



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Monday, August 19, 2024
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Approval of Prior Meeting Minutes

1. July 22, 2024 - Special Call, Regular Meeting
2. August 7, 2024 - Work Session, Executive Session

Announcements

Public Comment

To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

Consent Agenda

These are items on which the Mayor and Council are in agreement to approve and are placed on the agenda to be approved in one vote.

- [3.](#) Purchase of Diaphragm Gas Meters on an Annual Contract
- [4.](#) King Arthur Drive Drainage Repair Project
- [5.](#) Wayside Underground Electric Project Change Order 1

- [6.](#) Trittech Software Systems, a CentralSquare Company
- [7.](#) Farber Specialty Vehicles Mobile Command Vehicle
- [8.](#) ReCAST Behavioral Health Subrecipient Contract
- [9.](#) Appointment of expired board positions to the Aurora Board

Public Hearing New Business

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

- [10.](#) RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway
- [11.](#) RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive
- [12.](#) Resolution for Condemnation of Pine Tree Property
- [13.](#) Resolution for Abandonment of University Center Lane Right of Way on the Georgia Gwinnett College Campus

Council Business Old Business

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

- [14.](#) Resolution of the City of Lawrenceville for rules of mayor and council conduct

Council Business New Business

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

- [15.](#) Lawrenceville City Hall Renovation Project
- [16.](#) 427 Reynolds Road property acquisition
- [17.](#) Neal Blvd Improvements Project
- [18.](#) 2024 Annual LMIG Resurfacing Project
- [19.](#) Change order to amend Axon contract to add 19 additional in-car camera systems
- [20.](#) Purchase of 2 new 2023 Dodge Chargers fully upfitted as admin criminal investigations division vehicles on contract

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, AUGUST 19, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Purchase of Diaphragm Gas Meters on an Annual Contract
- Department:** Gas
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$320,393.00
- Presented By:** Todd Hardigree, Gas Director
- Action Requested:** Approval to renew Purchase of Diaphragm Gas Meters on an Annual Contract to Equipment Controls Company, Inc. for line items 1 & 2 in the amount of \$235,377.00 and Ed Young Sales Company for line item 3 in the amount of \$85,016.00.

Summary: This contract provides commercial/industrial and residential diaphragm meters for the Gas Department on an as-needed basis. This is the second of four renewal options. There has been an overall 0.9% increase in pricing.

Fiscal Impact: Amount of \$320,393.00. This contract is funded by the Domestic Meters/Regulators Fund (5154700.531161), the Industrial Meters/Regulators Fund (5154700.531163), and Capital Outlay (5154700.541000).

Background: The original award was \$273,602.00. The first renewal amount was \$317,355.00.

Attachments/Exhibits:

Bid Tabulation

BID TABULATION

AQ001-23
Purchase of Diaphragm Gas Meters on an Annual Contract
Gas Department

				Ed Young Sales Company		Equipment Controls Company, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	250 Class Meters per specifications	1800	Ea	\$97.33	\$175,194.00	\$116.74	\$210,132.00
2	400 Class Meters per specifications	100	Ea	\$348.45	\$34,845.00	\$252.45	\$25,245.00
3	600 Class Meters per specifications	100	Ea	\$850.16	\$85,016.00	N/B	N/B
TOTAL					\$295,055.00		\$235,377.00
Will vendor hold pricing firm? Renewal Option 1					TBD		TBD
Will vendor hold pricing firm? Renewal Option 2					TBD		TBD
Will vendor hold pricing firm? Renewal Option 3					TBD		TBD
Will vendor hold pricing firm? Renewal Option 4					TBD		TBD

Recommended vendors:
 Equipment Controls Company, Inc.
 4555 South Berkeley Lake Rd.
 Norcross, GA 30071
 P: 770-822-9664
 email: tlonsberry@equipmentcontrols.com

Ed Young Sales Company
 10129 Mt. Holly Rd.
 Charlotte, NC 28214
 P: 704-497-9637
 email: mike.javon@eysco.com

Lines 1 & 2

Line 3



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, AUGUST 19, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** King Arthur Drive Drainage Repair Project
- Department:** Engineering
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$328,944.00
- Presented By:** Reginald Anderson, City Engineer
- Action Requested:** Award King Arthur Drive Drainage Repair Project to low bidder, N.S.E.W. Inc., amount not to exceed \$328,944.00. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of demolishing and removing the existing headwall, rip rap, asphalt, concrete, storm pipes, and structures. It also will provide for the installation of new storm pipes that will tie-in to existing storm drain structures, new precast junction boxes, catch basins, grate inlets, and headwalls.

Fiscal Impact: Amount not to exceed \$328,944.00. This project is funded by the Capital Outlay Fund (5614320.541000). Project 25-002.

Attachments/Exhibits:
Bid Tabulation

SB039-24
 King Arthur Drainage Repair Project
 Engineering

				Blount Construction, Company, Inc.		Civil Construction & Utilities, Incorporated		Construction 57 Incorporated		G.S. Construction, Inc.	
ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	WARRANTIES AND BONDS	1	LS	\$5,013.75	\$5,013.75	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00	\$10,000.00	\$10,000.00
2	Move –in –move out	1	LS	\$11,383.13	\$11,383.13	\$4,500.00	\$4,500.00	\$15,000.00	\$15,000.00	\$2,000.00	\$2,000.00
3	Erosion control per sheet C-05	1	LS	\$30,910.83	\$30,910.83	\$10,500.00	\$10,500.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00
4	Traffic Control	1	LS	\$14,910.00	\$14,910.00	\$7,500.00	\$7,500.00	\$10,000.00	\$10,000.00	\$100.00	\$100.00
5	Complete demolition includes remove and replace curb & gutter, tree removal, sawcut and remove asphalt and concrete, remove storm pipes and structures, remove existing concrete flume, replace fencing.	1	LS	\$38,939.86	\$38,939.86	\$40,000.00	\$40,000.00	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00
6	Flowable Fill for abandoned 15 inch pipe	12	CY	\$441.68	\$5,300.16	\$300.00	\$3,600.00	\$350.00	\$4,200.00	\$300.00	\$3,600.00
7	Install complete storm drain pipe, 18 in , h 1-10 - RCP , including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	62	LF	\$216.06	\$13,395.72	\$160.00	\$9,920.00	\$150.00	\$9,300.00	\$100.00	\$6,200.00
8	Install complete storm drain pipe, 18 in , h 1-10 - HDPE , including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	226	LF	\$86.37	\$19,519.62	\$120.00	\$27,120.00	\$85.00	\$19,210.00	\$80.00	\$18,080.00
9	Install complete storm drain pipe, 24 in , h 1-10 - HDPE , including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	106	LF	\$112.05	\$11,877.30	\$150.00	\$15,900.00	\$110.00	\$11,660.00	\$90.00	\$9,540.00
10	Install complete storm drain pipe, 30 in , h 1-10 - HDPE , including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	370	LF	\$126.33	\$46,742.10	\$165.00	\$61,050.00	\$140.00	\$51,800.00	\$100.00	\$37,000.00
11	Install complete storm drain pipe, 33x49 in ARCH CMP , h 1-10, including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins & re- grout all structures, compacted backfill up to grade	201	LF	\$130.26	\$26,182.26	\$275.00	\$55,275.00	\$200.00	\$40,200.00	\$130.00	\$26,130.00
12	Single Wing Catch Basin (SWCB) GDOT 1033D	2	EA	\$7,854.87	\$15,709.74	\$7,000.00	\$14,000.00	\$4,000.00	\$8,000.00	\$4,500.00	\$9,000.00
13	Double Wing Catch Basin (DWCB) GDOT 1034D	5	EA	\$9,167.23	\$45,836.15	\$7,000.00	\$35,000.00	\$5,500.00	\$27,500.00	\$4,500.00	\$22,500.00

