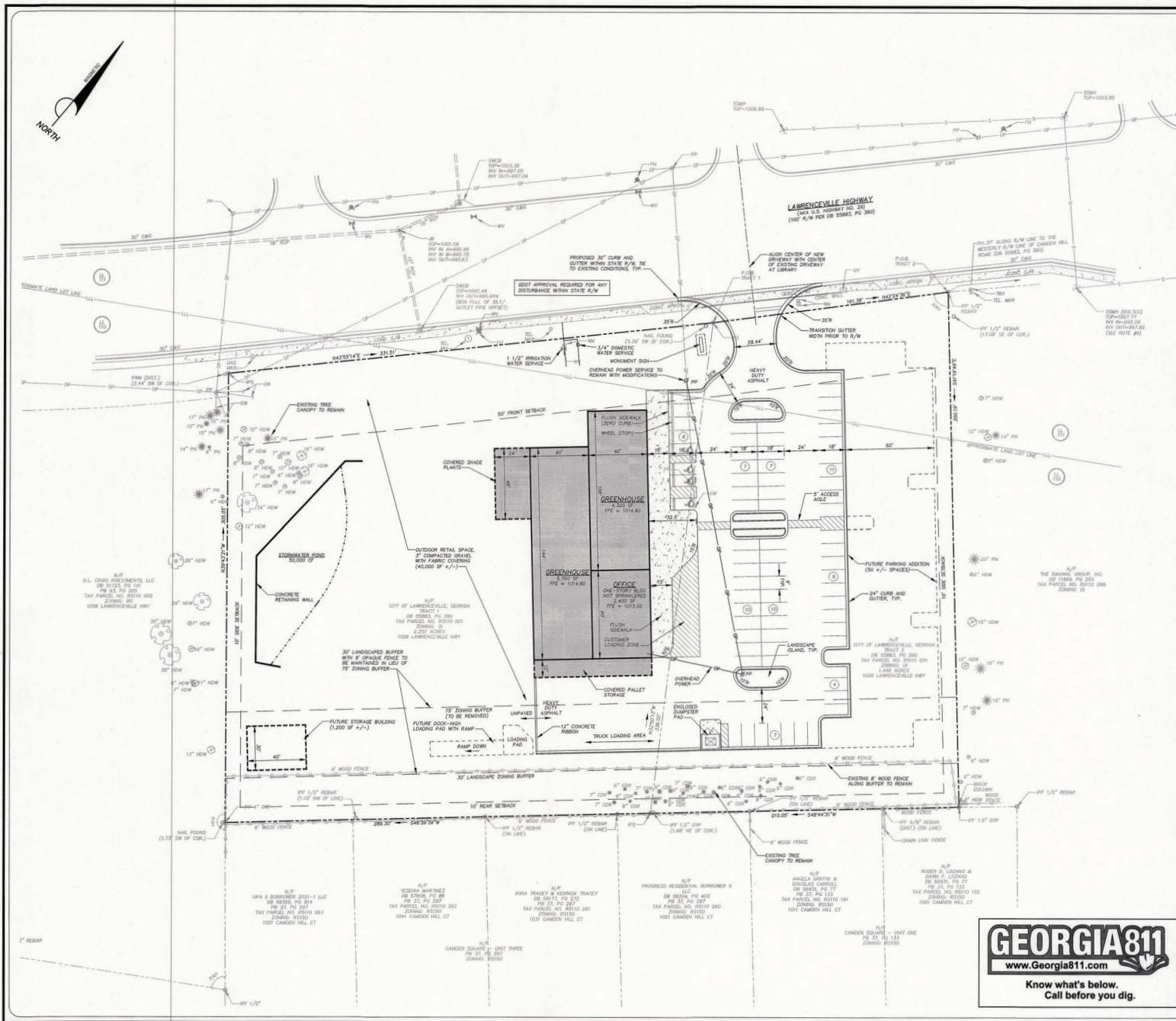
DATE	BY	REVISION
5/4/22	MD	REZONING SUBMITTAL TO CITY

Randy's Garden Center
REZONING EXHIBIT

SUE INFORMATION
1008 LAWRENCEVILLE HWY
LAWRENCEVILLE, GA 30044
GWINNETT COUNTY
LAND LOTS 110 AND 111, DISTRICT 5
2.73 ACRES
24-HR CONTACT: TIM DOMINY, (678) 776-2006

DESIGNER INFORMATION
DOVETAIL CIVIL DESIGN, INC.
1440 INTERSTATE 85 BOULEVARD
SUITE 610
MARIETTA, GA 30066
CONTACT PERSON: TIM DOMINY
24-HR CONTACT: (678) 776-2006

PROJECT NUMBER: DC00028
DATE: 5/4/22
SHEET NUMBER: 1
SHEET TITLE: REZONING AND SUP PLAN
SHEET NUMBER: RZ-1
OF 1 SHEET



REZONING AND SUP SUMMARY

REASON: REQUESTED CHANGE ZONING FROM O1 FOR OFFICE INSTITUTIONAL USE TO B1 FOR GENERAL BUSINESS USE.

SPECIAL USE PERMIT: A 10' OUTDOOR STORAGE POINT IS REQUIRED FOR GARDEN SUPPLY, OUTDOOR SALES AND 10' OUTDOOR STORAGE POINTS AND WITHIN THE FRONT BUILDING SETBACK.

VARIANCE: VARIANCE REQUIRED TO REDUCE THE 75' ZONING BUFFER (ZONING ORDINANCE SEC. 43.3) TO THE MINIMUM BUFFER NORTH OF 30' LANDSCAPE CHINCHES SEC. 43.3(A) WITH AN 8' GRADE FENCE. THE EXISTING BUFFER FENCE IS LOCATED IN PLACE BY THE PREVIOUS DEVELOPMENT ONSITE.

- PROJECT NOTES**
1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 110 AND 111, DISTRICT 5 OF DUNWOODY COUNTY, GEORGIA AND IS WITHIN THE CITY LIMITS OF LAWRENCEVILLE.
 2. THE TOTAL SITE AREA IS 3.30 ACRES.
 3. THE EXISTING ZONING IS O1 FOR OFFICE INSTITUTIONAL USE. THE PROPOSED ZONING IS B1 FOR GENERAL BUSINESS USE WITH A SUPPLEMENTARY USE POINT FOR OUTDOOR STORAGE.
 4. THE JURISDICTIONAL SITE RESTRICTIONS FOR B1 ZONING ARE:
FRONT BUILDING SETBACK = 10 FEET
REAR BUILDING SETBACK = 10 FEET
ZONING BUFFER ADJACENT RESIDENTIAL = 75 FEET
LANDSCAPE BUFFER ADJACENT RESIDENTIAL = 30 FEET
IMPERVIOUS COVERAGE = 30%
MAXIMUM BUILDING HEIGHT = 35 FEET
 5. EXISTING SURVEY INFORMATION IS PROVIDED BY PARAMOUNT SURVEY, DATED 5/10/22.
 6. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
 7. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 13130C0089, DATED 08/29/16.
 8. THERE ARE NO WETLANDS ONSITE.
- UTILITY INFORMATION**
1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY DUNWOODY COUNTY.
 2. SANITARY SEWER SERVICE IS AVAILABLE ONSITE AND IS PROVIDED BY DUNWOODY COUNTY.
 3. STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.

PARKING AND LOADING CALCULATIONS

REQUIREMENT	PROPOSED	PARKING REQUIRED	MINIMUM REQUIRED
BUILDING	GREENHOUSE	12,000 SF	1,700 SF
OFFICE	OFFICE	2,400 SF	1,300 SF
STANDARD SPACES			63
STANDARD SPACES			4.01
TOTAL SPACES PROPOSED			12,480 SF
DECONCATED LOADING AREA			1,771 SF

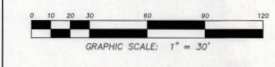
INSPECTIONS

ANY DUNWOODY COUNTY INSPECTOR AT LEAST 10 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (FIRM 118-0000)

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED IN THE SUPERVISION AND CONTROL OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.



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civil design inc.

3651 Mars Hill Road
Suite 100
Watkinsville, GA 30677
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com

REZONING EXHIBIT

PROJECT INFORMATION

PROJECT NUMBER: DC0028
DATE: 5/4/22
ISSUE NUMBER:
CHECKED BY: RJB
SHEET TITLE: REZONING AND SUP PLAN
SHEET NUMBER: RZ-1

REZONING AND SUP PLAN

RECEIVED MAY 6, 2022
PLANNING DEPARTMENT



May 5, 2022

City of Lawrenceville Planning and Development Department
Zoning Administration
70 South Clayton Street
Lawrenceville, GA 30046

Re: Letter of Intent for Rezoning and SUP Applications
Randy's Garden Center
DCD Project DCG028

The purpose of this letter is to request a change of zoning and a special use permit for Randy's Garden Center, a proposed 3.70-acre commercial development located at 1026 Lawrenceville Highway. The property is comprised of tax parcels 5110-001 and 5111-051. The existing zoning is OI for Office Institutional use and the proposed zoning is BG for general business. A special use permit is required for garden supply, outdoor sales and outdoor storage onsite and within the front building setback. The proposed development consists of a 12,480 SF building used as both an office space and a greenhouse. A total of 69 standard and 4 handicap spaces are proposed along with truck loading areas. The height of the building will not exceed the maximum 35' requirement. A variance is requested to reduce the 75' zoning buffer (Zoning Ordinance Sec. 403) to the minimum buffer width of 30' (Landscape Ordinance Sec. 8.3.2(A)) with an 8' opaque fence. There is an existing 8' buffer fence already in place from the previous development. The proposed design plans for the addition of a storage building, dock-high loading pad with ramp and approximately 50 additional parking spaces in the future.

Regards,

Masyn Spinks
Design Engineer
Dovetail Civil Design, Inc.

LEGAL DESCRIPTION

Overall

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Lawrenceville, Land Lots 110 & 111, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the southeasterly R/W line of Lawrenceville Highway (aka U.S. Highway No. 29) (100' R/W) with the westerly R/W line of Camden Hill Road; **THENCE** running along said R/W line of Lawrenceville Highway in a southwesterly direction a distance of 711.37 feet to a 1/2" rebar found; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of Lawrenceville Highway South 41 degrees 19 minutes 49 seconds East a distance of 350.19 feet to a 1.5" open top pipe found; **THENCE** South 48 degrees 44 minutes 31 seconds West a distance of 210.05 feet to an iron pin set; **THENCE** South 48 degrees 39 minutes 39 seconds West a distance of 289.30 feet to a 1" open top pipe found; **THENCE** North 39 degrees 43 minutes 21 seconds West a distance of 305.05 feet to an iron pin set on the southeasterly R/W line of Lawrenceville Highway; **THENCE** running along said R/W line of Lawrenceville Highway the following courses and distance: North 43 degrees 55 minutes 14 seconds East a distance of 331.51 feet to a point; **THENCE** North 42 degrees 24 minutes 36 seconds East a distance of 161.38 feet to a 1/2" rebar found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 161,322 square feet, or 3.703 acres.

PLANNING COMMISSION**RECOMMENDED CONDITIONS_07052022****RZC2022-00037**

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Hookah/Vapor Bar or Lounge
- Machine Shop
- Maintenance Shop (fleet vehicles)

- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

~~**D.** Outdoor storage shall be prohibited.~~

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022”

presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing and in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- B.** Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
- C. Woven or knitted shade fabrics made from polypropylene, polyethylene or polyolefin shall be allowed to provide shade to an area described as a “COVERED SHADE AREA” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022.”**
- D. Greenhouses shall be allowed to incorporate the use Plastic Films, Polycarbonate, Glass, and Fiberglass to provide shade to an area described as a “GREENHOUSE” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022.”**
- E.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning

and Development.

- F.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- G.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- H.** ~~Provide~~ Maintain a ~~six (6)~~ **five (5)** foot concrete sidewalk adjacent to ~~all~~ **public-Lawrenceville Highway** right-of-ways.
- 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 right-of-ways;
- J.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- K.** Natural vegetation shall remain on the property until the issuance of a development permit.
- L.** Any utility relocations shall be the responsibility of the developer.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06052022

SUP2022-00068

Approval of Special Use Permit for allowing outdoor storage and sales, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

- A.** Allow outdoor ~~storage and~~ sales **and display shall be limited to an areas described as “COVERED SHADE AREA” and “GREENHOUSE”** as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.
- B.** **Outdoor storage shall be limited to an area described as a “30’ LANDSCAPED BUFFER WITH 8’ OPAQUE FENCE TO BE MAINTAINED IN LIEU OF 75’ ZONING BUFFER” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.**

2. The following variance is granted:

- A.** A variance to allow a reduction in buffers from seventy (75) feet in width to thirty (30) feet in width as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00037
SUP2022-00068

Applicant: David Waters

Legend

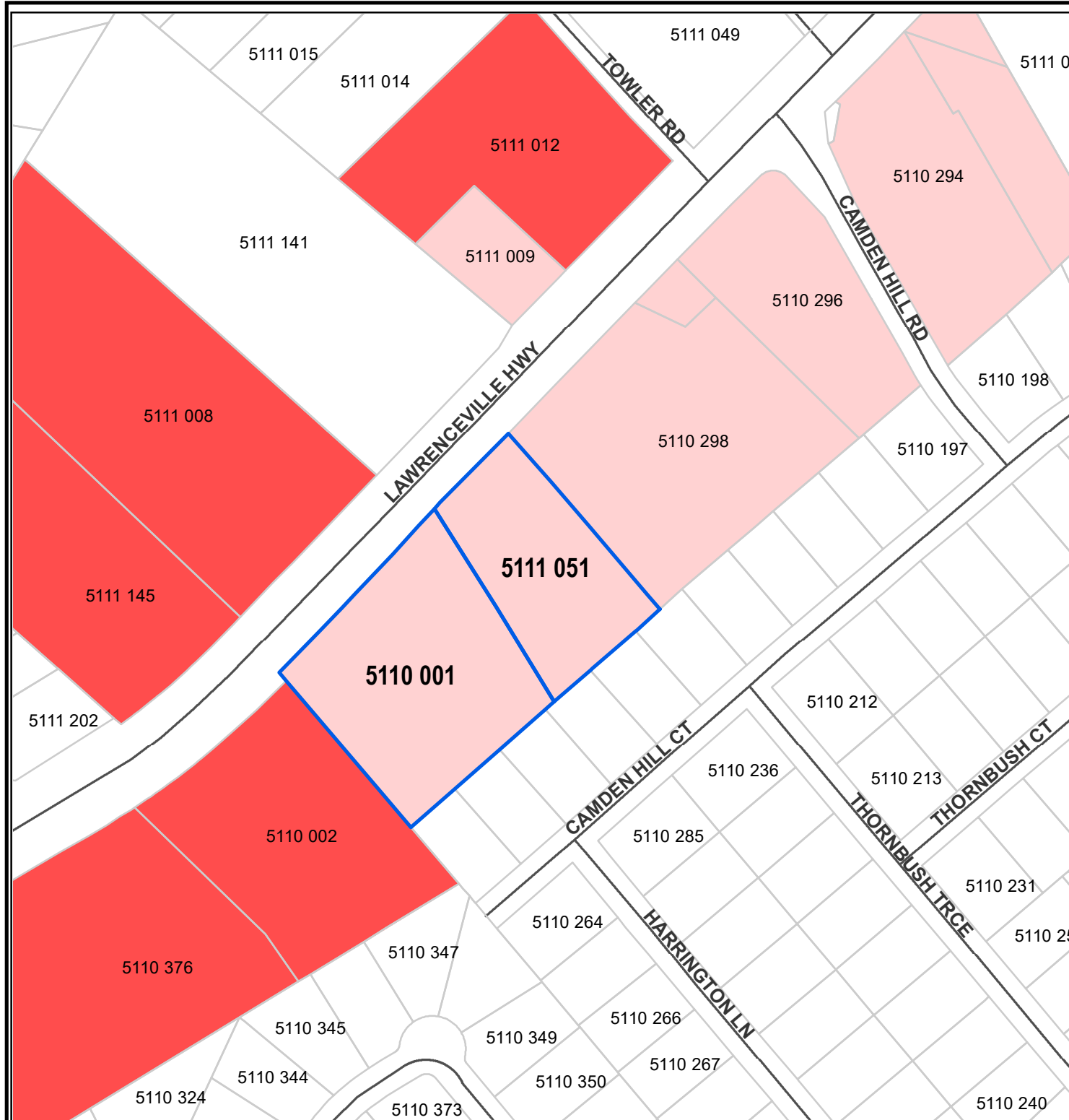
-  Subject Property
-  Parcels

Zoning Districts

-  BG General Business
-  OI Office Institutional
-  Roads



0 115 230





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00037
SUP2022-00068

Applicant: David Waters



Legend

- Subject Property
- Parcels
- Roads



0 115 230



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00038; City of Lawrenceville; Portion of R7011 015 (Right-of-Way Abandonment)

Department: Planning and Development

Date of Meeting: Wednesday, July 13, 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 request rezoning of a 4.57-acre parcel from BG (General Business District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is bisected by the Park Access Drive right-of-way, and located just northeast of the intersection of Lyle Circle.

Attachments/Exhibits:

- RZC2022-00038_REPORT
- RZC2022-00038_P&D RECOMMENDED CONDITIONS
- RZC2022-00038_HISTORICAL TAX MAP
- RZC2022-00038_LEGAL DESCRIPTION
- RZC2022-00038_PC RECO CON
- PDZoneMapAerial_RZC2022-00038
- PDZoneMap_RZC2022-00038

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER: RZC2022-00038
APPLICANT: CITY OF LAWRENCEVILLE
CONTACT: TODD HARGRAVE
PHONE NUMBER: 678.407.6583
LOCATION: 0 LYLE CIRCLE
PARCEL ID: PORTION OF R7011 015 (RIGHT-OF-WAY
ABANDONEMENT); TRACT 1 AND TRACT 2;
ACREAGE: 4.57 ACRES
ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) TO BG
(GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT: GENERAL BUSINESS
DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject property has been zoned BG (General Business District) since 1985.

PROJECT DATA

The applicant request rezoning of a 4.57-acre parcel from BG (General Business District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is bisected by the Park Access Drive right-of-way, and located just northeast of the intersection of Lyle Circle. The property is vacant.

The immediate surrounding area comprises primarily of commercial/retail uses and zoning. To the south, is an existing mini-warehouse facility and a vacant tract of land zoned BG (General Business District). To the west, across Lyle Circle, is a developed BG zoned property consisting of a multi-tenant commercial/retail center. To the north are outparcels zoned BG consisting of a variety of commercial/retail uses and zoning. To the east is a developed BG zoned

property consisting of landscape supply facility, and further to the east is an LM (Light Manufacturing District) consisting of recreational vehicle rental facility. Based on these factors the proposed zoning may be consistent with the developments, use and zoning 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 College Corridor Character Area. The College Corridor will be a unique place in the community, connecting two of the city's strongest anchors: Downtown and Georgia Gwinnett College (GCC). The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will 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.

The proposal, if properly conditioned, with an emphasis on design, landscaping, the proposed request could become another example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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/retail, industrial and mixed-use zoning. The site is surrounded by developed and undeveloped commercial/retail properties. A commercial/retail 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.

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 recognize redevelopment opportunities present throughout the city limits. Community Mixed Character Areas could benefit from the “halo effect” of high-quality development already happening nearby..

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 develop a 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

RECOMMENDED CONDITIONS_06052022

RZC2022-00038

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

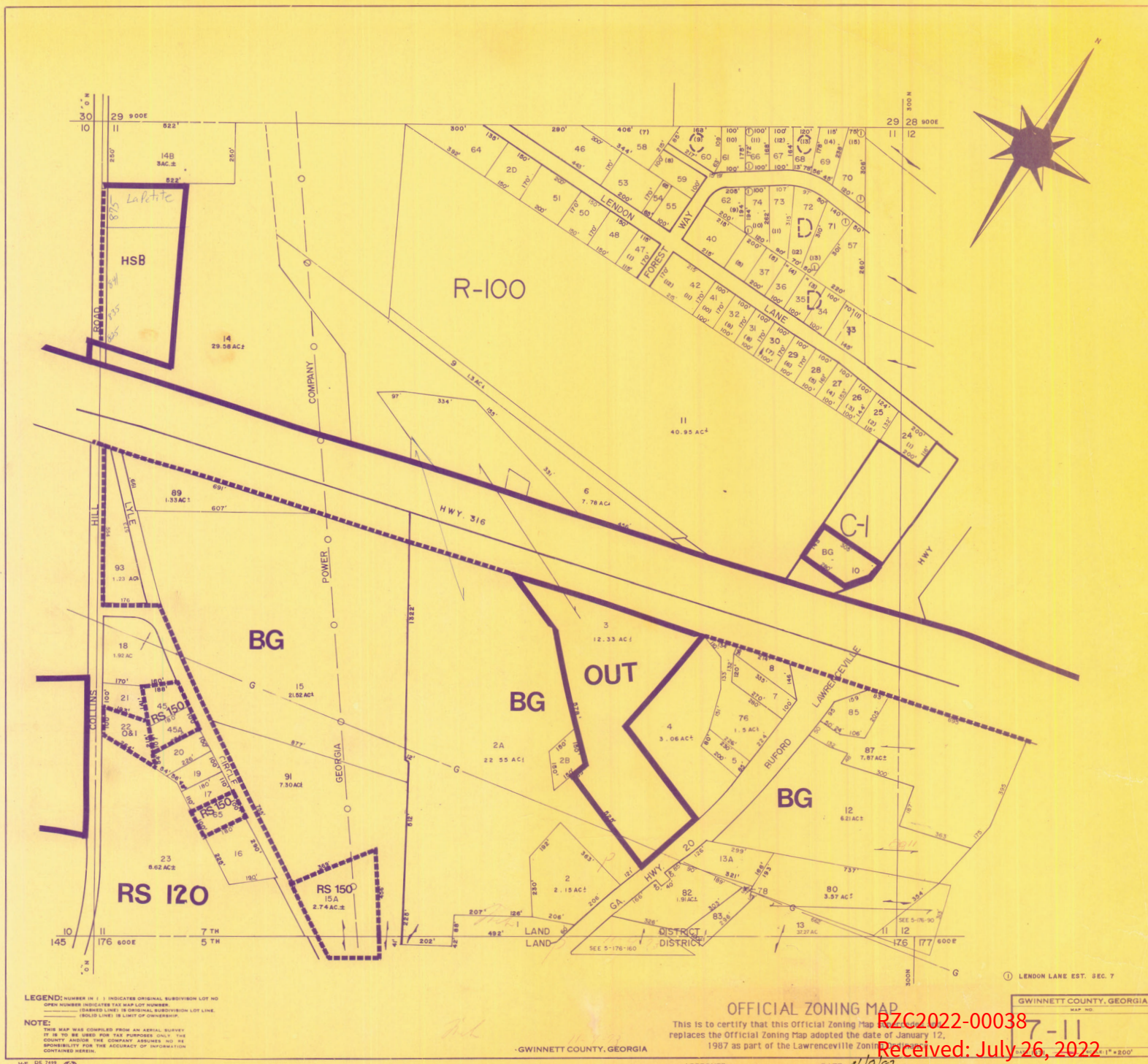
A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.



DEED B: 58146 P: 00276
 12/08/2020 10:15 AM Pgs: 13 Fees: \$25.00
 TTax: \$0.00
 Richard T. Alexander, Jr., Clerk of Superior Court
 Gwinnett County, GA
 PT-61 #: 0672020034522
 ERECORDED
 eFile Participant IDs: 4935967122,

**GEORGIA DEPARTMENT OF TRANSPORTATION
 QUITCLAIM DEED**

STATE OF GEORGIA
 COUNTY OF FULTON

PROJECT: MSL00-0004-00(086)
 GWINNETT COUNTY
 PARCEL 115R, PI # 004086
 PM # 3352 & 3353; TRACT 1 AND 2

THIS INDENTURE, made this 11 day of August, 20 20, between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (herein called "Grantor") and DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF LAWRENCEVILLE, GEORGIA (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any easement of record.

THIS CONVEYANCE IS MADE SUBJECT TO any utilities facilities permitted by the Department of Transportation, and any utilities existing on the property at the time of this transfer.

PM QCD Revised 8/2/2017

RZC2022-00038

Received: May 26, 2022

Planning and Development Depa

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(0863)
GWINNETT COUNTY
PARCEL 115R, PI # 004086
PM # 3352 & 3353; TRACT 1 AND 2

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

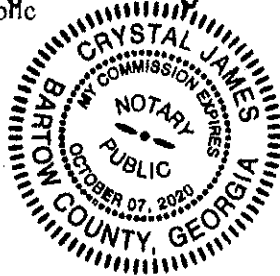
DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

Signed, Sealed, and Delivered this the
11 day of August, 2020 in the
Presence of

BY: Russell R. McMurry (Seal)
Russell R. McMurry, P.E.
Commissioner

J. Walker
Witness

Crystal James
Notary Public



ATTEST: Angela O. Whitworth (Seal)
Angela O. Whitworth
Treasurer



PM QCD Revised 8/2/2017

RZC2022-00038

Received: May 26, 2022

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EXHIBIT "A"

PROJECT NO.: MSL00-0004-00(086)
P. I. NO.: 004086
PARCEL NO.: 115R
P.M. #: 3352 AND 3353
TRACT 1 = PM 3352
AREA: 1.134 ACRES
TRACT 2 = PM 3353
AREA: 3.442 ACRES

GWINNETT COUNTY:

TRACT 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

BEGINNING at a point 32.00 feet left of and opposite Station 322+89.44 on the construction centerline of Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence **N 52° 50' 41" W** a distance of **332.07 feet** to a point 312.56 feet left of and opposite Station 332+38.39 on said construction centerline laid out for Park Access Drive;

Thence **N 63° 27' 26" E** a distance of **46.15 feet** to a point 305.18 feet left of and opposite Station 331+92.83 on said construction centerline laid out for Park Access Drive;

Thence **N 81° 26' 31" E** a distance of **70.71 feet** to a point 262.37 feet left of and opposite Station 324+44.90 on said construction centerline laid out for Park Access Drive;

Thence **S 18° 37' 51" E** a distance of **23.09 feet** to a point 247.19 feet left of and opposite Station 324+27.50 on said construction centerline laid out for Park Access Drive;

Thence **N 71° 22' 23" E** a distance of **247.50 feet** to a point 44.70 feet left of and opposite Station 326+13.11 on said construction centerline laid out for Park Access Drive;

Thence **N 71° 22' 24" E** a distance of **13.10 feet** to a point 32.00 feet left of and opposite Station 326+17.12 on said construction centerline laid out for Park Access Drive;

Thence southwesterly along a curve to the right an arc length of **80.261 feet** having a radius of **168.000 feet** subtended by a chord bearing of **S 08° 47' 13" W** for a chord distance of **79.500 feet** to the point 32.00 feet left of and opposite Station 325+21.57 on said construction centerline laid out for Park Access Drive;

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Thence S 22° 28' 24" W a distance of 232.13 feet back to the point of beginning.

Said Tract 1 contains 1.134 acres and is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

PERMANENT EASEMENT AREA 3

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the western right of way of Park Access Drive for the entire frontage of Parcel 115R, Tract 1, designated as Easement Area 3, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along the entire eastern boundary of Parcel 115R, Tract 1, designated and shown as Easement Area 3, described as follows:

Beginning at a point being a concrete right of way marker located at a point 32.00 feet left of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence leaving the r/w of Park Access Drive proceeding northwesterly a bearing of N 67° 31' 36" W for a distance of 28.00 feet to a concrete marker monumenting the southwest corner of said permanent easement Area 3. Said point being located 60.00 feet left of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence proceeding northeasterly along the westerly limits of said permanent easement Area 3, a bearing of N 22° 20' 43" E for a distance of 305.20 feet to a concrete marker designated and shown as the northwest corner of said permanent easement Area 3 and shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 44.70 feet left of and opposite Station 326+13.11 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence proceeding northeasterly toward the r/w of Park Access Drive and along the northern boundary of Parcel 115R, Tract 1, a bearing of N 71° 22' 24" E for a distance of 13.10 feet to a

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concrete r/w marker along the westerly r/w of Park Access Drive monumenting the northeast corner of Parcel 115R, Tract 1 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point also being the northeast corner of said permanent easement Area 3. Said point being located 32.00 feet left of and opposite Station 326+17.12 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence southwesterly along the westerly r/w of Park Access Drive following the curvature thereof of a curve to the right having a radius of 168.000 feet subtended by an arc length of 80.261 feet and a chord bearing of **S 08° 47' 13" W** for a chord distance of **79.500** feet to a point monumenting the Point of Curvature of said curve along the r/w and shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet left of and opposite Station 325+21.57 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence continuing southwesterly along the westerly r/w of Park Access Drive a bearing of **S 22° 28' 24" W** for a distance of **236.57** feet to a concrete r/w marker and **THE TRUE POINT OF BEGINNING**, monumenting the southeast corner of easement Area 3 as well as the southeast corner of Parcel 115R, Tract 1 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet left of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Said "**Permanent Easement for the Maintenance of Slopes**", Area 1, being located on **Parcel 115R, Tract 1**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.192 acres** or **8,381.27 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

BEGINNING at a point 32.00 feet right of and opposite Station 321+49.53 on the construction centerline of Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence northeasterly along a curve to the left an arc length of **122.857** feet having a radius of **532.000** feet subtended by a chord bearing of **N 29° 42' 41" E** for a chord distance of **122.584** feet to the point 32.00 feet right of and opposite Station 322+65.00 on said construction centerline laid out for Park Access Drive

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Thence **S 66° 54' 16" E** a distance of **28.00 feet** to a point 60.00 feet right of and opposite Station 322+65.00 on said construction centerline laid out for Park Access Drive;

Thence northeasterly along a curve to the left an arc length of **6.081 feet** having a radius of **560.000 feet** subtended by a chord bearing of **N 22° 47' 04" E** for a chord distance of **6.081 feet** to the point 60.00 feet right of and opposite Station 322+70.43 on said construction centerline laid out for Park Access Drive

Thence **N 22° 28' 24" E** a distance of **14.57 feet** to a point 60.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive;

Thence **N 67° 31' 36" W** a distance of **28.00 feet** to a point 32.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive;

Thence **N 22° 28' 24" E** a distance of **236.57 feet** to a point 32.00 feet right of and opposite Station 325+21.57 on said construction centerline laid out for Park Access Drive;

Thence northeasterly along a curve to the left an arc length of **161.58 feet** having a radius of **232.000 feet** subtended by a chord bearing of **N 02° 31' 16" E** for a chord distance of **158.334 feet** to the point 32.00 feet right of and opposite Station 326+60.86 on said construction centerline laid out for Park Access Drive;

Thence **N 72° 34' 08" E** a distance of **137.45 feet** to a point 169.45 feet right of and opposite Station 326+60.86 on said construction centerline laid out for Park Access Drive;

Thence **S 35° 13' 01" E** a distance of **66.72 feet** to a point 194.97 feet right of and opposite Station 326+28.55 on said construction centerline laid out for Park Access Drive;

Thence **S 27° 10' 60" E** a distance of **450.81 feet** to a point 483.40 feet right of and opposite Station 324+31.07 on said construction centerline laid out for Park Access Drive;

Thence **S 80° 48' 06" W** a distance of **93.32 feet** to a point 403.98 feet right of and opposite Station 323+82.08 on said construction centerline laid out for Park Access Drive;

Thence **S 80° 48' 06" W** a distance of **455.25 feet** back to the point of beginning.