14	Grate Inlet (GI) GDOT 1019A	1	EA	\$9,394.13	\$9,394.13	\$3,800.00	\$3,800.00	\$4,000.00	\$4,000.00	\$4,500.00	\$4,500.00
15	Double Grate Inlet (DGI) Incl. Box	2	EA	\$8,824.50	\$17,649.00	\$4,000.00	\$8,000.00	\$5,500.00	\$11,000.00	\$4,500.00	\$9,000.00
16	Weir Inlet (WI)	1	EA	\$4,643.68	\$4,643.68	\$5,500.00	\$5,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
17	Combination Curb Inlet (CCI)	1	EA	\$10,554.61	\$10,554.61	\$5,500.00	\$5,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
18	Class A Concrete, Incl Reinf Steel (HEADWALL)	1	EA	\$2,976.92	\$2,976.92	\$3,500.00	\$3,500.00	\$20,000.00	\$20,000.00	\$3,000.00	\$3,000.00
19	Flared End Section (for 33"x49" Arch Pipe)	1	EA	\$5,165.06	\$5,165.06	\$3,200.00	\$3,200.00	\$4,000.00	\$4,000.00	\$4,500.00	\$4,500.00
20	Concrete curb and gutter, 6 in. x 24 in., TP2 (incl. excavation and GAB)	502	LF	\$42.62	\$21,395.24	\$52.00	\$26,104.00	\$25.00	\$12,550.00	\$40.00	\$20,080.00
21	Landscaping/sod disturbed areas	1	LS	\$26,250.00	\$26,250.00	\$22,500.00	\$22,500.00	\$35,000.00	\$35,000.00	\$13,000.00	\$13,000.00
22	Stn Dumped Rip Rap, TP1, 18 in (fabric included)	78	SY	\$109.24	\$8,520.72	\$50.00	\$3,900.00	\$80.00	\$6,240.00	\$60.00	\$4,680.00
23	Recycled Asph. Conc. 9.5 mm Superpave, TP1, GP1 or Blend 1 incl bitum matl & H lime, & tack coat	3	TN	\$693.07	\$2,079.21	\$900.00	\$2,700.00	\$1,700.00	\$5,100.00	\$1.00	\$3.00
24	Recycled Asph. Conc. 19 mm Superpave, TP1, GP1 or Blend 1 incl bitum matl & H lime, & tack coat	4	TN	\$686.98	\$2,747.92	\$900.00	\$3,600.00	\$1,300.00	\$5,200.00	\$255.00	\$1,020.00
25	GAB CRS, 8 in, incl. matl.(road crossing)	11	TN	\$419.44	\$4,613.84	\$95.00	\$1,045.00	\$45.00	\$495.00	\$50.00	\$550.00
26	Driveway reinforced concrete, 6 in. thick, incl excavation, shed pad	270	SY	\$97.81	\$26,408.70	\$120.00	\$32,400.00	\$100.00	\$27,000.00	\$90.00	\$24,300.00
27	Concrete Flume, 6 in thick (4,000 psi)	120	SY	\$135.16	\$16,219.20	\$123.00	\$14,760.00	\$125.00	\$15,000.00	\$90.00	\$10,800.00
28	Reset sign or mailbox	5	EA	\$255.30	\$1,276.50	\$100.00	\$500.00	\$100.00	\$500.00	\$500.00	\$2,500.00
29	Grading complete including relocating shed	1	LS	\$70,724.50	\$70,724.50	\$10,000.00	\$10,000.00	\$75,000.00	\$75,000.00	\$4,000.00	\$4,000.00
30	Relocate Chain Link Fence 4 ft H	95	LF	\$29.65	\$2,816.75	\$44.00	\$4,180.00	\$45.00	\$4,275.00	\$45.00	\$4,275.00
31	Relocate Chain Link Fence, 6 ft H with barb wire	110	LF	\$45.67	\$5,023.70	\$50.00	\$5,500.00	\$60.00	\$6,600.00	\$65.00	\$7,150.00
32	Sanitary Sewer Cleanout	4	EA	\$5,250.00	\$21,000.00	\$450.00	\$1,800.00	\$1,200.00	\$4,800.00	\$1,500.00	\$6,000.00
33	Sanitary Pipe, 6 in. PVC w/ excavation, bedding, & compacted backfill	180	LF	\$134.17	\$24,150.60	\$55.00	\$9,900.00	\$40.00	\$7,200.00	\$60.00	\$10,800.00
34	Relocate existing water meter, all included including box	4	EA	\$3,675.00	\$14,700.00	\$600.00	\$2,400.00	\$1,500.00	\$6,000.00	\$500.00	\$2,000.00
SUB TOTAL				\$584,030.90		\$465,154.00		\$499,330.00		\$306,308.00	
10% City Conntingencies (If left blank, City will automatically calculate 10% of the subtotal)				\$58,403.09		\$46,515.40		\$49,933.00		\$30,630.00	
TOTAL				\$642,433.99		\$511,669.40		\$549,263.00		\$336,938.00	

				N.S.E.W. Inc.		Ohmshiv Construction, LLC		R & B Developer, Inc.		Site Engineering, Inc.	
ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	WARRANTIES AND BONDS	1	LS	\$20,000.00	\$20,000.00	\$7,500.00	\$7,500.00	\$12,000.00	\$12,000.00	\$15,000.00	\$15,000.00
2	Move –in –move out	1	LS	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$30,000.00	\$30,000.00
3	Erosion control per sheet C-05	1	LS	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00
4	Traffic Control	1	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$5,500.00	\$5,500.00	\$20,000.00	\$20,000.00
5	Complete demolition includes remove and replace curb & gutter, tree removal, sawcut and remove asphalt and concrete, remove storm pipes and structures, remove existing concrete flume, replace fencing.	1	LS	\$73,000.00	\$73,000.00	\$98,500.00	\$98,500.00	\$197,800.00	\$197,800.00	\$80,000.00	\$80,000.00
6	Flowable Fill for abandoned 15 inch pipe	12	CY	\$250.00	\$3,000.00	\$150.00	\$1,800.00	\$430.00	\$5,160.00	\$800.00	\$9,600.00
7	Install complete storm drain pipe, 18 in , h 1-10 - RCP , including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	62	LF	\$27.00	\$1,674.00	\$90.00	\$5,580.00	\$230.00	\$14,260.00	\$225.00	\$13,950.00
8	Install complete storm drain pipe, 18 in , h 1-10 - HDPE , including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	226	LF	\$24.00	\$5,424.00	\$105.00	\$23,730.00	\$82.00	\$18,532.00	\$225.00	\$50,850.00
9	Install complete storm drain pipe, 24 in , h 1-10 - HDPE , including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	106	LF	\$27.00	\$2,862.00	\$135.00	\$14,310.00	\$100.00	\$10,600.00	\$300.00	\$31,800.00
10	Install complete storm drain pipe, 30 in , h 1-10 - HDPE , including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	370	LF	\$37.00	\$13,690.00	\$145.00	\$53,650.00	\$120.00	\$44,400.00	\$400.00	\$148,000.00
11	Install complete storm drain pipe, 33x49 in ARCH CMP , h 1-10, including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins & re- grout all structures, compacted backfill up to grade	201	LF	\$76.00	\$15,276.00	\$190.00	\$38,190.00	\$180.00	\$36,180.00	\$600.00	\$120,600.00
12	Single Wing Catch Basin (SWCB) GDOT 1033D	2	EA	\$2,200.00	\$4,400.00	\$6,650.00	\$13,300.00	\$7,100.00	\$14,200.00	\$12,000.00	\$24,000.00
13	Double Wing Catch Basin (DWCB) GDOT 1034D	5	EA	\$2,200.00	\$11,000.00	\$6,650.00	\$33,250.00	\$7,500.00	\$37,500.00	\$14,000.00	\$70,000.00
14	Grate Inlet (GI) GDOT 1019A	1	EA	\$2,200.00	\$2,200.00	\$6,500.00	\$6,500.00	\$5,100.00	\$5,100.00	\$10,000.00	\$10,000.00
15	Double Grate Inlet (DGI) Incl. Box	2	EA	\$2,200.00	\$4,400.00	\$6,500.00	\$13,000.00	\$2,500.00	\$5,000.00	\$12,000.00	\$24,000.00