Said **Tract 2** contains **3.442 acres** and is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

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PERMANENT EASEMENT AREA 2

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the eastern right of way of Park Access Drive located in the southwest corner of the frontage of Parcel 115R, Tract 2, designated as Easement Area 2, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along part of the frontage of Parcel 115R, Tract 2, in the southwest corner of said parcel designated and shown as Easement Area 2, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" described as follows:

Beginning at a point located at a point 32.00 feet right of and opposite Station 321+49.53 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086). Said point also being located at the intersection of the easterly r/w of Park Access Drive and the centerline of the Colonial Pipeline Easement in the southwest corner of Parcel 115R, Tract 2;

Thence proceeding northeasterly along the easterly r/w of Park Access Drive following the curvature thereof of a curve to the left having a radius of 532.000 feet subtended by an arc length of 122.857 feet and a chord bearing of **N 29° 42' 41" E** for a chord distance of **122.584** feet to a concrete marker monumenting the northwest corner of said permanent easement Area 2. Said point being located 32.00 feet right of and opposite Station 322+65.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence leaving the easterly r/w of Park Access Drive, a bearing of **S 66° 54' 16" E** for a distance of **28.00** feet to a concrete marker designated and shown as the northeast corner of said permanent easement Area 2 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 60.00 feet right of and opposite Station 322+65.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence proceeding southwesterly along the easterly limits of permanent easement Area 2 a bearing of **S 26° 49' 11" W** for a distance of **72.75** feet to a point along the easterly limits of permanent easement Area 2 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 322+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

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Thence continuing southwesterly along the easterly limits of permanent easement Area 2 a bearing of **S 41° 25' 50" W** for a distance of **34.03 feet** to a point along the easterly limits of permanent easement Area 2, monumenting the southeast corner of permanent easement Area 2 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 54.58 feet right of and opposite Station 321+69.85 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B". Said point also being located at the centerline of the Colonial Pipeline Easement in the southwest corner of Parcel 115R, Tract 2;

Thence southwesterly toward the easterly r/w of Park Access Drive along the centerline of the Colonial Pipeline Easement a bearing of **S 80° 48' 06" W** for a distance of **31.58 feet** to a point monumenting the southwest corner of permanent easement Area 2 and the southwest corner of Parcel 115R, Tract 2 and **THE TRUE POINT OF BEGINNING**. Said point being on the easterly r/w of Park Access Drive and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet right of and opposite Station 321+49.53 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Said "**Permanent Easement for the Maintenance of Slopes**", Area 2, being located on **Parcel 115R, Tract 2**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.069 acres** or **2,997.13 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

PERMANENT EASEMENT AREA 4

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the eastern right of way of Park Access Drive located in the southwest corner of the frontage of Parcel 115R, Tract 2, designated as Easement Area 4, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along part of the frontage of Parcel 115R, Tract 2, in the northwesterly corner of said parcel designated and shown as Easement Area 4, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" described as follows:

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Beginning at a point located at a point 32.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence proceeding northeasterly along the easterly r/w of Park Access Drive a bearing of **N 22° 28' 24" E** for a chord distance of **236.57** feet to a point monumenting the Point of Curvature along the easterly r/w of Park Access Drive and the westerly limits of the permanent easement Area 4. Said point being located 32.00 feet right of and opposite Station 325+21.57 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence northwesterly along the easterly r/w of Park Access Drive following the curvature thereof of a curve to the left having a radius of 232.000 feet subtended by an arc length of 256.576 feet and a chord bearing of **N 09° 12' 33" W** for a chord distance of **243.699** feet to a point monumenting the northwest corner of said permanent easement Area 4 and Parcel 115R, Tract 2. Said point being located 32.00 feet right of and opposite Station 327+42.75 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence leaving the easterly r/w of Park Access Drive, a bearing of **S 79° 34' 54" E** for a distance of **36.74** feet to a point along the north property line of Parcel 115R, Tract 2 and permanent easement Area 4 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 56.58 feet right of and opposite Station 327+20.35 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence proceeding northeasterly along the northerly limits of permanent easement Area 2 and the north property line of Parcel 115R, Tract 2, a bearing of **N 85° 33' 39" E** for a distance of **15.38** feet to a point monumenting the northeast corner of permanent easement Area 4 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 70.00 feet right of and opposite Station 327+14.65 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence southeasterly along the easterly limits of permanent easement Area 4 a bearing of **S 12° 45' 19" E** for a distance of **150.14** feet to a point along the easterly limits of permanent easement Area 4, as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 326+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

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Thence southwesterly along the easterly limits of permanent easement Area 4, a bearing of **S 13° 12' 14" W** for a distance of **122.54 feet** to a point as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 60.00 feet right of and opposite Station 325+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence continuing southwesterly along the easterly limits of permanent easement Area 4 a bearing of **S 22° 28' 24" W** for a distance of **215.00 feet** to a concrete marker along the easterly limits of permanent easement Area 4, monumenting the southeast corner of said permanent easement Area 4 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence northwesterly toward the r/w of Park Access Drive and along the southerly limits of permanent easement Area 4 a bearing of **N 67° 31' 36" W** for a distance of **28.00 feet** to a point along the easterly r/w of Park Access Drive and monumenting the southwest corner of permanent easement Area 4 and **THE TRUE POINT OF BEGINNING**, as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 32.00 feet right of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

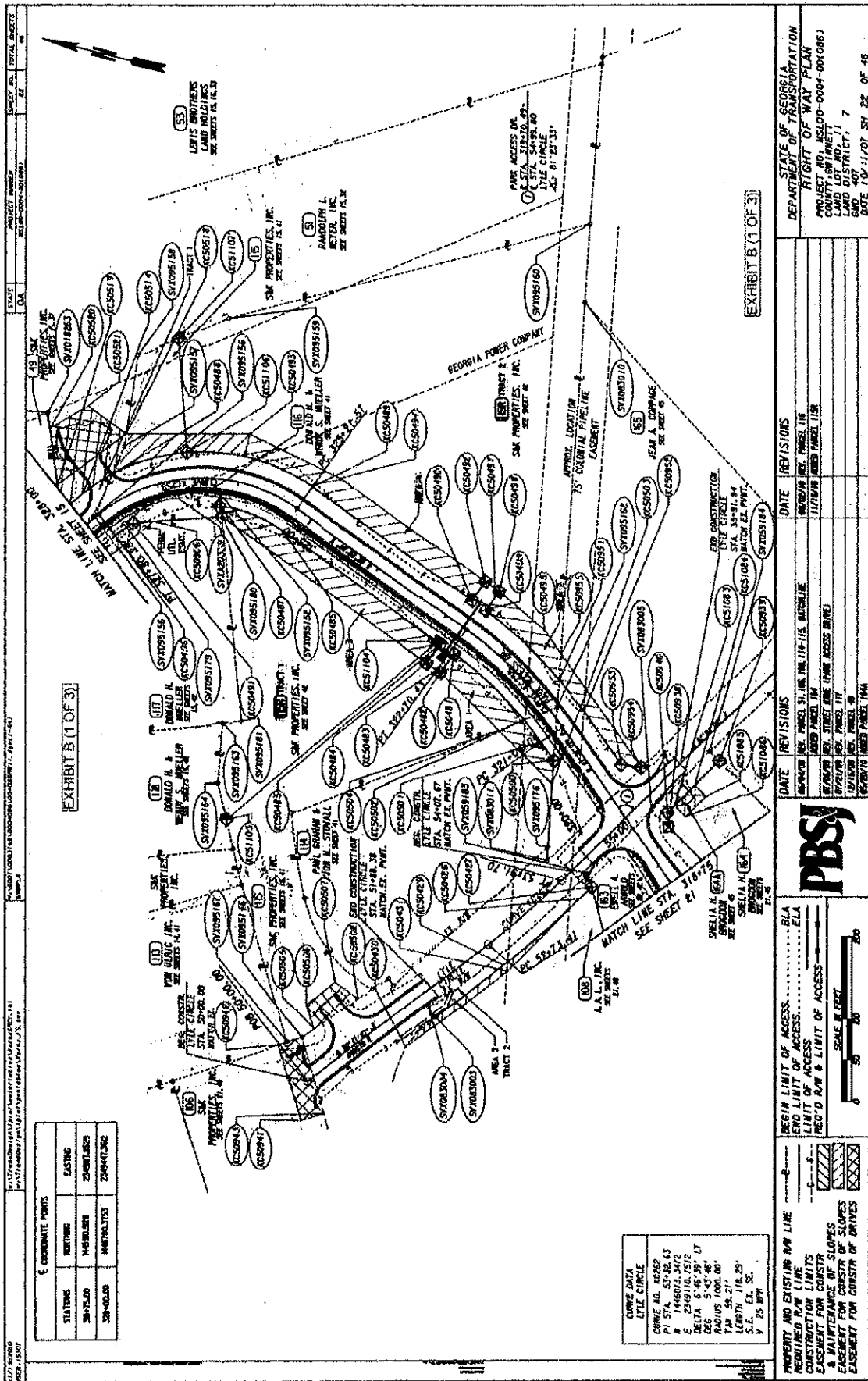
Said **"Permanent Easement for the Maintenance of Slopes"**, Area 4, being located on **Parcel 115R, Tract 2**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.297 acres** or **12,917.32 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

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[illegible]

PLANNING COMMISSION

RECOMMENDED CONDITIONS_07052022

RZC2022-00038

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

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

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00038

Applicant: City of Lawrenceville

Legend

 Subject Property

 Parcels

Zoning Districts

 BG General Business

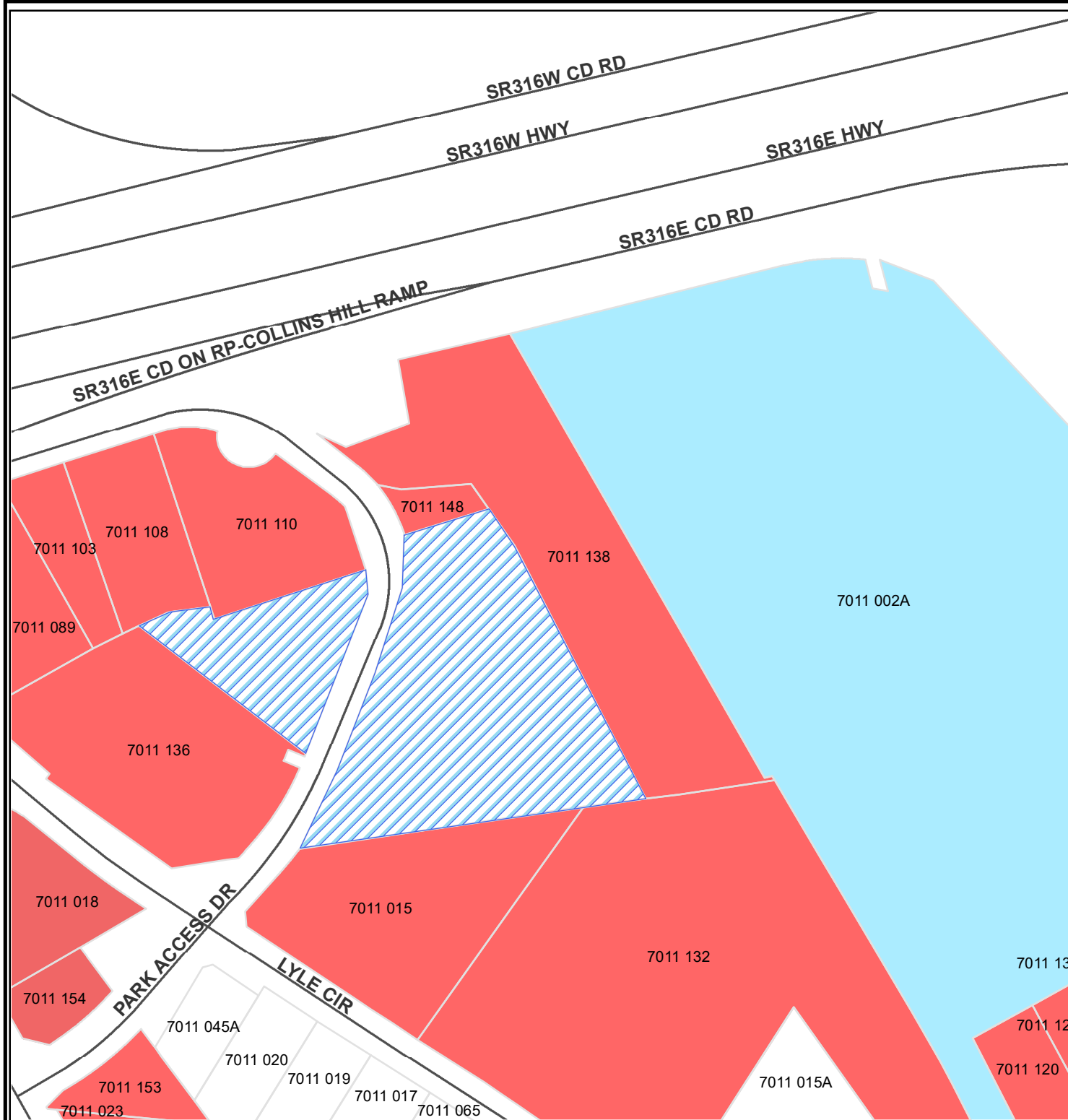
 HSB Highway Service Business

 LM Light Manufacturing

 Roads



0 120 240



*The City of Lawrenceville
Planning & Development*

File # RZC2022-00038

Applicant: City of Lawrenceville





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00039; City of Lawrenceville; Property located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road

Department: Planning and Development

Date of Meeting: Wednesday, July 13, 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 request rezoning of a 1.34-acre parcel from BG (General Business District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road.

Attachments/Exhibits:

- RZC2022-00039_REPORT
- RZC2022-00039_P&D RECOMMENDED CONDITIONS
- RZC2022-00039_EXHIBIT
- RZC2022-00039_LEGAL DESCRIPTION
- RZC2022-00039_RESOLUTION OF ABANDONEMENT
- RZC2022-00039_PC RECO CON_07052022
- PDZoneMapAerial_RZC2022-00039
- PDZoneMap_RZC2022-00039

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

CASE NUMBER: RZC2022-00039

APPLICANT: CITY OF LAWRENCEVILLE

CONTACT: TODD HARGRAVE

PHONE NUMBER: 678.407.6583

LOCATION: PROPERTY LOCATED AT THE NORTHWEST
INTERSECTION OF COLLINS HILL ROAD AND
HURRICANE SHOALS ROAD

PARCEL ID: PORTIONS OF R5145 036, R7010 091, R7010 105 AND
R7011 023 (GDOT RIGHT-OF-WAY ABANDONEMENT)

ACREAGE: 1.34 ACRES

ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) TO BG
(GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned BG (General Business District) since 1985.

PROJECT DATA

The applicant request rezoning of a 1.34-acre parcel from BG (General Business District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road. The property is vacant.

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). Immediately adjacent to the north and west is the BG zoned Collins Hill Walmart Supercenter. To the north and east, are vacant parcels of land zoned BG, and to the south across Hurricane Shoals Road are multiple properties zoned for commercial uses, as well as the recently completed College Corridor. Based on these factors the proposed zoning may be consistent with the developments and zoning 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 College Corridor Character Area. The College Corridor will be a unique place in the community, connecting two of the city's strongest anchors: Downtown and Georgia Gwinnett College (GCC). The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will 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.

The proposal, if properly conditioned, with an emphasis on design, landscaping, the proposed request could become another example of the city's efforts to expand the "halo effect" throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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/retail, industrial and mixed-use zoning. The site is surrounded by developed and undeveloped commercial/retail properties. A commercial/retail 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.

- 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 recognize redevelopment opportunities present throughout the city limits. Community Mixed Character Areas could benefit from the “halo effect” of high-quality development already happening nearby..

- 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 develop a 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

RECOMMENDED CONDITIONS_06032022

RZC2022-00039

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

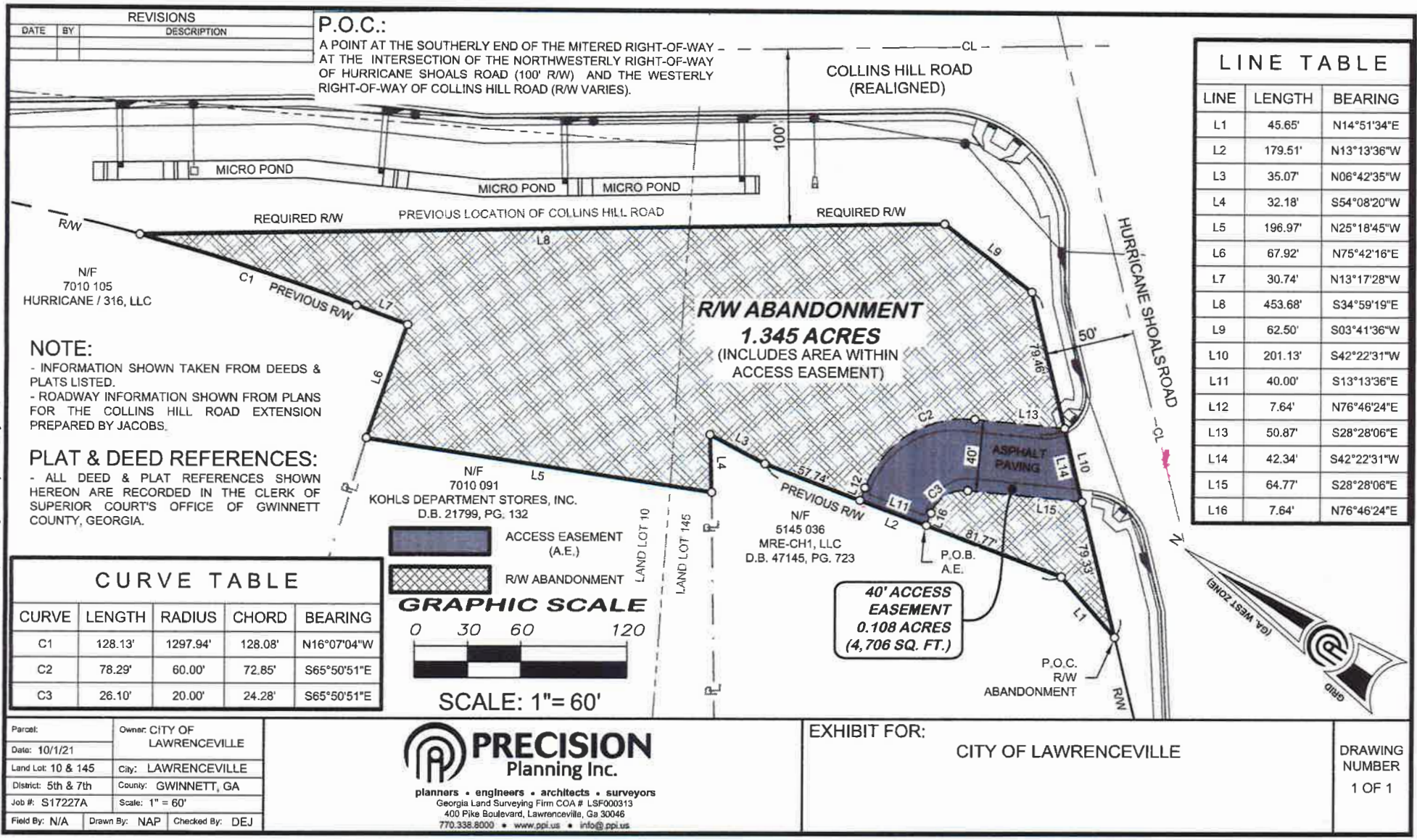
A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.



LAND DESCRIPTION RIGHT-OF-WAY ABANDONMENT

All that tract or parcel of land lying and being in Land Lots 10 & 145 of the 5th & 7th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF COMMENCEMENT, begin at a point at the Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W), said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said existing Right-of-Way of Collins Hill Road the following eight (8) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; **THENCE** North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point; **THENCE** North 06 degrees 42 minutes 35 seconds West for a distance of 35.07 feet to a Point; **THENCE** South 54 degrees 08 minutes 20 seconds West for a distance of 32.18 feet to a Point; **THENCE** North 25 degrees 18 minutes 45 seconds West for a distance of 196.97 feet to a Point; **THENCE** North 75 degrees 42 minutes 16 seconds East for a distance of 67.92 feet to a Point; **THENCE** North 13 degrees 17 minutes 28 seconds West for a distance of 30.74 feet to a Point; **THENCE** along a curve to the left having a radius of 1297.94 feet and arc length of 128.13 feet being subtended by a chord of North 16 degrees 07 minutes 04 seconds West for a distance of 128.08 feet to a Point; **THENCE** leaving said existing Right-of-Way and continue along said required Right-of-Way of Collins Hill Road (Realigned), South 34 degrees 59 minutes 19 seconds East for a distance of 453.68 feet to a Point at the Northerly end of the mitered Right-of-Way intersection of Collins Hill Road and Hurricane Shoals Road; **THENCE** continuing along said mitered Right-of-Way, South 03 degrees 41 minutes 36 seconds West for a distance of 62.50 feet to a Point at the Southerly end of the aforesaid mitered Right-of-Way intersection; **THENCE** continuing along said Right-of-Way of Hurricane Shoals Road, South 42 degrees 22 minutes 31 seconds West for a distance of 201.13 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 1.345 acres (58,596 square feet) as shown on the Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 10/1/21.

LAND DESCRIPTION 40' ACCESS EASEMENT

All that tract or parcel of land lying and being in Land Lots 10 & 145 of the 5th & 7th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF COMMENCEMENT, begin at a point at the Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W); **THENCE** continuing along said existing Right-of-Way the following two (2) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; **THENCE** North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said existing Right-of-Way, North 13 degrees 13 minutes 36 seconds West for a distance of 40.00 feet to a Point; **THENCE** leaving said existing Right-of-Way, North 76 degrees 46 minutes 24 seconds East for a distance of 7.64 feet to a Point; **THENCE** along a curve to the right having a radius of 60.00 feet and arc length of 78.29 feet being subtended by a chord of South 65 degrees 50 minutes 51 seconds East for a distance of 72.85 feet to a Point; **THENCE** South 28 degrees 28 minutes 06 seconds East for a distance of 50.87 feet to a Point on the aforesaid required Right-of-Way of Hurricane Shoals Road; **THENCE** continuing along said Right-of-Way, South 42 degrees 22 minutes 31 seconds West for a distance of 42.34 feet to a Point; **THENCE** leaving said Right-of-Way, North 28 degrees 28 minutes 06 seconds West for a distance of 64.77 feet to a Point; **THENCE** along a curve to the left having a radius of 20.00 feet and arc length of 26.10 feet being subtended by a chord of North 65 degrees 50 minutes 51 seconds West for a distance of 24.28 feet to a Point; **THENCE** South 76 degrees 46 minutes 24 seconds West for a distance of 7.64 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.108 acres (4,706 square feet) as shown on the Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 10/1/21.

RESOLUTION RES-2021-13**RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET**

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of Collins Hill Road that contains 1.345 acres, more or less, has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of Collins Hill Road as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of Collins Hill Road containing 1.345 acres, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and these utility easements previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned and a forty foot access easement as shown on Exhibit "A" and described on Exhibit "B".

IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia including, but not limited to, the sale of the abandoned property by sealed bids to the highest bidder. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this 13th day of December, 2021.



David R. Still, Mayor

ATTEST:



Karen Pierce, City Clerk

RZC2022-00039

Received: May 26, 2022

Planning and Development Department

Chuck Warbington

From: Karen Pierce
Sent: Wednesday, April 13, 2022 10:14 AM
To: Chuck Warbington
Subject: RE:
Attachments: RES-2021-13 Abandon ROW Collins Hill Road.pdf

See attached

Karen Pierce, CMC | City Clerk
 Office: 678-407-6389 | 404-709-0715



From: Chuck Warbington <chuck.warbington@lawrencevillega.org>
Sent: Wednesday, April 13, 2022 7:44 AM
To: Karen Pierce <Karen.Pierce@LawrencevilleGA.Org>
Subject:

At the Dec 13 Work session last year we had a resolution to adandon left over ROW for Collins Hill Road near Hurricane shoals. Can you send that resolution to me?



Chuck Warbington, PE
 City Manager
 Office: 678-407-6415 | Mobile: 770-315-2725
Lawrencevillega.org DowntownLawrencevilleGa.com

RZC2022-00039
 Received: May 26, 2022
 Planning and Development Depa

Chuck Warbington

From: Chuck Warbington
Sent: Tuesday, November 16, 2021 1:27 PM
To: 'Lee Thompson'; Frank Hartley
Cc: Karen Pierce
Subject: Abandonment of Municipal Street - Left over ROW for Collins Hill Road.
Attachments: 0297_001.pdf

Can you provide a resolution for abandonment of municipal street for this left over section of Collins Hill Road?

Please have this on the December 13 Work Session Agenda. Thanks



Chuck Warbington, PE

City Manager

Office: 678407-6415 | Mobile: 770-315-2725

Lawrencevillega.org DowntownLawrencevilleGa.com

RZC2022-00039
Received: May 26, 2022
Planning and Development Depa



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00039

Applicant: City of Lawrenceville

Legend

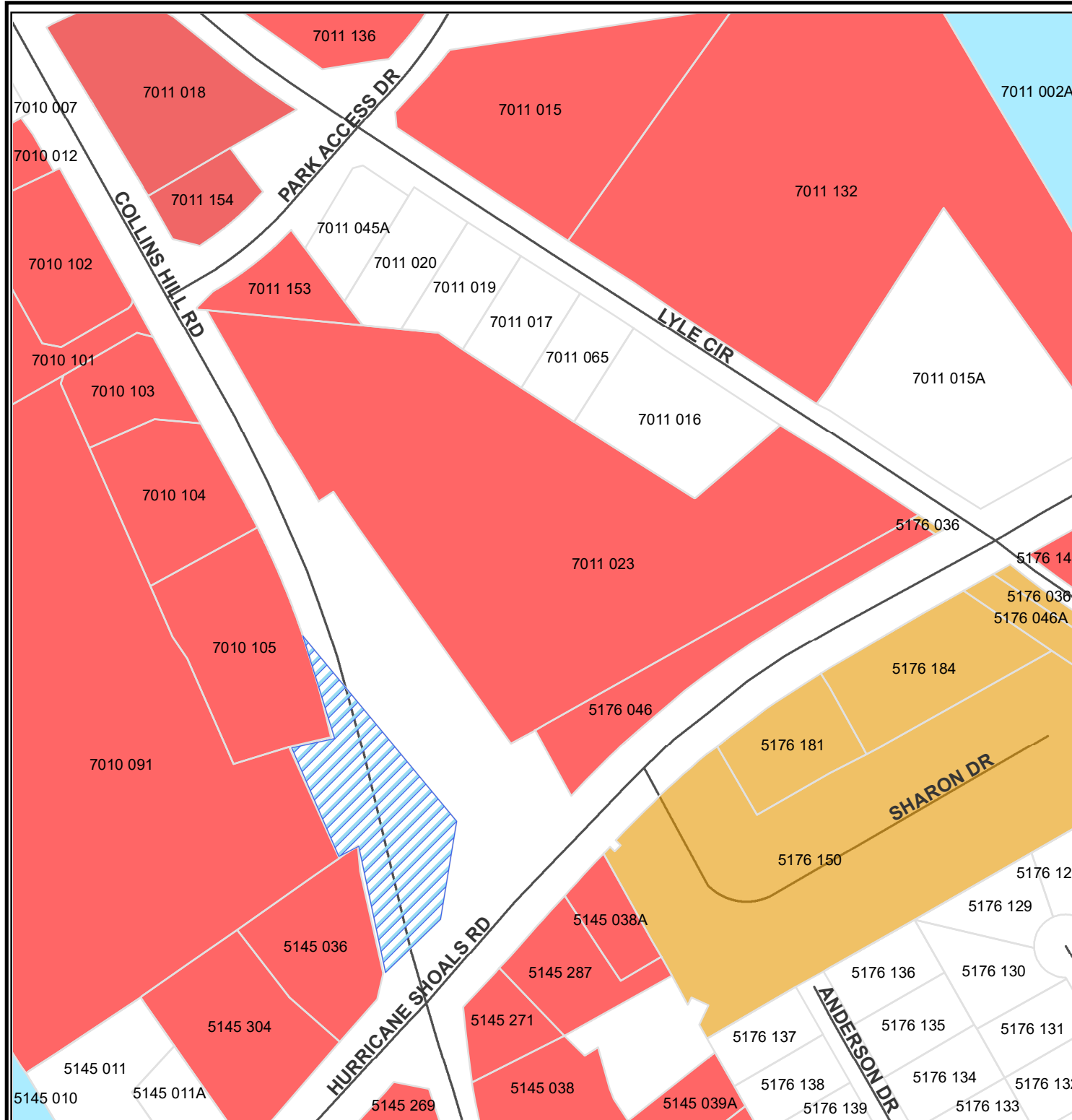
-  Subject Properties
-  Parcels

Zoning Districts

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



0 120 240





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File # RZC2022-00039

Applicant: City of Lawrenceville



Legend

-  Subject Properties
-  Parcels
-  Roads



0 120 240



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION

AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00040; City of Lawrenceville; Property located along the southerly right-of-way of State Route 316 along Ramp “X”, also known as Eastbound Connector Road, with the northeasterly right-of-way of Lightning Access Road.

Department: Planning and Development

Date of Meeting: Wednesday, July 13, 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 request rezoning of a 5.59-acre parcel from R-100 (Gwinnett County – Single-Family Residence District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located along the southerly right-of-way of State Route 316 along Ramp “X” also known as Eastbound Connector Road with the northeasterly right-of-way of Lightning Access Road at its intersection with Buford Drive/Georgia Highway 20.

Attachments/Exhibits:

- RZC2022-00040_REPORT
- RZC2022-00040_P&D RECOMMENDED CONDITIONS_06022022
- RZC2022-00040_LIGHTNING EXT_HIST TAX MAP_05262022
- RZC2022-00040_LIGHTNING EXT_05262022
- RZC2022-00040_PC RECO CON_07052022

- **PDZoneMap_RZC2022-00040**
- **PDZoneMapAerial_RZC2022-00040**

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

CASE NUMBER: RZC2022-00040

APPLICANT: CITY OF LAWRENCEVILLE

CONTACT: TODD HARGRAVE

PHONE NUMBER: 678.407.6583

LOCATION: SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 316
ALONG RAMP “X” ALSO KNOWN AS EASTBOUND
CONNECTOR ROAD WITH THE NORTHEASTERLY
RIGHT-OF-WAY OF LIGHTNING ACCESS ROAD

PARCEL ID: PORTION OF R7011 003 (GDOT RIGHT-OF-WAY-
ABANDONEMENT, PARCEL 4, TRACT 1 AND TRACT 2)

ACREAGE: 5.59 ACRES

ZONING PROPOSAL: R-100 (GWINNETT COUNTY – SINGLE-FAMILY
RESIDENCE DISTRICT) TO BG (GENERAL BUSINESS
DISTRICT)

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

The subject property has been zoned R-100 (Gwinnett County – Single-Family Residence District) since 2004.

ZONING HISTORY:

In 2004, the property was annexed into the jurisdictional boundaries of the City of Lawrenceville, pursuant to ANX2004-00085.

PROJECT DATA

The applicant request rezoning of a 5.59-acre parcel from R-100 (Gwinnett County – Single-Family Residence District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located along the southerly right-of-way of State Route 316 along Ramp “X” also known as Eastbound Connector Road with the northeasterly right-of-way of Lightning Access Road at its intersection with Buford Drive/Georgia Highway 20. The property is vacant and primarily wooded.

The area surrounding the property could be characterized by commercial, light industrial and mixed-use uses and zoning. Bounded to the east by a city owned property once consisting of a recently demolished derelict hotel/motel. Further to the east, across Buford Drive is a recently approved CMU (Community Mixed-Use District) zoned property proposed to be developed with a mix of commercial/retail and multifamily use. Immediately to the south is an LM (Light Manufacturing District) consisting of a long standing RV and equipment rental facility. Further to the south at the intersection of Buford Drive and Hurricane Shoals Road are BG (General Business District) zoned properties consisting of commercial/retail and office uses. To north, across University Parkway (S.R. 316) are vacant tracts of land located in unincorporated Gwinnett County.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. This character area defines areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. The emphasis is on reduced curb cuts and connectivity between areas; access management for areas that do develop into shopping centers; beautiful landscaping; and the revitalization and re-use of older vacant structures and under-used lots. The proposed development may be consistent with goals and policies of the Comprehensive Plan promoting residential, general commercial, civic and mixed-use developments throughout the city limits.