16	Weir Inlet (WI)	1	EA	\$2,200.00	\$2,200.00	\$6,000.00	\$6,000.00	\$2,500.00	\$2,500.00	\$10,000.00	\$10,000.00
17	Combination Curb Inlet (CCI)	1	EA	\$2,200.00	\$2,200.00	\$6,000.00	\$6,000.00	\$6,500.00	\$6,500.00	\$12,000.00	\$12,000.00
18	Class A Concrete, Incl Reinf Steel (HEADWALL)	1	EA	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00
19	Flared End Section (for 33"x49" Arch Pipe)	1	EA	\$2,200.00	\$2,200.00	\$2,500.00	\$2,500.00	\$3,600.00	\$3,600.00	\$18,000.00	\$18,000.00
20	Concrete curb and gutter, 6 in. x 24 in., TP2 (incl. excavation and GAB)	502	LF	\$29.00	\$14,558.00	\$23.00	\$11,546.00	\$50.00	\$25,100.00	\$100.00	\$50,200.00
21	Landscaping/sod disturbed areas	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$16,000.00	\$16,000.00	\$50,000.00	\$50,000.00
22	Stn Dumped Rip Rap, TP1, 18 in (fabric included)	78	SY	\$46.00	\$3,588.00	\$90.00	\$7,020.00	\$95.00	\$7,410.00	\$175.00	\$13,650.00
23	Recycled Asph. Conc. 9.5 mm Superpave, TP1, GP1 or Blend 1 incl bitum matl & H lime, & tack coat	3	TN	\$210.00	\$630.00	\$300.00	\$900.00	\$1,000.00	\$3,000.00	\$1,200.00	\$3,600.00
24	Recycled Asph. Conc. 19 mm Superpave, TP1, GP1 or Blend 1 incl bitum matl & H lime, & tack coat	4	TN	\$210.00	\$840.00	\$300.00	\$1,200.00	\$1,000.00	\$4,000.00	\$1,200.00	\$4,800.00
25	GAB CRS, 8 in, incl. matl.(road crossing)	11	TN	\$78.00	\$858.00	\$50.00	\$550.00	\$100.00	\$1,100.00	\$300.00	\$3,300.00
26	Driveway reinforced concrete, 6 in. thick, incl excavation, shed pad	270	SY	\$44.00	\$11,880.00	\$65.00	\$17,550.00	\$110.00	\$29,700.00	\$125.00	\$33,750.00
27	Concrete Flume, 6 in thick (4,000 psi)	120	SY	\$50.00	\$6,000.00	\$65.00	\$7,800.00	\$90.00	\$10,800.00	\$125.00	\$15,000.00
28	Reset sign or mailbox	5	EA	\$200.00	\$1,000.00	\$75.00	\$375.00	\$250.00	\$1,250.00	\$300.00	\$1,500.00
29	Grading complete including relocating shed	1	LS	\$5,000.00	\$5,000.00	\$228,255.00	\$228,255.00	\$2,500.00	\$2,500.00	\$15,000.00	\$15,000.00
30	Relocate Chain Link Fence 4 ft H	95	LF	\$20.00	\$1,900.00	\$10.00	\$950.00	\$35.00	\$3,325.00	\$150.00	\$14,250.00
31	Relocate Chain Link Fence, 6 ft H with barb wire	110	LF	\$20.00	\$2,200.00	\$15.00	\$1,650.00	\$40.00	\$4,400.00	\$170.00	\$18,700.00
32	Sanitary Sewer Cleanout	4	EA	\$500.00	\$2,000.00	\$1,000.00	\$4,000.00	\$1,500.00	\$6,000.00	\$1,000.00	\$4,000.00
33	Sanitary Pipe, 6 in. PVC w/ excavation, bedding, & compacted backfill	180	LF	\$17.00	\$3,060.00	\$100.00	\$18,000.00	\$50.00	\$9,000.00	\$100.00	\$18,000.00
34	Relocate existing water meter, all included including box	4	EA	\$500.00	\$2,000.00	\$1,150.00	\$4,600.00	\$2,700.00	\$10,800.00	\$1,500.00	\$6,000.00
SUB TOTAL				\$299,040.00		\$681,206.00		\$576,717.00		\$964,550.00	
10% City Conntingencies (If left blank, City will automatically calculate 10% of the subtotal)				\$29,904.00		\$68,120.60		\$57,671.70		\$96,455.00	
TOTAL				\$328,944.00		\$749,326.60		\$634,388.70		\$1,061,005.00	

Recommended Vendor:
N.S.E.W. Inc.
2365 Trelipe Drive
Lawrenceville, GA 30044



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, AUGUST 19, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Wayside Underground Electric Project Change Order 1
- Department:** Electric
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$187,045.16
- Presented By:** Huston Gillis, Public Works Director
- Action Requested:** Ratification of Wayside Underground Electric Project Change Order 1 to Southern Fiber Company d/b/a Southern Utility Group in the amount of \$187,045.16. Authorization for Mayor or City Manager to execute change order 1.

Summary: This project consists of replacing all the underground primary conductors, pad-mount transformers, and pads. It also includes the installation of secondary voltage hand hole/pedestals and intercepted secondary service wire that feeds residential services, and the replacement of Town and Country light fixtures. Due to the nature of potentially having customers without power, the additional rock bore was necessary to complete the project and ensure optimal service to the residents.

Background: City Council approved this project in the amount of \$898,262.04 at its November 15, 2023 regular session. Total project value with approval of change order 1 is \$1,085,307.20.

Fiscal Impact: Amount of \$187,045.16. This project is funded by the Capital Outlay Fund (5114600.541000). Project 06-038.

Attachments/Exhibits:
Change Order 1



CITY OF LAWRENCEVILLE CONTRACT/PO CHANGE ORDER

Department: Electric Change Order #: 1

Project/PO: 241175 Change Order Date: 7/26/2024

Contractor/Vendor: Souther Utility Group

Reason Codes: **A**-New Requirement, **B**- Unforeseen Condition, **C**- Professional Errors & Omissions, **D**- City Request, **E**- Project Close-out and/or Progress Adjustments not included in Change Order

It is agreed to modify the Contract referred to above as follows:

Item	Reason Code	Item and Description of Change	Change in Contact Account (Increase/Decrease)
1	B	Increase due to additional rock and added service length	187,045.16
Net Ammount			187,045.16

A completed Change Order Detail Listing must be attached. If applicable, attach justification memo, proposal, etc.

Original Contract/PO Amount: \$898,262.04

Previous Change Order Amount: \$

Amount of Change Order Requested **(Increase/Decrease)** \$187,045.16

New Contract/PO Amount (Including this Change Order) \$1,085,307.20

This contract period provided for completion will be increased/decreased by 0 calendar days. Adjusted completion date is _____, 20_____.

This document will become a supplement to the contract and all provisions of the contract will apply hereto.

Huston Gillis
Requestor

Department Director

Authorized Approval



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, AUGUST 19, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Tritech Software Systems, a CentralSquare Company
- Department:** Police & E911
- Date of Meeting:** Wednesday, August 7, 2024
- Fiscal Impact:** \$128,523.20
- Presented By:** Chief John Mullin
- Action Requested:** Motion for Approval to Renew Public Sector Safety and Administration Software to Tritech Software Systems in the amount of \$128,523.20

Summary: This software is used for dispatching of calls for service, generating accident reports, GCIC entries, GIS mapping, records keeping, and CAD Command logs. Annual subscription and maintenance fees for Zuercher Suite software for Police and E911

Background: This is the 2025 year for this renewal. Zuercher Suite is the CAD and RMS software used by the Police Department and E911

Fiscal Impact: \$115,670.88 90% of the annual cost comes out of the Police Service Contracts GL: 1003210-522210. \$12,852.32, 10% of the annual cost comes out of the E911 Service Contracts GL; 2153800-522210

Attachments/Exhibits:
Tritech Software Systems (Invoice 410975)

Invoice No (1 of 1)
410975

Date
5/13/2024

Page
1 of 6

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 30046
United States

Ship To
Lawrenceville Police, GA
Douglas Schad
P.O. Box 2200, 300 Jackson Street
Lawrenceville GA 30046
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12919	Lawrenceville Police, GA		USD	7/9/2024

Description	Units	Rate	Extended
Quote No. Q-166338			
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:7/10/2024, End: 7/9/2025	1	4,875.60	4,875.60
2 Mapping AVL (Agency Site License): Full-Time CAD Workstation - Annual Maintenance Fee ledsMapping - AVL Client Licenses (Desktop) Maintenance: Start:7/10/2024, End: 7/9/2025	5	365.67	1,828.35
3 Portal Server License Annual Maintenance Fee - Annual Maintenance Fee ledsPortal - (Web View & Print) Maintenance: Start:7/10/2024, End: 7/9/2025	1	3,087.88	3,087.88
4 ledsRecords-Municipal Courts Export (ledsReporting CSV Export - Annual Maintenance Fee) ledsRecords -Municipal Courts Export (ledsReporting CSV Export) Maintenance: Start:7/10/2024, End: 7/9/2025	1	0.00	0.00
5 Mobile AVL Annual Maintenance Fee - Annual Maintenance Fee ledsMobile AVL - Client Licenses (Hardware not Included) Maintenance: Start:7/10/2024, End: 7/9/2025	55	48.76	2,681.93
6 Mobile CAD Annual Maintenance Fee - Annual Maintenance Fee ledsMobile CAD - Client Licenses (Includes NCIC Client) Maintenance: Start:7/10/2024, End: 7/9/2025	72	109.71	7,898.80
7 Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - Additional 50 mobiles Maintenance: Start:7/10/2024, End: 7/9/2025	1	2,072.13	2,072.13
8 Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - First 50 mobiles Maintenance: Start:7/10/2024, End: 7/9/2025	1	975.00	975.00