The proposal, if properly conditioned, with an emphasis on design, landscaping, re-use and revitalization, the proposed request could become an example of the city’s efforts to expand the “halo effect” throughout the city limits. Therefore, the Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

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/retail, industrial and mixed-use zoning. The site is surrounded by developed and undeveloped commercial/retail, and industrial properties. A commercial/retail 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.

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 recognize redevelopment opportunities present throughout the city limits. Community Mixed Character Areas could benefit from the “halo effect” of high-quality development already happening nearby..

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 tract of underutilized land in support of the goals of the 2040 Comprehensive Plan.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06022022

RZC2022-00040

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

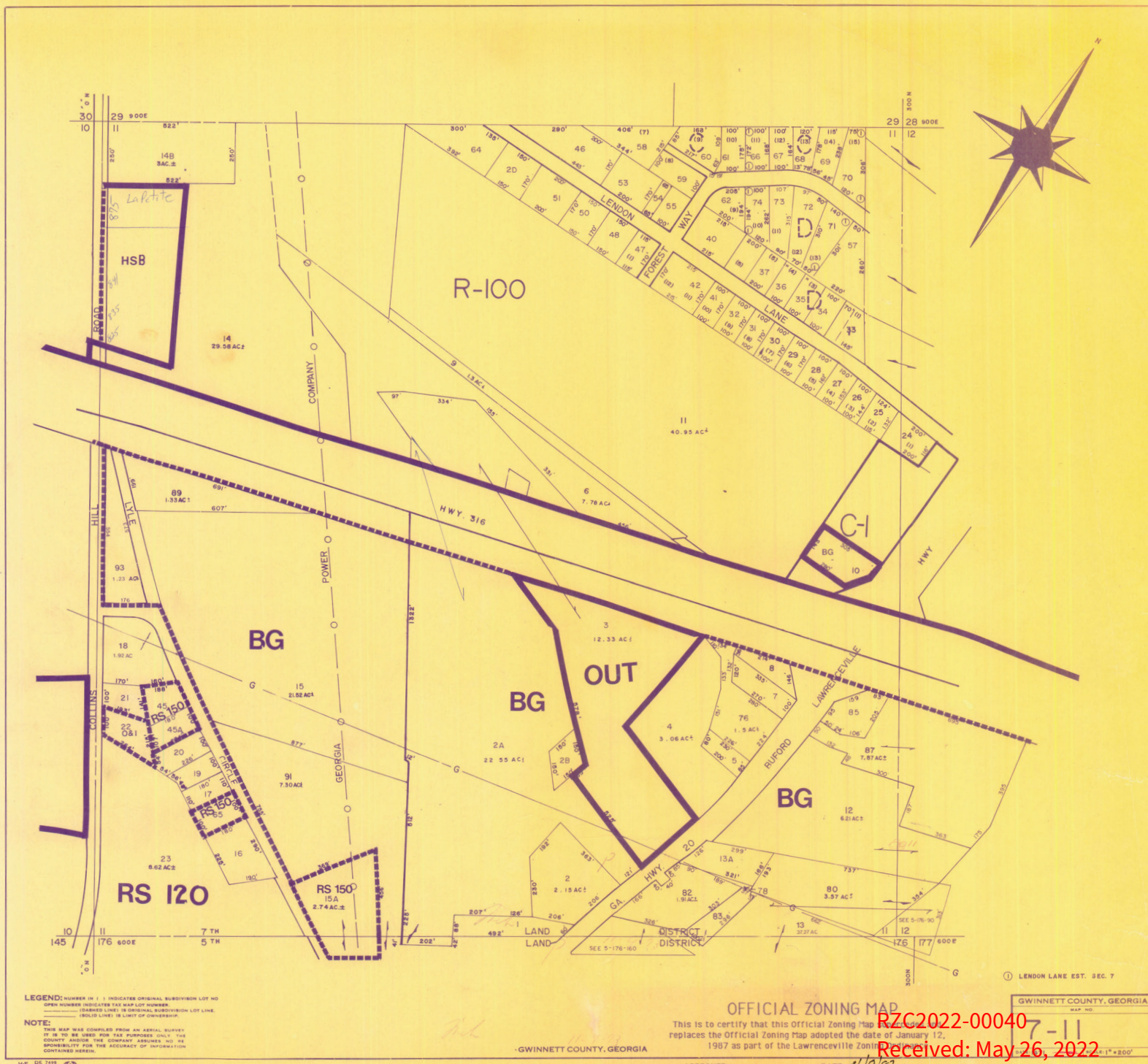
A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.



RZC2022-00040

Received: May 26, 2022

Planning and Development Department

DEED B: 58146 P: 00224

12/08/2020 10:03 AM Pgs: 7 Fees: \$25.00

TTax: \$0.00

Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA

PT-61 #: 0672020034514

ERECORDED

eFile Participant IDs: 4935967122,

**GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED**

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(086)
GWINNETT COUNTY
PARCEL 4, TRACTS 1 AND 2
PI # 004086
PM # 3389

THIS INDENTURE, made this 2 day of September, 2020, between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (herein called "Grantor") and DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF LAWRENCEVILLE, GEORGIA (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever Quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown On the attached plat marked as Exhibit "B".

EXCEPTING AND RESERVING those access rights to STATE ROUTE 316, RAMP "X", EASTBOUND CONNECTOR ROAD BEGINNING AT LIGHTNING ACCESS DRIVE AND ENDING AT THE NORTHEAST CORNER OF PARCEL 4, TRACT "1" as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any easement of record.

THIS CONVEYANCE IS MADE SUBJECT TO any utility's facilities permitted by the Department of Transportation, and any utilities existing on the property at the time of this transfer.

PM QCD Form Revised 9/7/2017

RZC2022-00040

Received: May 26, 2022

Planning and Development Depa

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(086)
GWINNETT COUNTY
PARCEL 4, TRACTS 1 AND 2
PI #004086
PM # 3389

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

DEPARTMENT OF
TRANSPORTATION

An agency of the State of Georgia

Signed, Sealed, and Delivered this the
2nd day of September, 2020 in the
Presence of

BY:

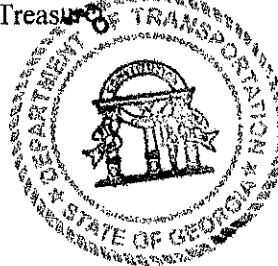
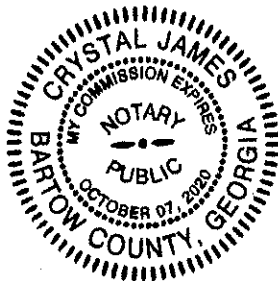
Russell R. McMurry (Seal)
Russell R. McMurry, P.E.
Commissioner

Witness

Notary Public

ATTEST:

Angela O. Whitworth (Seal)
Angela O. Whitworth
Treasurer



PM QCD Form Revised 9/7/2017

RZC2022-00040

Received: May 26, 2022

Planning and Development Depa

EXHIBIT "A"

PROJECT NO.: MSL00-0004-00(086)

GWINNETT COUNTY:

P. I. NO.: 004086

PARCEL NO.: 4

P.M. #: 3389

TRACT 1

AREA: 1.8881 ACRES

TRACT 2

AREA: 3.7036 ACRES

TRACT 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

BEGINNING at a concrete marker found along the southerly right of way of State Route 316 along Ramp "X" also known as the Eastbound Connector Road with the northeasterly right of way of Lightning Access Road and being located at Sta. 406+58.37 and 60.00 feet left of the centerline of Lightning Access Road per the Georgia Dept. of Transportation Project MSL-0004-00(086).

Thence proceeding easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", along a curve to the right an arc length of **243.734 feet** having a radius of **1850.86 feet** subtended by a chord bearing of **N 84° 03' 57" E** for a chord distance of **243.558 feet** to a concrete marker found located at Sta. 2294+71.28 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", a bearing of **N 87° 42' 45" E** for a distance of **244.08 feet** to a concrete marker found located at PC Sta. 2297+15.26 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", along a curve to the left an arc length of **57.975 feet** having a radius of **1968.86 feet** subtended by a chord bearing of **N 85° 47' 06" E** for a chord distance of **57.973 feet** to a concrete marker found located at Sta. 2297+71.14 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086). Said point monumenting the northeast corner of Tract 1;

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Planning and Development Depa

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Thence leaving the right of way of SR 316 southerly along the easterly boundary of Tract 1 a bearing of **S 03° 57' 46" E** for a distance of **293.14 feet** to a concrete marker found located along the northeasterly right of way of Lightning Access Drive at Sta. 412+75.50 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence proceeding northwesterly along the northerly right of way of Lightning Access Drive a bearing of **N 65° 46' 04" W** for a distance of **607.12 feet** to a concrete marker found located along the northerly right of way of Lightning Access Drive at Sta. 406+68.26 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing northwesterly along the northerly right of way of Lightning Access Drive a bearing of **N 68° 58' 39" W** for a distance of **11.34 feet** to a concrete marker found being the **TRUE POINT OF BEGINNING** located along the northerly right of way of Lightning Access Drive at Sta. 406+58.37 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Said **Tract 1** contains **1.8881 acres** and is a portion of a tract of land previously conveyed from Clara Martin Hood to the Ga. Dept of Transportation in Deed Book 13010 Pages 48-50 of Gwinnett County, Georgia, records. Said **Tract 1** being part of a Parcel 4 consisting of 9.9224 acres purchased from Clara Martin Hood on July 22, 1996 at deed book and page listed above under Ga. Dept of Transportation Project NH-108-1(21), PI No. 122710.

EXCEPTING AND RESERVING those access rights to SR 316, Ramp "X", Eastbound Connector Road, as described in Exhibit "A" and shown on the attached sketch marked Exhibit "B".

All those rights of access lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly as follows:

Said access rights **Beginning** at concrete marker found at the intersection of the southerly r/w of SR 316 Ramp "X", Eastbound Connector Road, with the northeasterly r/w of Lightning Access Drive with station value of 406+58.37 being 60.00 ft. left of the construction centerline of Lightning Access Drive on Georgia Highway Project No. MSL00-0004-00(086) Gwinnett;

Thence proceeding easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, along a curve to the right having a radius of 1850.86 feet along an arc distance of 243.734 feet subtended by a chord bearing of **N 84° 03' 57" E** for a chord distance of 243.558 feet to a concrete marker having a Station value of 2294+71.28 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

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Received: May 26, 2022

Planning and Development Depa

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Thence continuing easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, a bearing of N 87° 42' 45" E for a distance of 244.08 feet to a concrete marker having a Station value of 2297+15.26 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence continuing easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, along a curve to the left having a radius of 1968.86 feet along an arc distance of 57.975 feet subtended by a chord bearing of N 85° 47' 06" E for a chord distance of 57.973 feet to a concrete marker having a Station value of 2294+71.14 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" and the **ENDING** of said access rights. Containing 545.789 Lineal Feet of Rights of Access.

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

To find the True Point of Beginning, begin at a concrete marker found along the northwesterly right of way of State Route 20, Buford Drive, with the southwesterly right of way of Lightning Access Road and being located at Sta. 100+13.75 and 100.00 feet right of the centerline of State Route 20, Buford Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086).

Thence proceeding northwesterly along the southerly right of way of Lightning Access Drive a bearing of N 70° 43' 53" W for a distance of 15.00 feet to an iron pin placed monumenting the northeast corner and easternmost corner of Tract 2 and the **TRUE POINT OF BEGINNING**;

Thence leaving the right of way of Lightning Access Drive southwesterly along the northwesterly right of way of the SR 20, Buford Drive, parallel to the existing right of way of State Route 20, Buford Drive a bearing of S 19° 50' 22" W for a distance of 278.36 feet to an iron pin placed 115.00 feet from the centerline of SR 20, Buford Drive, monumenting the southeast corner of Tract 2 located 15.01 feet from an existing concrete right of way marker at Sta. 102+93.58, concrete marker 100.00 feet Right of the centerline of SR 20, Buford Drive, per the Georgia Dept. of Transportation Project MSL-0004-00(086);

RZC2022-00040

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Planning and Development Depa

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Thence leaving the right of way of SR 20, Buford Drive, northwesterly along the southerly boundary of Tract 2 a bearing of **N 68° 10' 54" W** for a distance of **405.94 feet** to an iron pin placed;

Thence northeasterly along the southern boundary of Tract 2 a bearing of **N 18° 26' 50" E** for a distance of **65.04 feet** to a 1" pipe found;

Thence proceeding northwesterly along the southern boundary of Tract 2 a bearing of **N 42° 41' 57" W** for a distance of **535.26 feet** to a concrete marker found monumenting the westernmost and northwest corner of Tract 2 located along the southerly right of way of Lightning Access Drive at Sta. 407+05.87 and being 60.00 feet right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence southeasterly along the southerly right of way of Lightning Access Drive a bearing of **S 65° 51' 31" E** for a distance of **579.78 feet** to a nail found on the southerly right of way of Lightning Access Drive at PC Sta. 412+85.06 and being 60.00 feet right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing southeasterly along the southerly right of way of the Lightning Access Drive, along a curve to the left an arc length of **177.800 feet** having a radius of **1969.86 feet** subtended by a chord bearing of **S 68° 27' 27" E** for a chord distance of **177.740 feet** to a nail found located at PT Sta. 414+57.42 and being 60.00 feet Right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing southeasterly along the southerly right of way of Lightning Access Drive a bearing of **S 70° 43' 53" E** for a distance of **126.42 feet** to a iron pin placed at the northeast corner and easternmost corner of Tract 2 and being the **TRUE POINT OF BEGINNING**.

Said **Tract 2** contains **3.7036 acres** and is a portion of a tract of land previously conveyed from Clara Martin Hood to the Ga. Dept. of Transportation in Deed Book 13010 Pages 48-50 of Gwinnett County, Georgia, records. Said **Tract 2** being part of a Parcel 4 consisting of 9.9224 acres purchased from Clara Martin Hood on July 22, 1996 at deed book and page listed above under Ga. Dept of Transportation Project NH-108-1(21), PI No. 122710.

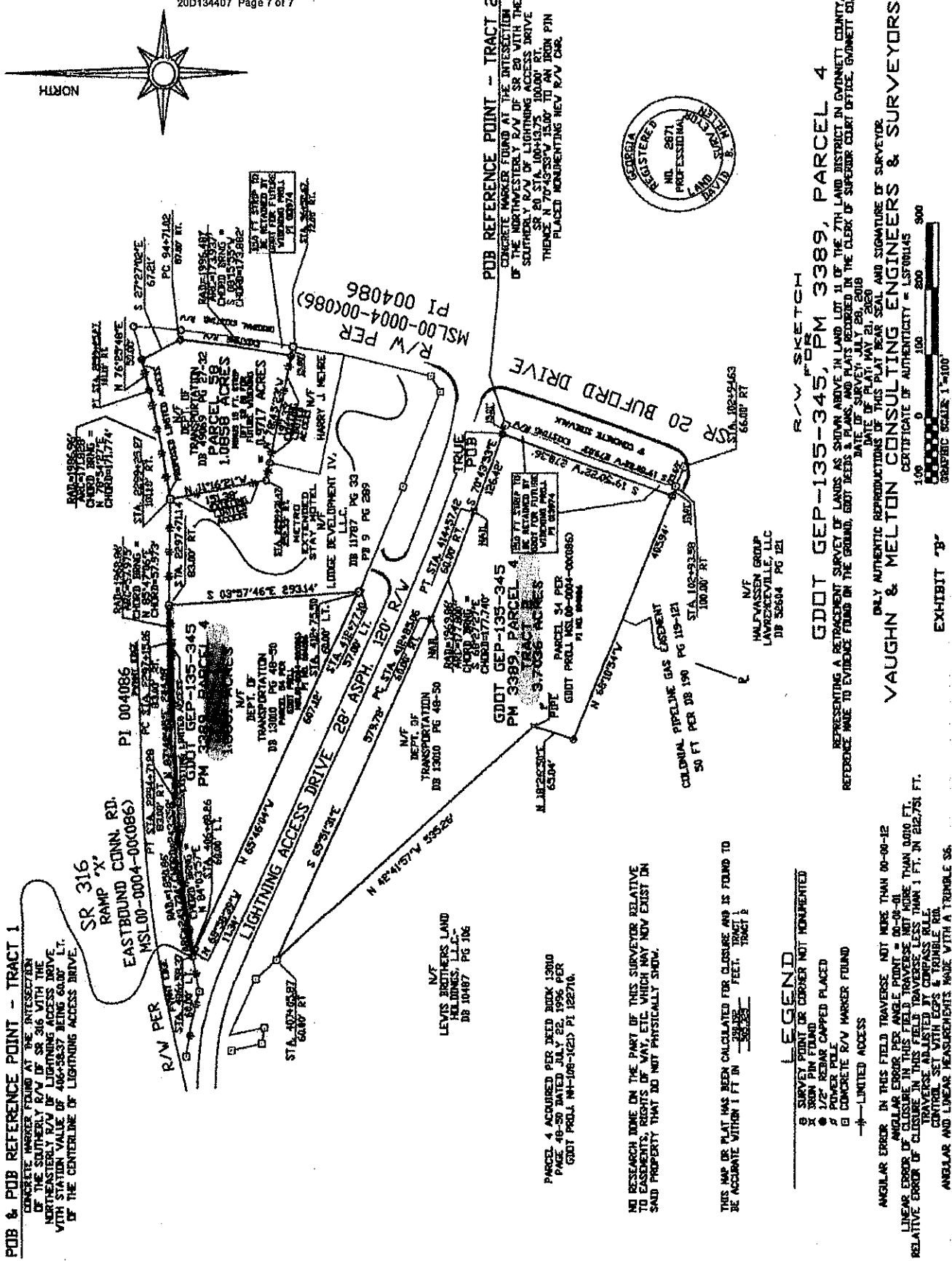
This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

RZC2022-00040

Received: May 26, 2022

Planning and Development Depa

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PLANNING COMMISSION

RECOMMENDED CONDITIONS_07052022

RZC2022-00040

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited;

C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

D. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

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

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

C. Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00040

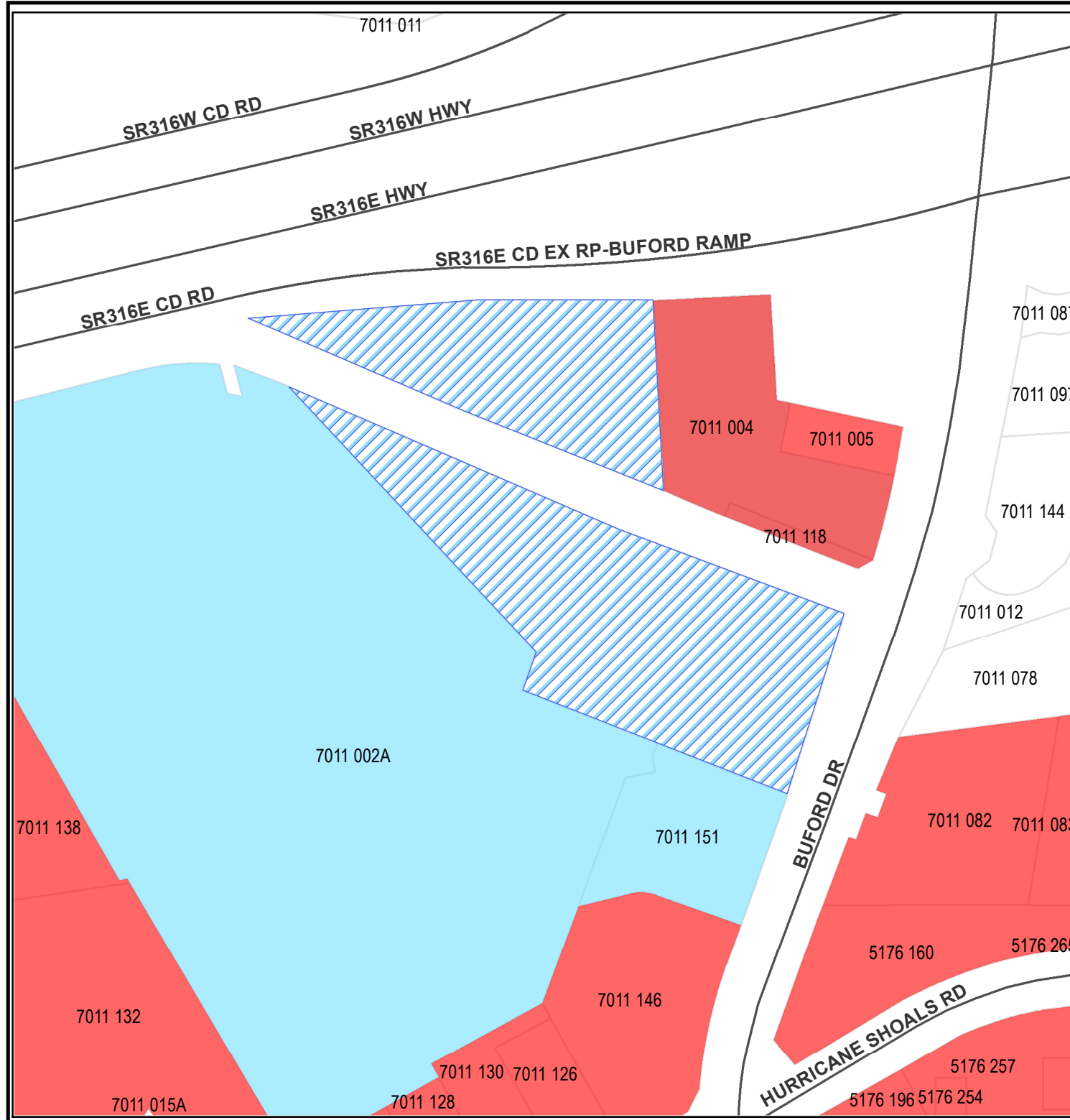
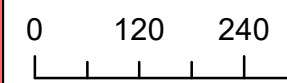
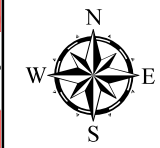
Applicant: City of Lawrenceville

Legend

 Subject Properties

Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  LM Light Manufacturing
-  Parcels
-  Roads





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # RZC2022-00040

Applicant: City of Lawrenceville



Legend

-  Subject Properties
-  Parcels
-  Roads



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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 13, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	On-Demand Installation of New Gas Services on an Annual Contract
Department:	Gas
Date of Meeting:	Wednesday, July 13, 2022
Fiscal Impact:	\$497,595.00
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Approval to renew On-Demand Installation of Gas Services on an Annual Contract to Harrison & Harrison, Inc. in the amount of \$497,595.00

Summary: This is a demand service contract for labor and equipment to supplement the City of Lawrenceville's Gas Department work force and will be used on an "as needed" basis. The materials are supplied by the department. The work to be performed consists of, but is not limited to the installation of new plastic gas services. This is the first of four renewal options. Pricing has increased 5% as stipulated in the agreement.

Background: The initial award was approved for \$473,900.00 at the July 26, 2021, regular meeting.

Fiscal Impact: Amount not to exceed \$497,595.00. This project is funded by the Capital Outlay Fund (5164700.541000) Project 11-029.

Attachments/Exhibits: Bid Tabulation

SB002-22

**On-Demand Installation of New Gas Services on an Annual Contract
Gas Department**

				Harrison & Harrison, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE
1	1/2"-3/4" PE short side service and tap	700	EA	\$551.25	\$385,875.00
2	1/2" -3/4" PE long side service and tap	75	EA	\$787.50	\$59,062.50
3	2" polyethylene gas service – short side	15	EA	\$1,050.00	\$15,750.00
4	2" polyethylene gas service - long side	8	EA	\$1,312.50	\$10,500.00
5	4" polyethylene gas service – short side	1	EA	\$1,837.50	\$1,837.50
6	4" polyethylene gas service - long side	1	EA	\$2,625.00	\$2,625.00
7	3/4-inch farm tap up to 100' - short side	6	EA	\$1,260.00	\$7,560.00
8	3/4-inch farm tap up to 150' - long side	3	EA	\$1,680.00	\$5,040.00
9	Installation of service valves (all sizes)	30	EA	\$157.50	\$4,725.00
10	Blast rock removal price per linear ft.	100	LF	\$46.20	\$4,620.00
TOTAL				\$497,595.00	
Will vendor hold pricing firm? Renewal Option 1				5 % Increase	
Will vendor hold pricing firm? Renewal Option 2				5% Increase	
Will vendor hold pricing firm? Renewal Option 3				Percent based on (CPI) increase	
Will vendor hold pricing firm? Renewal Option 4				Percent based on (CPI) increase	

Recommended Vendor:

Harrison & Harrison Inc
PO Box 5635
Athens, GA 30604
706-549-2555
jameyhh@bellsouth.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, JULY 13, 2022
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	On-Demand Installation of New Gas Mains on an Annual Contract
Department:	Gas
Date of Meeting:	Wednesday, July 13, 2022
Fiscal Impact:	\$611,688.00
Presented By:	Todd Hardigree, Gas Director
Action Requested:	Approval to renew On-Demand Installation of Gas Mains on an Annual Contract to Harrison & Harrison, Inc. in the amount of \$611,688.00.

Summary: This is a demand service contract for labor and equipment to supplement the City of Lawrenceville's Gas Department workforce and will be used on an "as needed" basis. The materials are supplied by the department. The work to be performed consists of, but is not limited to the installation of new 2", 4", and 6" plastic gas mains. This is the first of four renewal options. Pricing has increased 5% as stipulated in the agreement.

Background: The initial award was approved for \$582,560.00 at the July 26, 2021, regular meeting.

Fiscal Impact: Amount not to exceed \$611,688.00. This project is funded by the Capital Outlay Fund (5164700.541000) Project 11-029.

Attachments/Exhibits: Bid Tabulation

SB001-22

**On-Demand Installation of New Gas Mains on an Annual Contract
Gas Department**

				Harrison and Harrison, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE
1	2-inch polyethylene gas main	30,000	LF	\$5.51	\$165,375.00
2	4-inch polyethylene gas main	10,000	LF	\$10.50	\$105,000.00
3	6-inch polyethylene gas main	500	LF	\$14.70	\$7,350.00
4	2-inch polyethylene gas main bore	5,000	LF	\$15.35	\$76,755.00
5	4-inch polyethylene gas main bore	1,250	LF	\$24.15	\$30,187.50
6	6-inch polyethylene gas main bore	200	LF	\$30.45	\$6,090.00
7	2-inch polyethylene gas main directional rock bore	500	LF	\$71.00	\$35,500.50
8	4-inch polyethylene gas main directional rock bore	500	LF	\$105.00	\$52,500.00
9	6-inch polyethylene gas main directional rock bore	100	LF	\$138.60	\$13,860.00
10	2" polyethylene valve installation	10	EA	\$52.50	\$525.00
11	4" polyethylene valve installation	10	EA	\$52.50	\$525.00
12	6" polyethylene valve installation	1	EA	\$52.50	\$52.50
13	2" polyethylene main tie-in	10	EA	\$525.00	\$5,250.00
14	4" polyethylene main tie-in	10	EA	\$892.50	\$8,925.00
15	6" polyethylene main tie-in	2	EA	\$997.50	\$1,995.00
16	1/2"-3/4" PE short side service, tap and tie over	30	EA	\$577.50	\$17,325.00
17	1/2"-3/4" PE long side service, tap and tie over	30	EA	\$787.50	\$23,625.00
18	2" PE short side service, tap and tie over	5	EA	\$787.50	\$3,937.50
19	2" PE long side service, tap and tie over	5	EA	\$1,260.00	\$6,300.00
20	4" PE short side service, tap and tie over	2	EA	\$1,312.50	\$2,625.00
21	4" PE long side service, tap and tie over	2	EA	\$1,312.50	\$2,625.00
22	2-inch tap, stop or bottom out steel tie in	2	EA	\$1,575.00	\$3,150.00
23	4-inch tap, stop or bottom out steel tie in	2	EA	\$6,037.50	\$12,075.00
24	6-inch tap, stop or bottom out steel tie in	1	EA	\$6,510.00	\$6,510.00
25	Blast rock removal price per linear ft.	500	LF	\$46.20	\$23,100.00
26	Placement of locate stations / markers	100	EA	\$5.25	\$525.00
TOTAL				\$611,688.00	
Will vendor hold pricing firm? Renewal Option 1				5% Increase	
Will vendor hold pricing firm? Renewal Option 2				5% Increase	
Will vendor hold pricing firm? Renewal Option 3				Percentage based on CPI increase	
Will vendor hold pricing firm? Renewal Option 4				Percentage based on CPI increase	

Recommended Vendor:

Harrison and Harrison, Inc.

PO BOX 5635

Athens, GA

706-549-2555

jameshh@bellsouth.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 13, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Residential Curbside Recycling Collection Services on an Annual Contract
Department:	Streets & Sanitation
Date of Meeting:	Wednesday, July 13, 2022
Fiscal Impact:	\$513,600.00
Presented By:	Barry Mock, Assistant City Manager, Public Works Director
Action Requested:	Approval to renew Residential Curbside Recycling Collection Services on an Annual Contract to Latham Home Sanitation Company, Inc. in the amount of \$513,600.00.

Summary: This contract provides comprehensive curbside residential Recyclable Materials collection services for approximately 8,000 residents. Items to be collected include, but are not limited to; newspapers, magazines and catalogs, mixed mail, office paper, corrugated cardboard, pizza boxes, boxboard, soda and beer cartons, steel and aluminum containers, and all plastics. This is the first of four renewal options. Pricing has increased \$1.00 per month/ per home as stipulated in the agreement.

Background: The initial award was approved for \$623,600.00 at the July 26, 2021 regular meeting.

Fiscal Impact: Amount of \$513,600.00. This contract is funded by the Recycled Material Collection Account (5404500.523990).

Attachments/Exhibits:
Bid Tabulation

BID TABULATION

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SB004-22

Residential Curbside Recycling Collection Services on an Annual Contract

Streets and Sanitation

					Latham Home Sanitation Company, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		NUMBER OF MONTHS	UNIT PRICE PER MONTH	TOTAL PRICE
1	Material Recycling per household, bi-weekly (every other week) service (starting January 1, 2022)	8000	EA	12	\$5.35	\$513,600.00
Will vendor hold pricing firm? Renewal Option 1					\$5.35 per month/ per home	
Will vendor hold pricing firm? Renewal Option 2					\$5.40 per month/ per home	
Will vendor hold pricing firm? Renewal Option 3					\$5.50 per month/ per home	
Will vendor hold pricing firm? Renewal Option 4					CPI	

Recommended Vendor:

Latham Home Sanitation Company, Inc.

7756 B Hampton Place

Loganville, GA 30052

770-554-0455

barbara_latham@att.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 13, 2022

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Tritech Software Systems
Department:	Police and E911
Date of Meeting:	Wednesday, July 13, 2022
Fiscal Impact:	\$105,173.82
Presented By:	Interim Chief Myron Walker
Action Requested:	Approval to renew Tritech Software Systems

Summary: Approve the renewal of Tritech Software Systems annual subscription and maintenance fees for Zuercher Suite software for Police and E911.

Background: Zuercher Suite is the CAD and RMS software used by the Police Department and E911.

Fiscal Impact: \$94,660.00, 90% of the annual cost comes out of the Police Service Contracts GL: 1003210-522210. \$10,213.82, 10% of the annual cost comes out of the E911 Service Contracts GL: 2153800-522210

Concurrences: Executive Staff is in agreeance.