1003210-522210
Service Contracts \$115,670.88

2153800-522210
Service Contracts \$12,852.32

Invoice No (1 of 1)
410975

Date
5/13/2024

Page
2 of 6

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 30046
United States

Ship To
Lawrenceville Police, GA
Douglas Schad
P.O. Box 2200, 300 Jackson Street
Lawrenceville GA 30046
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12919	Lawrenceville Police, GA		USD	7/9/2024

	Description	Units	Rate	Extended
9	Mobile eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA E-Citation Client Licenses Maintenance: Start:7/10/2024, End: 7/9/2025	55	85.34	4,693.93
10	Mobile Mapping Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Mapping Client License Maintenance: Start:7/10/2024, End: 7/9/2025	72	134.08	9,653.76
11	Mobile Records Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Records Client License Maintenance: Start:7/10/2024, End: 7/9/2025	72	231.59	16,674.60
12	Records - N-DEx Adapter (IA IEPD) Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - N-DEx Adapter (IA IEPD) Maintenance: Start:7/10/2024, End: 7/9/2025	1	0.00	0.00
13	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA Crash/Accident Server License Maintenance: Start:7/10/2024, End: 7/9/2025	1	2,559.69	2,559.69
14	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA DOT Accident Reporting Export Maintenance: Start:7/10/2024, End: 7/9/2025	1	1,828.35	1,828.35
15	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - (named user) Client Licenses Maintenance: Start:7/10/2024, End: 7/9/2025	20	158.46	3,169.20
16	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - Base Server License Maintenance: Start:7/10/2024, End: 7/9/2025	1	4,753.72	4,753.72

Invoice No (1 of 1)
410975

Date
5/13/2024

Page
3 of 6

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 30046
United States

Ship To
Lawrenceville Police, GA
Douglas Schad
P.O. Box 2200, 300 Jackson Street
Lawrenceville GA 30046
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12919	Lawrenceville Police, GA		USD	7/9/2024

	Description	Units	Rate	Extended
17	Records eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA E-Citations Server License Maintenance: Start:7/10/2024, End: 7/9/2025	1	2,559.69	2,559.69
18	Reporting Core Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Maintenance: Start:7/10/2024, End: 7/9/2025	1	0.00	0.00
19	Reporting Universal Interface Engine Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Universal Interface Engine Maintenance: Start:7/10/2024, End: 7/9/2025	1	0.00	0.00
20	ZSuite - Crime Reports Interface (Export) Annual Maintenance - Annual Maintenance Fee Zuercher Suite - Crime Reports Interface (Export) Maintenance: Start:7/10/2024, End: 7/9/2025	1	1,052.93	1,052.93
21	ZSuite - GCIC/NCIC Interface (Basic Queries) Annual Maintena - Annual Maintenance Fee ledsSuite - GCIC/NCIC Interface (5 Standard Queries) Maintenance: Start:7/10/2024, End: 7/9/2025	1	2,762.84	2,762.84
22	NCIC Interface (Standard) Annual Maintenance Fee - Annual Maintenance Fee Zuercher Suite - NCIC Interface (Additional States Data Mining) Maintenance: Start:7/10/2024, End: 7/9/2025	1	1,843.34	1,843.34
23	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:7/10/2024, End: 7/9/2025	1	4,875.60	4,875.60
24	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:7/10/2024, End: 7/9/2025	1	1,015.77	1,015.77

Invoice No (1 of 1)
410975

Date
5/13/2024

Page
4 of 6

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 30046
United States

Ship To
Lawrenceville Police, GA
Douglas Schad
P.O. Box 2200, 300 Jackson Street
Lawrenceville GA 30046
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12919	Lawrenceville Police, GA		USD	7/9/2024

	Description	Units	Rate	Extended
25	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:7/10/2024, End: 7/9/2025	1	1,015.77	1,015.77
26	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:7/10/2024, End: 7/9/2025	1	2,640.95	2,640.95
27	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby Maintenance: Start:7/10/2024, End: 7/9/2025	1	5,078.76	5,078.76
28	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby - Additional 50 users Maintenance: Start:7/10/2024, End: 7/9/2025	1	1,015.16	1,015.16
29	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - (named user) Client Licenses Maintenance: Start:7/10/2024, End: 7/9/2025	5	85.16	425.78
30	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - Base Server License Maintenance: Start:7/10/2024, End: 7/9/2025	1	1,426.92	1,426.92
31	CAD - E911 (ANI/ALI) Interface Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - E911 (ANI/ALI) Interface Maintenance: Start:7/10/2024, End: 7/9/2025	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:7/10/2024, End: 7/9/2025	1	0.00	0.00
33	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Base Server License Maintenance: Start:7/10/2024, End: 7/9/2025	1	2,437.81	2,437.81

Invoice No (1 of 1)
410975

Date
5/13/2024

Page
5 of 6

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 30046
United States

Ship To
Lawrenceville Police, GA
Douglas Schad
P.O. Box 2200, 300 Jackson Street
Lawrenceville GA 30046
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12919	Lawrenceville Police, GA		USD	7/9/2024

	Description	Units	Rate	Extended
34	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Call Taker/Dispatcher Client Licenses (Single-Jurisdictional) Maintenance: Start:7/10/2024, End: 7/9/2025	4	1,097.02	4,388.06
35	CAD Core (Seat License) for Backup/Supervisor/Part-Time Work - Annual Maintenance Fee ledsCAD - Overflow/Administration Client Licenses (Single-Jurisdictional) Maintenance: Start:7/10/2024, End: 7/9/2025	1	853.23	853.23
36	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping GIS Basic Data Prep Work Maintenance: Start:7/10/2024, End: 7/9/2025	1	7,313.41	7,313.41
37	Mobile Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA Crash/Accident Report Client Licenses Maintenance: Start:7/10/2024, End: 7/9/2025	100	85.32	8,531.75
38	Panasonic U1 Handheld for Portable Evidence Management Annua - Annual Maintenance Fee Panasonic U1 Handheld for Portable Evidence Management Maintenance: Start:7/10/2024, End: 7/9/2025	1	0.00	0.00
39	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping - Client Licenses (Includes ESRI Software) Maintenance: Start:7/10/2024, End: 7/9/2025	5	1,097.01	5,485.07
40	Field Ops Subscription (for Zuercher Mobile users) Annual Su - Annual Subscription Fee Field Ops Subscription (for Zuercher Mobile users) Annual Subscription Fee Maintenance: Start:11/29/2024, End: 7/9/2025	20	77.30	1,546.00
41	Field Ops Subscription (for Zuercher Mobile users) Annual Su - Annual Subscription Fee Field Ops Subscription (for Zuercher Mobile users) Annual Subscription Fee Maintenance: Start:8/10/2024, End: 7/9/2025	20	115.50	2,310.00

Invoice No (1 of 1) 410975	Date 5/13/2024	Page 6 of 6
--------------------------------------	--------------------------	-----------------------

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 30046
 United States

Ship To
 Lawrenceville Police, GA
 Douglas Schad
 P.O. Box 2200, 300 Jackson Street
 Lawrenceville GA 30046
 United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12919	Lawrenceville Police, GA		USD	7/9/2024

	Description	Units	Rate	Extended
42	CAD PS Pro Evidence.com Integration Annual Subscription Fee - Annual Subscription Fee	1	3,191.42	3,191.42
	Maintenance: Start:9/6/2024, End: 7/9/2025			

Please include invoice number(s) on your remittance advice.

E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
 12709 Collection Center Drive
 Chicago, IL 60693

Subtotal	128,523.20
Tax	0.00
Invoice Total	128,523.20
Payments Applied	0.00
Balance Due	USD 128,523.20



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, AUGUST 19, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Farber Specialty Vehicles Mobile Command Vehicle
- Department:** Police
- Date of Meeting:** Wednesday, August 7, 2024
- Fiscal Impact:** \$709,557.00
- Presented By:** Chief John Mullin
- Action Requested:** Motion for Approval to Purchase New 2024 Mobile Command Vehicle in the Amount of \$709,557.00, to Replace 2015 Spartan Mobile Command Vehicle that was Sold. \$350,000.00 to be Funded from the Sale of 2015 Spartan MCV funds which were place back into 210-111111 Federal Asset Forfeiture and \$339,557.00 to be Funded by Speed Zone Funds.