Attachments/Exhibits:
Tritech Software Systems (Invoice 354246)



Invoice

Invoice No (1 of 1)
354246

Date
5/11/2022

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Tritech Software Systems, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
Lawrenceville Police, GA
Douglas Schad
P.O. Box 2200, 300 Jackson Street
Lawrenceville GA 30045
United States



Ship To
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P.O. Box 2200, 300 Jackson Street
Lawrenceville GA 30045
United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/9/2022

Description	Units	Rate	Extended
Contract No. Q-89123			
1 CAD - Priority SMS Paging Subscription Core (Agency Site Lic - Annual Subscription Fee) ledsSuite - SMS Gateway Service (2500 message per month) (Fee is included in maintenance amount after year one) Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$4,221.30	\$4,221.30
2 Mapping AVL (Agency Site License): Full-Time CAD Workstation - Annual Maintenance Fee ledsMapping - AVL Client Licenses (Desktop) Maintenance: Start:7/10/2022, End: 7/9/2023	5	\$316.60	\$1,582.99
3 Portal Server License Annual Maintenance Fee - Annual Maintenance Fee ledsPortal - (Web View & Print) Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$2,673.49	\$2,673.49
4 ledsRecords-Municipal Courts Export (ledsReporting CSV Export - Annual Maintenance Fee) ledsRecords -Municipal Courts Export (ledsReporting CSV Export) Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$0.00	\$0.00
5 Mobile AVL Annual Maintenance Fee - Annual Maintenance Fee ledsMobile AVL - Client Licenses (Hardware not Included) Maintenance: Start:7/10/2022, End: 7/9/2023	55	\$42.22	\$2,322.02
6 Mobile CAD Annual Maintenance Fee - Annual Maintenance Fee ledsMobile CAD - Client Licenses (Includes NCIC Client) Maintenance: Start:7/10/2022, End: 7/9/2023	72	\$94.98	\$6,838.79
7 Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - Additional 50 mobiles Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$1,794.05	\$1,794.05
8 Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - First 50 mobiles Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$844.15	\$844.15



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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/9/2022

	Description	Units	Rate	Extended
9	Mobile eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA E-Citation Client Licenses Maintenance: Start:7/10/2022, End: 7/9/2023	55	\$73.89	\$4,064.01
10	Mobile Mapping Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Mapping Client License Maintenance: Start:7/10/2022, End: 7/9/2023	72	\$116.09	\$8,358.24
11	Mobile Records Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Records Client License Maintenance: Start:7/10/2022, End: 7/9/2023	72	\$200.51	\$14,436.88
12	Records - N-DEx Adapter (IA IEPD) Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - N-DEx Adapter (IA IEPD) Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$0.00	\$0.00
13	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA Crash/Accident Server License Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$2,216.18	\$2,216.18
14	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA DOT Accident Reporting Export Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$1,582.99	\$1,582.99
15	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - (named user) Client Licenses Maintenance: Start:7/10/2022, End: 7/9/2023	20	\$137.20	\$2,743.90
16	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - Base Server License Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$4,115.77	\$4,115.77



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Invoice No (1 of 1)
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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/9/2022

	Description	Units	Rate	Extended
17	Records eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA E-Citations Server License Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$2,216.18	\$2,216.18
18	Reporting Core Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$0.00	\$0.00
19	Reporting Universal Interface Engine Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Universal Interface Engine Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$0.00	\$0.00
20	ZSuite - Crime Reports Interface (Export) Annual Maintenance - Annual Maintenance Fee Zuercher Suite - Crime Reports Interface (Export) Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$911.63	\$911.63
21	ZSuite - GCIC/NCIC Interface (Basic Queries) Annual Maintena - Annual Maintenance Fee ledsSuite - GCIC/NCIC Interface (5 Standard Queries) Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$2,392.07	\$2,392.07
22	NCIC Interface (Standard) Annual Maintenance Fee - Annual Maintenance Fee Zuercher Suite - NCIC Interface (Additional States Data Mining) Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$1,595.96	\$1,595.96
23	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$4,221.30	\$4,221.30
24	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$879.45	\$879.45



Invoice

Invoice No (1 of 1)
354246

Date
5/11/2022

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/9/2022

	Description	Units	Rate	Extended
25	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$879.45	\$879.45
26	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$2,286.54	\$2,286.54
27	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$4,397.19	\$4,397.19
28	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby - Additional 50 users Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$878.93	\$878.93
29	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - (named user) Client Licenses Maintenance: Start:7/10/2022, End: 7/9/2023	5	\$73.73	\$368.64
30	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - Base Server License Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$1,235.43	\$1,235.43
31	CAD - E911 (ANI/ALI) Interface Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - E911 (ANI/ALI) Interface Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$0.00	\$0.00
32	CAD - Rip and Run (Fax/Email) Interface Annual Maintenance F - Annual Maintenance Fee CAD - Rip and Run (Fax/Email) Interface Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$0.00	\$0.00
33	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Base Server License Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$2,110.65	\$2,110.65



Invoice

Invoice No (1 of 1)
354246

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5/11/2022

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/9/2022

	Description	Units	Rate	Extended
34	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Call Taker/Dispatcher Client Licenses (Single-Jurisdictional) Maintenance: Start:7/10/2022, End: 7/9/2023	4	\$949.80	\$3,799.18
35	CAD Core (Seat License) for Backup/Supervisor/Part-Time Work - Annual Maintenance Fee ledsCAD - Overflow/Administration Client Licenses (Single-Jurisdictional) Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$738.73	\$738.73
36	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping GIS Basic Data Prep Work Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$6,331.95	\$6,331.95
37	Mobile Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA Crash/Accident Report Client Licenses Maintenance: Start:7/10/2022, End: 7/9/2023	100	\$73.87	\$7,386.80
38	Panasonic U1 Handheld for Portable Evidence Management Annua - Annual Maintenance Fee Panasonic U1 Handheld for Portable Evidence Management Maintenance: Start:7/10/2022, End: 7/9/2023	1	\$0.00	\$0.00
39	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping - Client Licenses (Includes ESRI Software) Maintenance: Start:7/10/2022, End: 7/9/2023	5	\$949.80	\$4,748.98

**Invoice**

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6 of 6

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	7/9/2022

Please include invoice number(s) on your remittance advice,
made payable to Tritech Software Systems

Subtotal \$105,173.82

Tax \$0.00

ACH:

Routing Number 121000358
Account Number 1416612641
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Invoice Total \$105,173.82

Check:

12709 Collection Center Drive
Chicago, IL 60693

Payments Applied \$0.00

Balance Due \$105,173.82

06/27/2022 DS

GL # 1003210-522210.....\$94,660.00

GL # 2153800-522210.....\$10,513.82

\$105,173.82



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 13, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	2040 Comprehensive Plan 5-year Update and Comprehensive Transportation Plan
Department:	Planning and Development
Date of Meeting:	Wednesday, July 13, 2022
Fiscal Impact:	\$249,475.00
Presented By:	Todd Hargrave, Director of Planning and Development
Action Requested:	Award 2040 Comprehensive Plan 5-year Update and Comprehensive Transportation Plan to the highest-scoring firm, Pond & Company, amount not to exceed \$249,475.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: The purpose of the update/study is to undertake a comprehensive and inclusive examination of the City of Lawrenceville as it currently exists and to then develop a plan that ensures its continued growth as a vibrant, mixed-use community. By recognizing existing challenges and building upon opportunities, the plans are intended to serve as a guide for positive change that benefits the immediate area, Lawrenceville residents, and the citizenry of Gwinnett County.

Fiscal Impact: Amount not to exceed \$249,475.00. This project is funded by the Management Support Activities (3557410.521100). Project 10-002.

Attachments/Exhibits:

Score Tabulation
Cost Tabulation

PROPOSAL SCORE TABULATION

RP009-22

2040 Comprehensive Plan 5-year Update and Comprehensive Transportation Plan

Planning & Development and Engineering Department

			Planning Next	Pond & Company
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS
1	25	Consultant's understanding and approach to the City's required tasks and needs as demonstrated in the response to the scope of services.	24.00	23.67
2	25	Consultant experience with similar prohect comparable in type, size, and complexity	22.33	24.67
3	20	Qualifications of the Consultant's staff assigned to preform the work with this project	19.00	19.67
4	20	Demonstrated ability of the Consultant to perform high-quality work, control costs, and meet project schdules	17.00	17.67
5	10	Fee Structure	5.13	10.00
6	20	Optional Interview	N/A	N/A
TOTAL			87.46	95.67

RP009-22

2040 Comprehensive Plan 5-year Update and Comprehensive Transportation Plan

Planning & Development and Engineering Department

		Planning Next
ITEM #	DESCRIPTION	TOTAL PRICE
1	Fixed Price for ALL Requirements	\$486,505.00
OTHER CHARGES		HOURLY PRICING
2	Principal	\$230.00
3	Project Manager	\$94.69
4	Principal Planner	\$125.00
5	Senior Planner	\$135.00
6	Planner	\$95.00
7	Administrative Support	\$60.00
8	Planning Next- Director	\$155.00
9	Kimley-Horn - Transportation Planner	\$65.87
10	Kimley-Horn - Transportation Planner & Engineer	\$77.51
11	Kimley- Horn- Project Manager	\$94.69
12	Kimley- Horn- Transportation Planner	\$82.79
13	Kimley- Horn- Transportation Planner	\$47.49
14	Kimley- Horn- Project Manager	\$57.93
15	Kimley- Horn- Marketing/ Admin	\$38.50
16	Ninigret Partners- President	\$225.00
17	Ninigret Partners- GIS/ Property Tax Specialist	\$150.00

		Pond & Company
ITEM #	DESCRIPTION	TOTAL PRICE
1	Fixed Price for ALL Requirements	\$249,475.00
OTHER CHARGES		HOURLY PRICE
2	Principal in Charge	\$299.00
3	Project Manager	\$250.00
4	Principal Planner	\$199.00
5	Senior Planner	\$168.00
6	Planner	\$137.00
7	Administrative Support	\$84.00
8	Senior Engineer	\$230.00
9	Engineer	\$160.00
10	Associate Engineer	\$126.00
11	Community Outreach Principal	\$231.00
12	Community Outreach Strategist	\$172.00
13	Community Outreach Lead	\$140.00
14	Community Outreach Support	\$76.00
15	Economic Development Principal	\$195.00
16	Economic Development Senior Planner	\$180.00
17	Economic Development Financial Advisory	\$165.00
18	Economic Development Analyst	\$120.00
19	Economic Development Support	\$95.00



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: DISCUSSION OF GENERAL CITY BUSINESS

Item:	ReCAST Advisory Board Appointments
Department:	Community Relations
Date of Meeting:	Wednesday, July 13, 2022
Fiscal Impact:	\$0
Presented By:	Marcus Thorne, ReCAST Program Manager
Action Requested:	Approval of ReCAST Advisory Board Appointments

Summary: The ReCAST Advisory Board has two vacancies, due to member resignations. The Board has asked for additional male representation to fill those vacancies and voiced a desire to see additional African-American male representation. The Board has also expressed a desire for a mental health professional to join, someone well versed in behavioral health and/or trauma-informed care. The Ordinance which created the ReCAST Advisory Board requires that six (6) members are Lawrenceville residents, therefore one of the current vacancies must be filled by a local resident. Per the Ordinance, the other appointee can be “affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region”.

Attachments/Exhibits:

Lawrenceville ReCAST Advisory Board Ordinance
Two recommended ReCAST Advisory Board Appointees

ORDINANCE _____

AN ORDINANCE TO CREATE THE LAWRENCEVILLE ReCAST Advisory Board

WHEREAS, the Mayor and Council of the City of Lawrenceville recognize the important role of assisting youth and families to promote resiliency, mental wellbeing, and community healing for the City’s residents, and the community of the City of Lawrenceville; and

WHEREAS, the Mayor and Council of the City of Lawrenceville are dedicated to creating community change through community based participatory approaches that strengthen the integration of behavioral health services and other community systems to address social determinants of health, promote community and youth engagement, leadership development, improved governance, and capacity building; and

WHEREAS, the Mayor and City Council desire to form an official entity to support the City’s vision that leads to improved behavioral health, empowered residents, and reductions in trauma, and sustained community changes; and

WHEREAS, the Mayor and City Council will appoint a ReCAST Advisory Board to establish its function as the behavioral health and mental wellbeing advocates for the City governing body; and

NOW THEREFORE, be it ordained and resolved by the Mayor and Council of the City of Lawrenceville as follows:

Section 1. Creation. The City of Lawrenceville Resiliency in Communities After Stress and Trauma Advisory Board, hereinafter known as “ReCAST” is hereby created and established.

Section 2. Purpose and Authority. ReCAST Advisory Board is charged with the following tasks and responsibilities:

1. Increase well-being and community engagement through community-based participatory approaches;
2. Increase youth engagement and youth leadership development;
3. Increase access to trauma informed community behavioral health resources;
4. Increase level of cultural understanding with the City of Lawrenceville’s employees and citizens;
5. Strengthen the integration of community-based services addressing the social determinants of health for high risk youth and their families;
6. Prepare an annual report to the City Council on ReCAST activities;
7. Study, assess, render advice, and as needed make recommendations on specific projects, plans, and City programs related to the ReCAST Grant, and bring forth any issues or concerns to the City’s elected officials about behavioral health services;
8. Assist with the development of the Strategic plan based on the Community Needs Assessment.

Section 3. Membership. ReCAST Advisory Board shall consist of twelve (12) members. All members shall be volunteers and not receive compensation or reimbursement for their time, efforts or personal expense unless specifically approved by the City Council.

One (1) member of ReCAST Advisory Board may be a City Council member. All other members shall represent a broad diversity of experience and backgrounds and shall be selected because of their expertise, involvement or interest in behavioral health, substance and mental health awareness, youth advocacy, minority and ethnic advocacy. All ReCAST Advisory Board members shall be citizens of Lawrenceville or affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region.

Six (6) ReCAST Advisory Board members shall be appointed by the Mayor and City Council consistent with pre-established policies and procedures by the City of Lawrenceville through the office of the City Clerk and affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region. In addition, six (6) ReCAST Advisory Board members shall be city residents at large approved by a public online application process, appointed by council. ReCAST Advisory Board members serve at the pleasure of the City Council and may be removed or replaced at any time at the discretion of the City Council.

All appointments to the ReCAST Advisory Board shall be for a two (2) year term with initial appointments staggered so that six (6) of the twelve (12) appointees initially serve a one (1) year term. If an Advisory Board Member is removed or resigns prior to completing their term, the replacement Member shall only serve that remaining term.

Section 4. Members of the ReCAST Advisory Board shall elect one of their members as chairperson and another as vice chairperson and shall also elect a secretary. Officers shall be selected by the members of the ReCAST Advisory Board and shall serve a one (1) year term from time of appointment. ReCAST Advisory Board shall determine the duties of the Officers.

Section 5. Meetings. ReCAST Advisory Board shall hold regularly scheduled meetings; ReCAST Advisory Board shall determine the time and location of meetings. Additional meetings may be held upon call of the ReCAST Advisory Board Chair or by a vote of at least seven (7) board members of the ReCAST Advisory Board. The ReCAST Advisory Board shall provide notice of all meetings to the Lawrenceville City Clerk a minimum of forty-eight (48) hours prior to the meeting. There must be seven (7) board members present to maintain a quorum.

All meetings shall be open to the public and shall be conducted in accordance with the Georgia Open Meetings Act and any amendments thereto. Meetings shall be held at a location within the corporate limits of Lawrenceville that is open to the public and accessible to persons with disabilities. All minutes and records of the ReCAST Advisory Board shall be public records and kept in the custody of the City Clerk.

Section 6. Conflicts of Interest. All ReCAST Advisory Board members shall comply with the City of Lawrenceville Code of Ethics, Conflicts of Interest ordinance and related policies.

Section 7. Rules of Procedure. The ReCAST Advisory Board shall make its own rules of procedure, which shall be submitted to the City Council for formal approval.

Section 8. Legal Counsel. Upon written request by the ReCAST Advisory Board Chair, and approval by the City Manager or designee, the ReCAST Advisory Board may seek appropriate legal advice from the City Attorney.

Section 9. City Staff and Resources. The ReCAST Advisory Board bears no oversight authority over any City department, personnel, consultant, budget, or other committee. ReCAST Advisory Board recommendations shall be advisory to the City Council and City Manager.

The City Manager may assign staff to provide support and assistance for the ReCAST Advisory Board. The staff liaison may provide guidance and input to the ReCAST Advisory Board, and may be consulted on an as-needed basis for additional information. Any requests for staff support shall be coordinated with the City Manager or his/her designee.