Summary: 2024 Farber International Mobile Command Vehicle will replace the 2015 Spartan Mobile Command Vehicle that was sold to the Roswell Police Department in April 2024. The 2024 Farber International MCV is a smaller, updated command vehicle more suited to the needs of the Lawrenceville Police Department and can be operated by most officers in the department without the need of obtaining a CDL license.

Background: The Mobile Command Vehicle is used for a variety of Incident Command situations, Rapid Response Mobile Command uses, backup communications for dispatch/E911 should the primary system become inoperable, and city sponsored special events. It is easily dispatched to any location needed. It is equipped with updated current technology and is a self-sufficient unit should any disaster or emergency type of situation occur. This vehicle also allows for ease of operation by most officers and does not require a CDL license.

Fiscal Impact: Contract amount not to exceed \$709,557.00. This contract is funded through the Federal Asset Forfeiture Fund and the School Speed Zone Fund. \$600,00.00 funded from account 2100000-111111 Federal Asset Forfeiture and \$109,557.00 funded from account 2853210-541000

School Speed Zone Fund. Upon approval of this item 2100000-111111 will have \$111,740.11 available and 2853210-541000 will have \$578,495.00 available.

Attachments/Exhibits:

- Farber Specialty Vehicles Quote**
- MCV Schematics – LAWRENCEVILLE PD**
- 2024 Command Vehicle Letter of Intent**



7052 Americana Parkway
Columbus Ohio, 43068
Toll Free (800) 331-3188
Fax (614)759-2098



CUSTOMER
Agency: LAWRENCEVILLE POLICE DEPARTMENT (GA)
Contact Name: Major Myron Walker
Address: 300 Jackson Stree
Lawrenceville, GA 30046
Phone: (470) 509-9335
Email: mwalker@lawrencevillepd.com

QUOTE/PROJECT DESCRIPTION **V-2 (RENEW)**

Ref: 17593
Re: Int. CV 4x4 / 18ft Body **TOTAL UNIT PRICE** **\$ 709,557.00**

Quote Valid For 45 Days

CONTACT	TERMS	CONTRACT NUMBER	DELIVERY	SHIPPED VIA	DATE
David Chapman Direct Nbr. (614) 578-7950 Email: dchapman@farberspecialty.com	50% DEPOSIT w/ Purchase Order BALANCE ON DELIVERY	#128867	OMNIA TIER 1	12-18 MONTHS	DESTINATION 22-Jul-24

PART ID	QUANTITY	UNIT PRICE	TOTAL PRICE
---------	----------	------------	-------------

VEHICLES - FOB Continental US			
F-SERIES	1	Cab Chassis - F Series 18 (Int. CV - Cab Chassis)	F-SERIES \$ 300,605.00 \$ 300,605.00

Vehicle Upfit Options			
CMD-IN	18	Command Communications Interior (per foot)	CMD-IN \$ 1,378.00 \$ 24,804.00

Chassis Options			
CHS-UPG-011	1	Upgrade CC to diesel (International CV - Cab Chassis)	\$ 17,911.00 \$ 17,911.00

Interior Options			
INT-OPT-002	1	Emergency exit window	\$ 648.00 \$ 648.00
INT-OPT-018	2	Slimline jump seat	\$ 1,645.00 \$ 3,290.00

Interior Finish Options			
INT-UPG-002	1	Interior Package Level II (includes flooring, solid surface counters, upgraded laminate)	\$ 12,705.00 \$ 12,705.00
INT-UPG-004	41	Aluminum overhead cabinets in lieu of laminated, 063 aluminum (per foot)	\$ 387.00 \$ 15,867.00
INT-UPG-007	1	Sound deadening, color coordinated wall carpet (per foot)	\$ 120.00 \$ 120.00
INT-UPG-009	1	Custom inlay flooring (Mid-Ship Agency Patch / Badge)	\$ 6,293.00 \$ 6,293.00
INT-UPG-010	1	Upgrade raceway to aluminum	\$ 5,595.00 \$ 5,595.00
INT-UPG-013	18	Ducted ceiling (per foot)	\$ 264.00 \$ 4,752.00

Exterior Options			
EXT-OPT-001	1	Roof rail for mounting radio antennas w/ weatherproof access hatch to interior	\$ 1,545.00 \$ 1,545.00
EXT-OPT-002	1	Roof rail, additional, for mounting antennas, eight foot section	\$ 591.00 \$ 591.00
EXT-OPT-007	1	Trailer hitch and wiring, class III	\$ 1,931.00 \$ 1,931.00
EXT-OPT-014	1	Stabilizing jack system - medium duty <26,000 lbs.	\$ 7,164.00 \$ 7,164.00
EXT-OPT-019	2	Exterior storage compartment up to 3 ft	\$ 2,365.00 \$ 4,730.00
EXT-OPT-022	1	Kussmaul Exterior Display	\$ 1,142.00 \$ 1,142.00
EXT-OPT-023	1	Kussmaul Shorepower Auto Eject Charger System	\$ 2,555.00 \$ 2,555.00
EXT-OPT-025	2	Rechargeable Box Light Flashlights - Color Orange	\$ 84.00 \$ 168.00
EXT-OPT-026	1	Roof Access - Zico Ladder	\$ 2,749.00 \$ 2,749.00
EXT-OPT-027	1	Wheel Chalks w/ Reflective Pull Ropes	\$ 425.00 \$ 425.00

Exterior Entry Options			
EXT-ENTRY-005	1	Roll up door	\$ 2,369.00 \$ 2,369.00
EXT-ENTRY-010	1	Braun electric power step	\$ 6,364.00 \$ 6,364.00

Exterior Finish Options			
EXT-UPG-003	28	Exterior paint - full body dual color (per linear foot)	\$ 1,427.00 \$ 39,956.00
EXT-UPG-004	1	Exterior graphics package (One to four units required)	\$ 6,442.00 \$ 6,442.00

Awning Options			
EXT-AWN-003	1	Lateral arm box awning, Sunbrella color selection up to 22'	\$ 7,842.00 \$ 7,842.00

Mast Options			
EXT-MST-001	1	Will-Burt 5-20 pneumatic telescoping mast	\$ 17,391.00 \$ 17,391.00
EXT-MST-004	1	Mast antenna plate	\$ 1,518.00 \$ 1,518.00
EXT-MST-006	1	Mast - Nycoil	\$ 6,130.00 \$ 6,130.00

Power Supply Options			
PWR-OPT-006	1	12KW Quiet diesel generator	\$ 24,863.00 \$ 24,863.00

Audio Video Options			
ELEC-AV-001	1	Exterior monitor setup, weatherproof door, wiring and workstation (monitor not included)	\$ 3,744.00 \$ 3,744.00
ELEC-AV-002	2	Samsung commercial 32" LED monitor (includes wiring and mount)	\$ 1,093.00 \$ 2,186.00
ELEC-AV-003	1	Samsung commercial 40" LED monitor (includes wiring and mount)	\$ 1,351.00 \$ 1,351.00
ELEC-AV-004	1	Samsung commercial 43" monitor (includes wiring and mount) (Outside Workstation)	\$ 2,139.00 \$ 2,139.00
ELEC-AV-009	1	Interactive Smart board overlay for LED monitor	\$ 12,460.00 \$ 12,460.00
ELEC-AV-010	1	TV antenna, roof mounted w/ booster	\$ 191.00 \$ 191.00
ELEC-AV-014	1	NVR, multi-channel (includes custom programming)	\$ 3,630.00 \$ 3,630.00
ELEC-AV-017	1	Back-up camera system, LCD color monitor	\$ 1,609.00 \$ 1,609.00
ELEC-AV-022	1	Matrix Switching System 8 x 8 (Silver)	\$ 18,962.00 \$ 18,962.00

Camera Options			
ELEC-CAM-004	1	Mast mounted camera (PT)Z (Walley Camera)	\$ 14,755.00 \$ 14,755.00
ELEC-COMP-004	1	Computer Small Form Factor 7090	\$ 1,156.00 \$ 1,156.00
ELEC-COMP-005	1	Printer - Laser Jet, Color	\$ 889.00 \$ 889.00

Radio/Phone Options			
RAD-OPT-011	2	Custom radio stacks and laser cut panels (per work station)	\$ 1,200.00 \$ 2,400.00

Connectivity Options					
CONN-OPT-033	1	Starlink Package In-Motion	\$	7,396.00	\$ 7,396.00
CONN-OPT-034	1	Starlink Package	\$	1,626.00	\$ 1,626.00
CONN-OPT-035	1	Dejero Gateway Wifi Package & Equipment	\$	8,708.00	\$ 8,708.00
CONN-OPT-036	1	Dejero Gateway Cloud Service, One year - Nds be apart of abve	\$	2,323.00	\$ 2,323.00
Electronics options					
ELEC-OPT-001	1	Neat Patch, patch panel (includes wiring)	\$	835.00	\$ 835.00
ELEC-OPT-004	1	24 port network switch (includes wiring)	\$	4,773.00	\$ 4,773.00
ELEC-OPT-006	1	CAT 6 network	\$	8,375.00	\$ 8,375.00
ELEC-OPT-008	1	Equipment rack w/ casters, Lexan door, power fan, approx. 19 x 64	\$	475.00	\$ 475.00
ELEC-OPT-013	1	Marinco - Cable Pass-Thru	\$	1,219.00	\$ 1,219.00
Appliance Options					
APL-OPT-001	1	Microwave oven, cabinet mounted	\$	514.00	\$ 514.00
APL-OPT-002	1	Norcold under counter refrigerator w/ freezer, AC/DC, compressor operated, DE0061	\$	1,545.00	\$ 1,545.00
APL-OPT-004	1	Coffee maker	\$	134.00	\$ 134.00
HVAC Options					
HVAC-OPT-003	1	Powered reversible roof vent w/ max air cover	\$	578.00	\$ 578.00
HVAC-OPT-004	2	Roof mounted air conditioner	\$	1,253.00	\$ 2,506.00
Low Voltage Options					
ELEC-LV-003	1	Digital clock, master-slave, 2.5" super bright red LED digits (each)	\$	546.00	\$ 546.00
Interior Lighting Options					
LTNG-INT-002	6	Replace white ceiling lights w/ combination red / white lights (each)	\$	69.00	\$ 414.00
LTNG-INT-003	1	LED ceiling light package (per vehicle)	\$	3,813.00	\$ 3,813.00
Exterior Lighting Options					
LTNG-EXT-005	8	LED scene light (each)	\$	493.00	\$ 3,944.00
LTNG-EXT-008	1	Docking lights; left, right, rear	\$	706.00	\$ 706.00
LTNG-EXT-009	1	LED low profile , green	\$	313.00	\$ 313.00
LTNG-EXT-011	1	Siren, Whelen model 295HF w/ amplifier control center	\$	1,914.00	\$ 1,914.00
LTNG-EXT-015	1	Emergency Lighting Package (Medium)	\$	18,486.00	\$ 18,486.00
OPTIONS					
RETRO-OPT-007	108	Hourly rate for custom modifications (Project Labor)	\$	165.00	\$ 17,820.00
RETRO-OPT-008	2	12V battery (Aux. Battery System)	\$	277.00	\$ 554.00
OTHER					
MISC-OPT-001	1	CAD Design Engineering & electrical schematics 3% Delivery & Training	\$	5,600.00	\$ 20,503.00
NON-CONTRACT / Additional Options					

TOTAL PRICE \$ 709,557.00

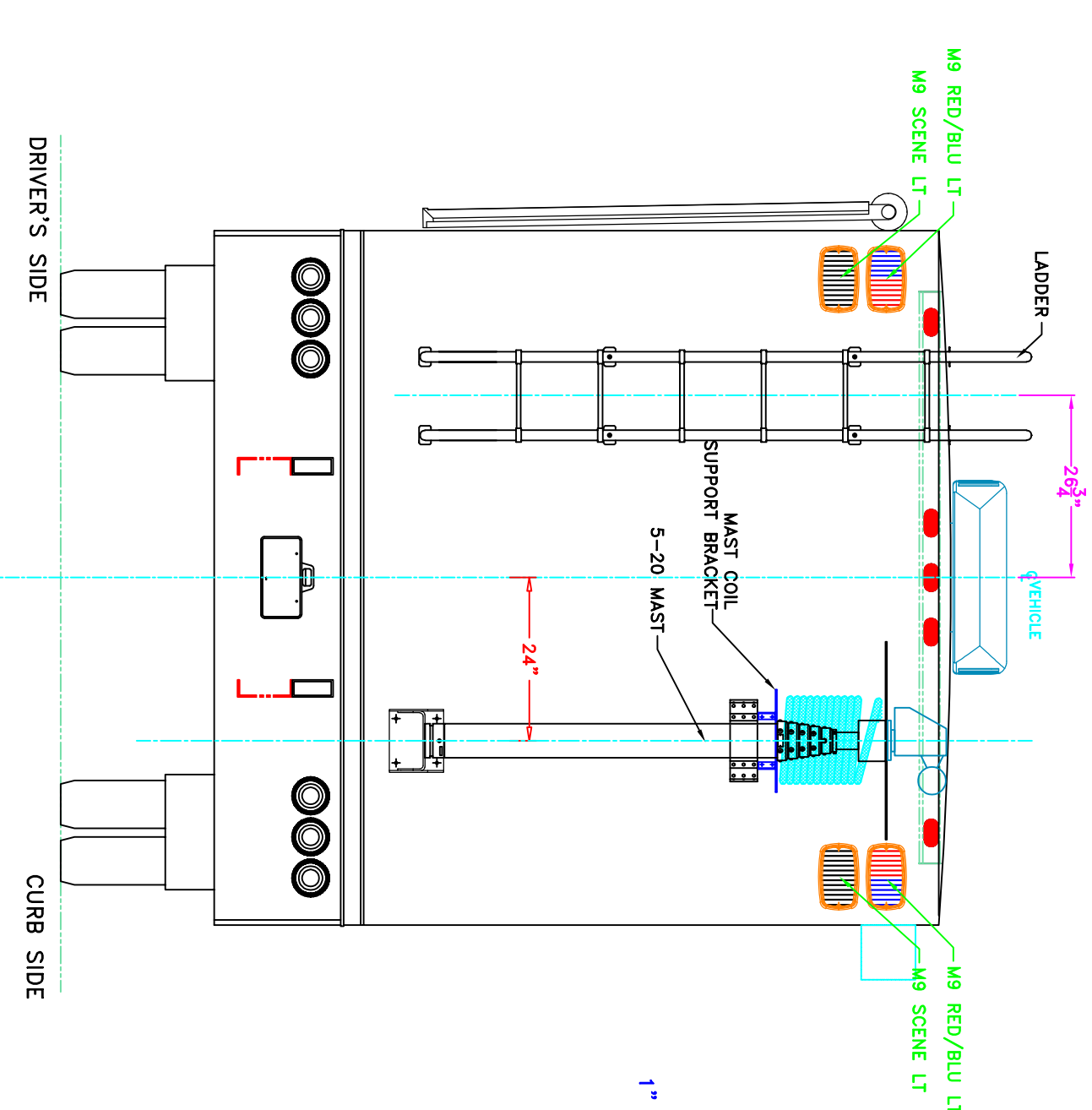
SPECIAL NOTES AND INSTRUCTIONS

Farber Specialty Vehicles will make every effort to provide the necessary components as quoted but models, model numbers and names change often and FSV (Farber) reserves the right to replace a component with equal or better features if the quoted product is unavailable.