The ReCAST shall have access to the following City resources for its use:

- Use of meeting rooms in City facilities
- Reasonable use of City office equipment (copier, fax, telephone, Internet access, etc.)
- Copies of publicly available reports maintained by the City that are relevant to ReCAST business
- Any financials held by this board would be subject to annual City Audit

IT IS SO ORDAINED, this 13th day of December, 2021.

David Still, Mayor

Attest:

Karen Pierce, City Clerk



RECAST

LAWRENCEVILLE

Recommended Appointees

to fill two Advisory Board vacancies

DeVante Hudson – Mr. Hudson is an applicant from our initial round and serves as CEO of Unite, a non-profit established to “build relationships, learn from [its] neighbors, equip and mobilize the church to work for their community’s flourishing.” He worked in Gwinnett County for several years through his former church, New Mercies Christian Church, and has also served directly in Lawrenceville, helping support students at Central Gwinnett High School.

Carol Caraballo – Ms. Caraballo serves as Director of the Office of Adult Mental Health Division of Behavioral Health. Her office works through Georgia’s Department of Behavioral Health & Developmental Disabilities (DBHDD). DBHDD is responsible for instituting the state’s new 9-8-8 suicide prevention line, operational starting July 16. Ms. Caraballo is a licensed clinical social worker and has served for over a decade in behavioral health before accepting her new role as director of adult mental health. She has confirmed with her department that there are no conflicts of interest and she is a Lawrenceville resident.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 13, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item: Approval of Resolution Creating Indemnification Policy

Department: City Manager

Date of Meeting: Wednesday, July 13, 2022

Fiscal Impact: None at this time

Presented By: Steve North, Deputy City Manager

Action Requested: Approval of Resolution Creating Indemnification Policy

Summary: This Resolution creates a Policy to provide for indemnification of officials and employees who at the time of the alleged actions or omissions was performing work for and on behalf of the City, was acting within established policies, procedures, or guidelines or was acting pursuant to express authority from the City Council, and was not acting for their own personal advantage or advancement.

Fiscal Impact: None

Attachments/Exhibits: Resolution

A RESOLUTION OF THE CITY COUNCIL TO ADOPT A POLICY FOR THE
INDEMNIFICATION AND DEFENSE OF ELECTED OFFICIALS, APPOINTED
OFFICIALS, AND EMPLOYEES SUED FOR ACTIONS TAKEN IN THE COURSE AND
SCOPE OF THEIR EMPLOYMENT OR OFFICIAL CAPACITY, TO ESTABLISH
PARAMETERS UNDER WHICH SUCH INDEMNITY AND DEFENSE WILL APPLY, AND
FOR OTHER PURPOSES

WHEREAS, the Charter of the City of Lawrenceville empowers the City Council to take actions necessary to protect the health, safety, and welfare of the citizens, residents, and visitors within the City of Lawrenceville; and

WHEREAS, Article 2 of Chapter 9 of Title 45 of the Official Code of Georgia Annotated (O.C.G.A. § 45-9-20 et seq.) authorizes the City to enact a policy of indemnification and defense for officials and employees of the City who act within the course and scope of their engagement for or on behalf of the City; and

WHEREAS, the City Council finds and concludes that providing such defense and support for the officials and employees of the City is an important safeguard for the retention and recruitment of City officials and employees; and

WHEREAS, the City Council finds that the person or persons receiving the benefit of the policy must be acting in the course and scope of their job or position for the city, must act without selfish motive or intent, and must not act for their own personal gain or advancement; and

WHEREAS, the City Council further finds and concludes that it is important for the officials and employees of the City that each of them understand and have the Council's commitment that when the City's officials and employees are performing the work of the City as determined by the Council through its legislation, policies, and procedures, that the City will stand behind that work and the official or employee need not worry or be concerned about personal liability for their work on behalf of the City.

NOW THEREFORE, BE IT RESOLVED AND DETERMINED that the findings and conclusions above are made a part of this Policy and are expressly adopted and found to be true by the City Council.

BE IT FURTHER RESOLVED AND DETERMINED that the following shall be the Policy of the City and may be referred to or cited as "Lawrenceville Indemnity Policy:"

Section 1. Immunity of city and its officials and employees not waived.

Nothing in this policy shall be construed to constitute any waiver by the city of any immunity or privilege of any kind now or hereafter enjoyed by the city or any elected official, appointed official, or employee of the city. Any sovereign immunity, official immunity, governmental

immunity, qualified immunity, judicial immunity, prosecutorial immunity, or other immunity or privilege afforded to the city or any of its officials or employees under the laws and constitution of the state or federal government shall remain in full force and affect and shall not be waived.

Nothing in this policy shall be construed in any way to reduce or eliminate the rights of any official or employee against any other party.

Section 2. Indemnity and Defense.

It shall be the policy of the City of Lawrenceville that wherever any civil litigation is instituted in or before a court of this state or of the United States against any official (including any elected official or appointed official) or employee asserting personal liability for damages arising out of the performance of the official duties of such official or employee or in any way reasonably related thereto, whether based upon negligence, violation of contract rights or violation of civil, constitutional, common law, or other statutory rights, whether federal, state or local, the city, upon written notice to the city by any such official or employee and as a part of such official's or employee's compensation or terms of employment, subject to the limitations and exclusions as set forth in this policy will undertake to defend the civil action on behalf of any such official or employee by and through the office of the city attorney. Subject to the terms and restrictions of this policy, the City will provide an indemnification and defense for any part or all of the damages awarded by, or resulting from, any court or agency of competent jurisdiction for any action taken by any official and any employee, who at the time of the alleged actions or omissions was performing work for and on behalf of the City, was acting within established policies, procedures, or guidelines or was acting pursuant to express authority from the City Council, and was not acting for their own personal advantage or advancement.

Section 3. Expenditures for defense.

The city may expend funds for such purposes, including but not limited to, attorney's fees, court costs, deposition costs, witness fees and compensation, and all other like costs, expenses, and fees.

Section 4. Notice to city attorney.

This policy shall not apply unless the official or employee or the department head of such official or employee has given notice in writing of any such pending civil action to the city attorney within ten days after the official or employee has received notice thereof or has been served with any such summons and complaint.

Section 5. Grounds for refusal of defense.

The city shall refuse to undertake to defend civil actions brought against any official or employee if it is determined by the City Council in consultation with the city attorney that:

- (1) The act or omission did not arise out of and in the course of the employment of such official or employee nor was the act or omission reasonably related to such employment.

- (2) The official or employee acted or failed to act because of actual or intentional misconduct, fraud, corruption, malice, or bad faith.
- (3) The defense of any such civil action by the city would create a conflict of interest between the city and the official or employee.
- (4) The litigation is for the purpose of criminal prosecution.
- (5) Undertaking to defend against any such civil action would not be in the best interest of the city.
- (6) The official or employee acted or failed to act as a result of impaired judgment caused by the voluntary consumption of alcohol or by the voluntary illegal use of any controlled substance as defined by the laws of the state.
- (7) Except in an emergency situation or upon the existence of extenuating circumstances, the official or employee acted or failed to act contrary to the advice of the city attorney.
- (8) The official or employee acted or failed to act in such a manner as to constitute a criminal offense involving theft, embezzlement or other like crime with respect to the property or money of or in which the city has an interest.
- (9) The official or employee fails to fully cooperate with the city attorney (or other attorney hired to represent the interests of the official or employee) or any other entity hired by the city in the conduct of the investigation and/or defense of the matter and/or litigation.
- (10) The official or employee fails or refuses to follow the advice of the city attorney (or other attorney hired to represent the person) in any matter related to the claim made or action brought against said official or employee.
- (11) The official or employee conceals or misrepresents any facts or circumstances concerning the occurrence upon which the claim or cause of action is based.
- (12) The occurrence upon which the claim is based is otherwise covered by a policy or contract of insurance purchased by the city.

Section 6. Conflict of interest between officials or employees.

Any official or employee represented under this policy shall execute a written waiver of any and all actual or potential conflicts of interest with the city and any other official or employee of the city.

Nothing in this policy shall be construed to prohibit the city from undertaking to defend against any such civil action on behalf of any official or employee where there exists a conflict of interest with another official or employee. If, at the initiation of or during the course of any such civil litigation, a conflict of interest arises as to the representation of any officials or employees, the city attorney shall provide representation pursuant to the following:

- (1) As between elected officials and appointed officials and employees, the city attorney shall represent the elected officials;
- (2) As between appointed officials and employees, the city attorney shall make the determination, subject to the approval, by resolution duly adopted and approved, of the council and the mayor; and
- (3) As between elected officials, the determination shall be made by a resolution duly adopted and approved by the council and the mayor.

Further, where any such conflict of interest exists and a determination has been made as to which officials or employees shall be represented by the city attorney, the city in its discretion may by a resolution duly adopted and approved, authorize those officials or employees not represented by the city attorney to employ counsel at the expense of the city. However, the selection and compensation of such other counsel shall be subject to the prior approval by the city.

Section 7. Indemnification limits.

The City will indemnify any official or employee of the city under this policy subject to the following monetary limitations:

Bodily Injury:	\$100,000 each Claimant
	\$500,000 each Occurrence
Property Damage:	\$100,000 each Claimant
	\$500,000 each Occurrence
Other (not excluded below):	
	\$100,000 each Claimant
	\$500,000 each Occurrence

The city shall not provide indemnification for any claims for emotional harm, mental harm, or punitive damages.

The city shall not be obligated to pay any claim or judgment or defend any cause of action on behalf of an official or employee of the city after the indemnification limits, as set out above, have been exhausted.

No sum shall be paid where the city has terminated the official or employee’s entitlement to a defense or to indemnification under this policy prior to trial or settlement.

No sum shall be paid pursuant to this policy unless the official or employee and all claimants unconditionally and forever release and discharge the city and each and every official and employee of the city from any and all liability, suits, claims, actions, causes of action, demands, damages, costs, expenses, and compensation on account of or in any way arising out of or related to any such single or continuing incident or occurrence.

Section 8. Disbursements paid from city funds.

Any such payment or disbursement as provided in this policy shall be deemed to be for public purposes and may be paid from state, federal or local funds.

Section 9. Resolution of Disputes Over Application of Policy

If a question arises about the application of this policy to a particular set of facts or circumstances, such question shall be resolved by the City Council, acting pursuant to law and its rules, within the discretion of the legislative body.

Section 10. Applicability

This policy shall apply to any claim for which the City or any official or employee has received an ante litem notice, summons and complaint, or other notice of administrative action as of the time this policy is adopted by the Council.

Section 11. Right and authority of Council to direct the purchase of insurance

The Council shall have the option and discretion to direct the City Manager to purchase such insurance as deemed appropriate and sound to provide a defense and/or indemnity for the City and its officials and employees. This policy shall apply in excess of any applicable insurance policy or in cases where insurance is determined not to provide coverage.

Section 12. Effective date

This policy shall take effect upon passage by the City Council.

SO RESOLVED and EFFECTIVE, this ____ day of July 2022.

David R. Still
Mayor

Attest:

Karen Pierce,
City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, JULY 13, 2022

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Approval of changes to retirement plan
Department:	City Manager
Date of Meeting:	Wednesday, July 13, 2022
Fiscal Impact:	To Be Determined
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of current practices and changes to the city retirement plan as outlined below and presented.

Summary: There are three components to the City retirement plan. One part is the 457 Deferred Compensation Plan that is the pretax contributions made by employees. A second component is the 401(a) Defined Contribution Plan that is the amount that the City contributes to each employee. Both of these are part of the ACCG Plans and are governed by IRS regulations and a formally adopted Plan approved by the City Council. The money in each employee's accounts for these two parts is controlled by the employee and investments are decided by them. The third component of City retirement is the provision of health insurance coverage for retirees and dependents.

Staff is requesting a change to the 401(a) component to make a retroactive change to be effective January 1, 2021, no NEW employee (anyone hired on or after this date) will be eligible for the additional 4% retirement supplement contributed by the City after 10 years of service and age 45.

The second change is to make it effective January 1, 2023 that the City add a Rule of 75 Retirement Plan for Health Insurance Coverage where a combination of years of service and age equals 75 with a minimum of 10 years of service. The earliest Retirement age is 50 for sworn employees and 55 for all others, with years of service and age equaling 75.

Attachments: Detailed information regarding current practices and information on Rule of 75, Amendment changing 401(a) plan

**ADOPTION AGREEMENT AMENDMENT #3
ACCG 401(a) DEFINED CONTRIBUTION PLAN FOR
CITY OF LAWRENCEVILLE EMPLOYEES**

This Amendment is made and entered into by the Mayor and Council of the City of Lawrenceville, Georgia (“the Employer”).

W I T N E S S E T H:

WHEREAS, the Employer maintains the Association County Commissioners of Georgia 401(a) Defined Contribution Plan for City of Lawrenceville Employees (the “Plan”) for the benefit of its eligible employees;

WHEREAS, the Employer adopted the Plan through an Adoption Agreement most recently effective January 1, 2013;

WHEREAS, Section 13.01(a) of the Plan allows the Employer to amend the elective provisions of its Adoption Agreement at any time; and

WHEREAS, the Employer desires to amend the Adoption Agreement Section 4.03 EMPLOYER MATCHING CONTRIBUTIONS, Other, to make it such that this additional funding will not apply to anyone hired as of January 1, 2021.

NOW, THEREFORE, the Employer hereby amends the Adoption Agreement as follows:

1. Section 4.03 of the Adoption Agreement, Employer Matching Contributions, is amended to read as follows:4.03EMPLOYER MATCHING CONTRIBUTIONS.

[X] Other formula: **For Eligible Employees who are at least 45 years of age or older and who have 10 or more consecutive Years of Service with the Employer in the Employee’s current term of employment, the Employer shall make an additional matching contribution on behalf of such Participant equal to one hundred percent (100%) of the amount the Participant is contributing to the Employer’s Section 457(b) eligible deferred compensation plan, up to an additional four percent (4%) of the Participant’s Compensation. (The matching contribution above and in this paragraph shall be for the amounts shown; no proportional matching contribution of a lesser or greater amount shall be allowed.) This additional funding will not apply to anyone hired on or after January 1, 2021.**

This amendment is effective retroactively to January 1, 2021.

IN WITNESS WHEREOF, the Employer has caused its duly authorized officer to execute this Amendment on the date noted below.

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
David R. Still, Mayor

Date: _____

City of Lawrenceville
Retirement Eligibility Guidelines
Effective January 1, 2021

Retirement shall refer to being eligible to retire from the City and qualifying for City provided health insurance based on the number of years of service and age as required below based on the date(s) of employment. The health coverage provided will be the same as active employees and at the same costs, if any, until the employee or any dependent reaches the age of 65. If continuing with the City's coverage upon attaining the age of 65, the employee and/or the dependent will be required to be covered by Medicare with the City provided Medicare supplement.

Current Practices:

Any full-time employee employed on or before December 31, 2020 shall be eligible for health coverage for the employee and dependents provided by the City after 20 years of continuous service and attaining the age of 55.

Effective January 1, 2021, all NEW employees (anyone hired on or after 01.01.2021) can retire from the City with health insurance provided at 60 years of age with 20 years of continuous service to the City.

Effective January 1, 2021, employees who retire after this date, it is required that the City is listed as secondary to any insurance that the employee or spouse has access to as long as the employee or covered spouse is employed where insurance is offered as a benefit of that employment.

Any employee who retires from the City as of January 1, 2021 and all current retirees, may provide health insurance coverage for the spouse and dependents of the employee at the time of retirement. Any additions to, or changes to, spouse and/or dependents after the employee's retirement date, will not be eligible for coverage by the City insurance.

Effective January 1, 2021, no NEW employee (anyone hired on or after this date) will be eligible for the additional 4% retirement supplement contributed by the City after 10 years of service and age 45.

Effective January 1, 2021, for employees who retire at age 55 or who retire at age 60 (if hired on or after January 1, 2021), the City will be listed as secondary to any insurance that the employee/family has access to as long as the employee is employed where insurance is offered as a benefit of that employment.

Effective January 1, 2023

Rule of 75 Proposed Retirement Plan for Health Insurance Coverage

Combination of years of service and age equals 75.

Minimum of 10 years of service

Earliest Retirement age: 55, or 50 for sworn employees, with years of service and age equaling 75.