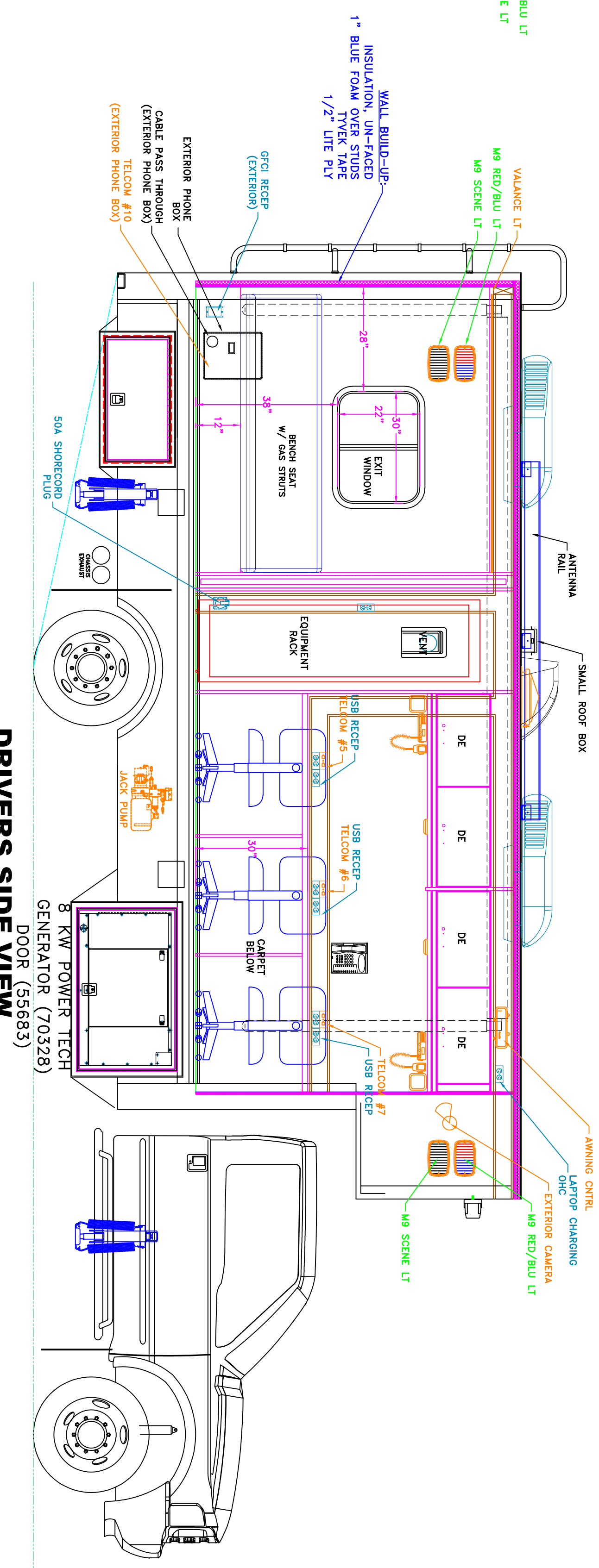
Thank you for your business!

Please confirm your acceptance of this quote by signing this document.

Signature _____ Print Name _____ Date _____

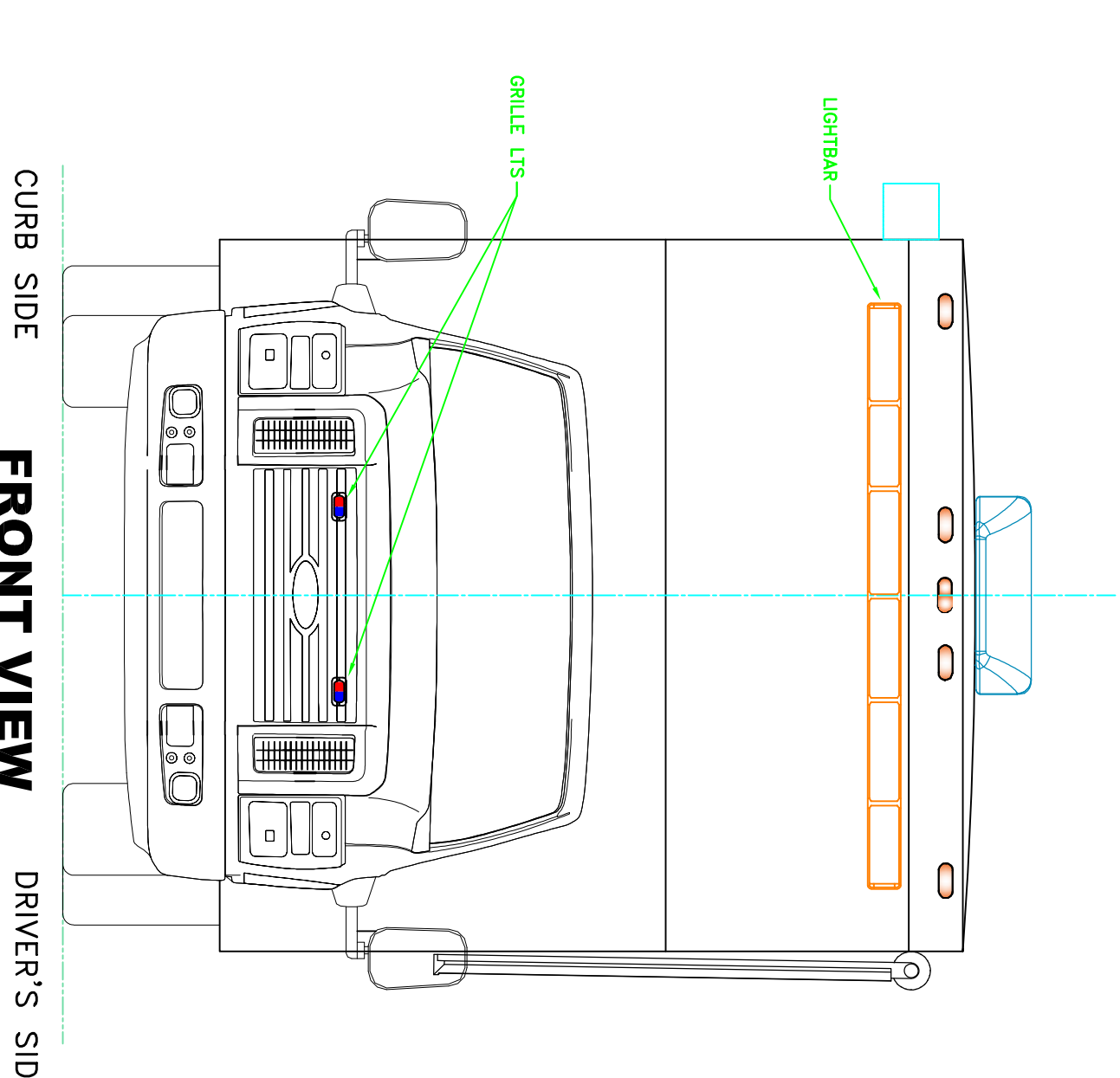


REAR VIEW

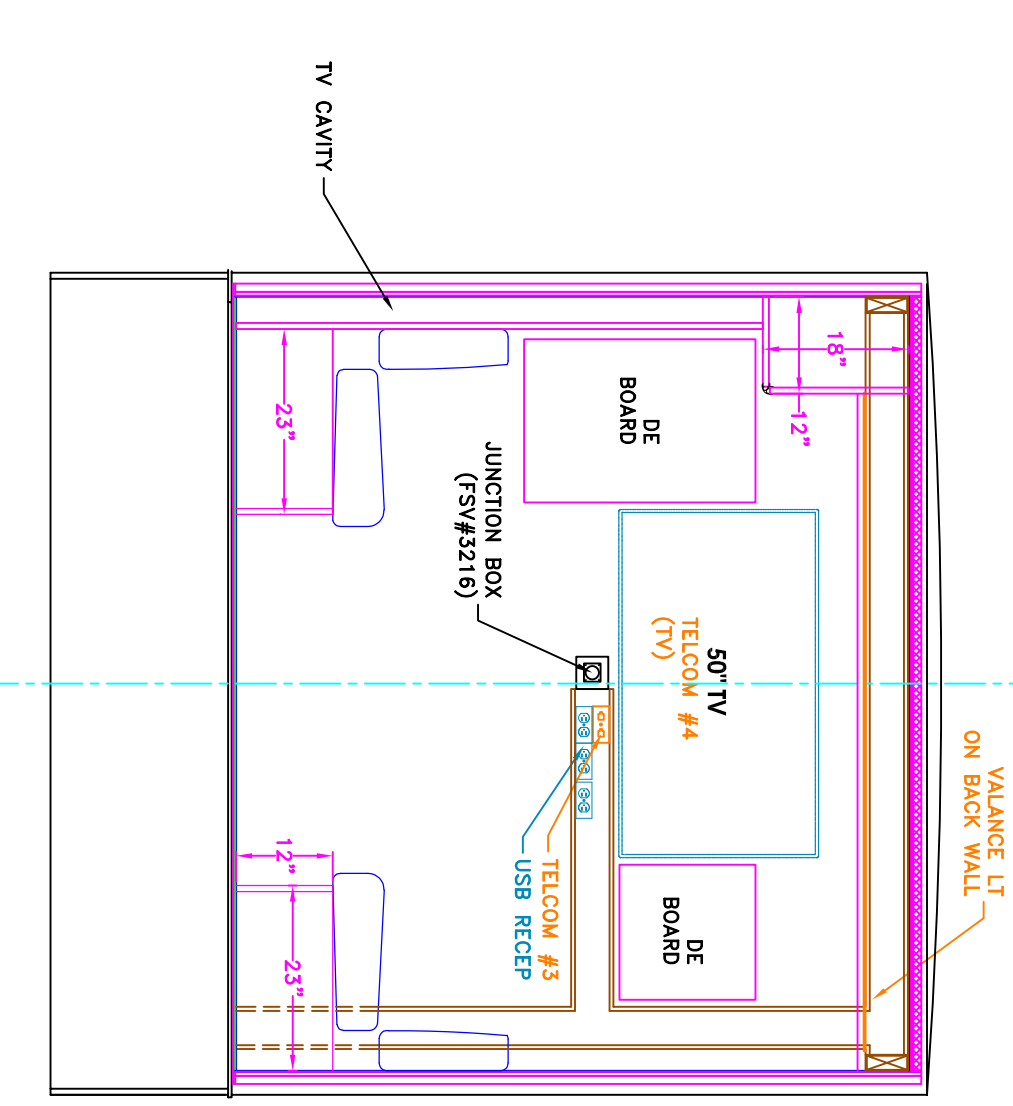


DRIVERS SIDE VIEW

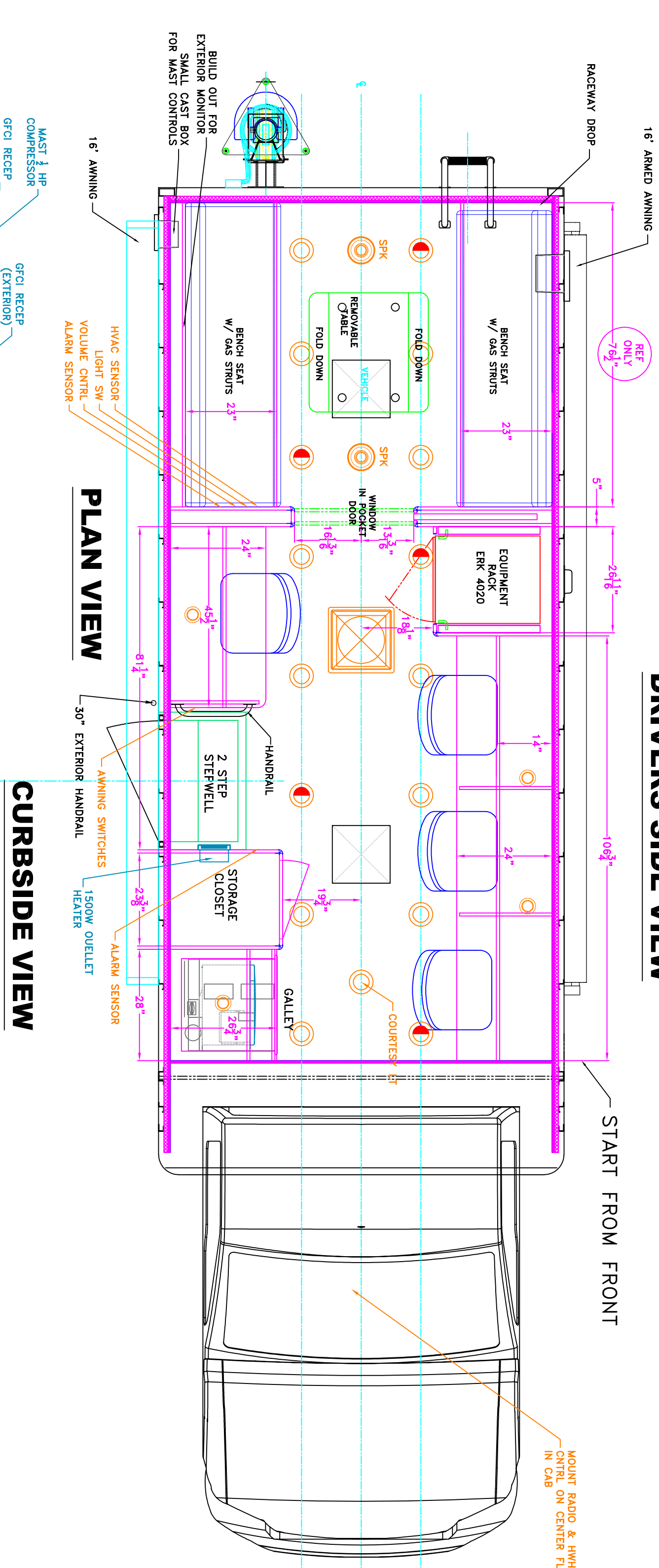
START FROM FRONT



FRONT VIEW

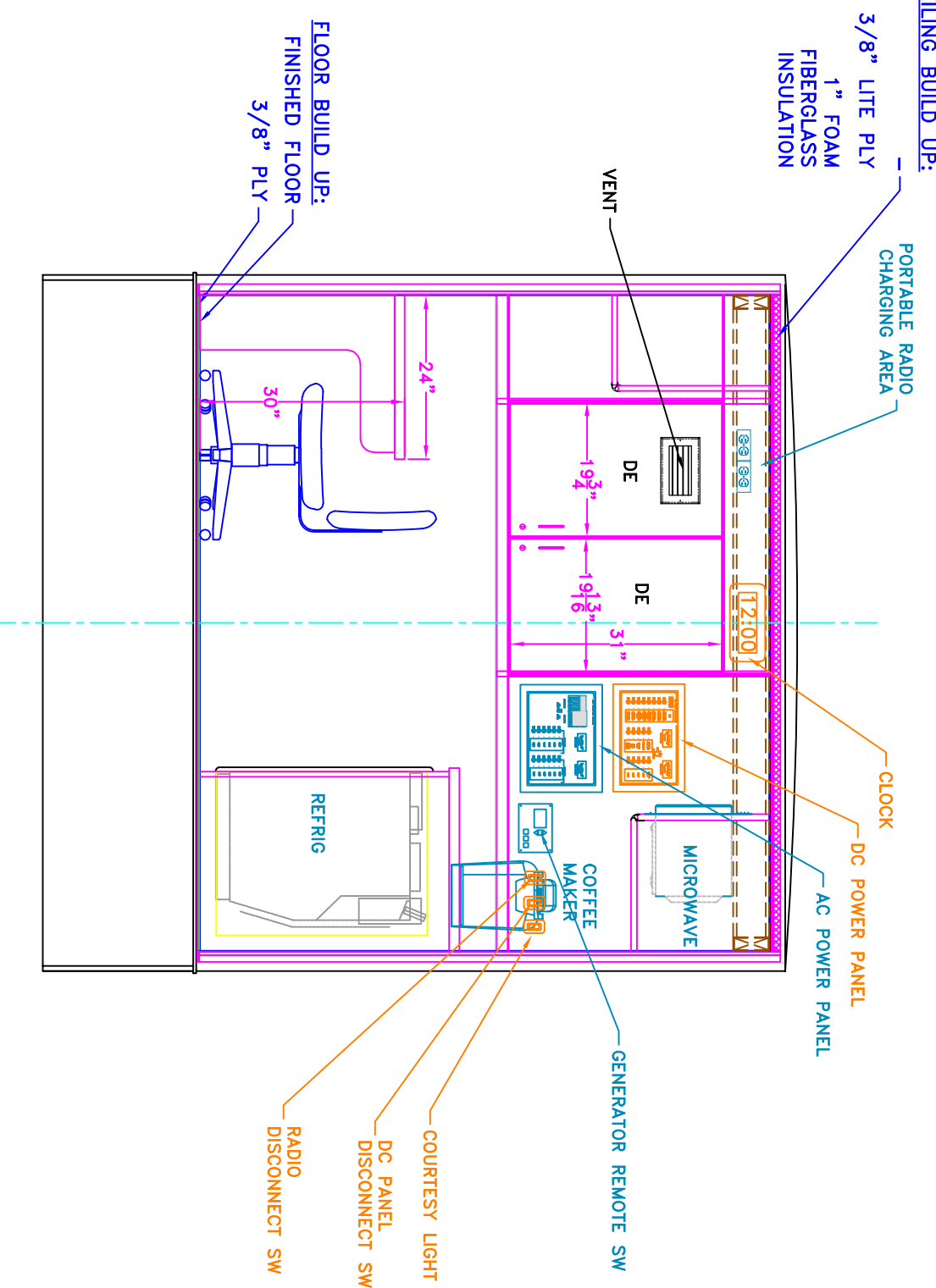


BACK WALL

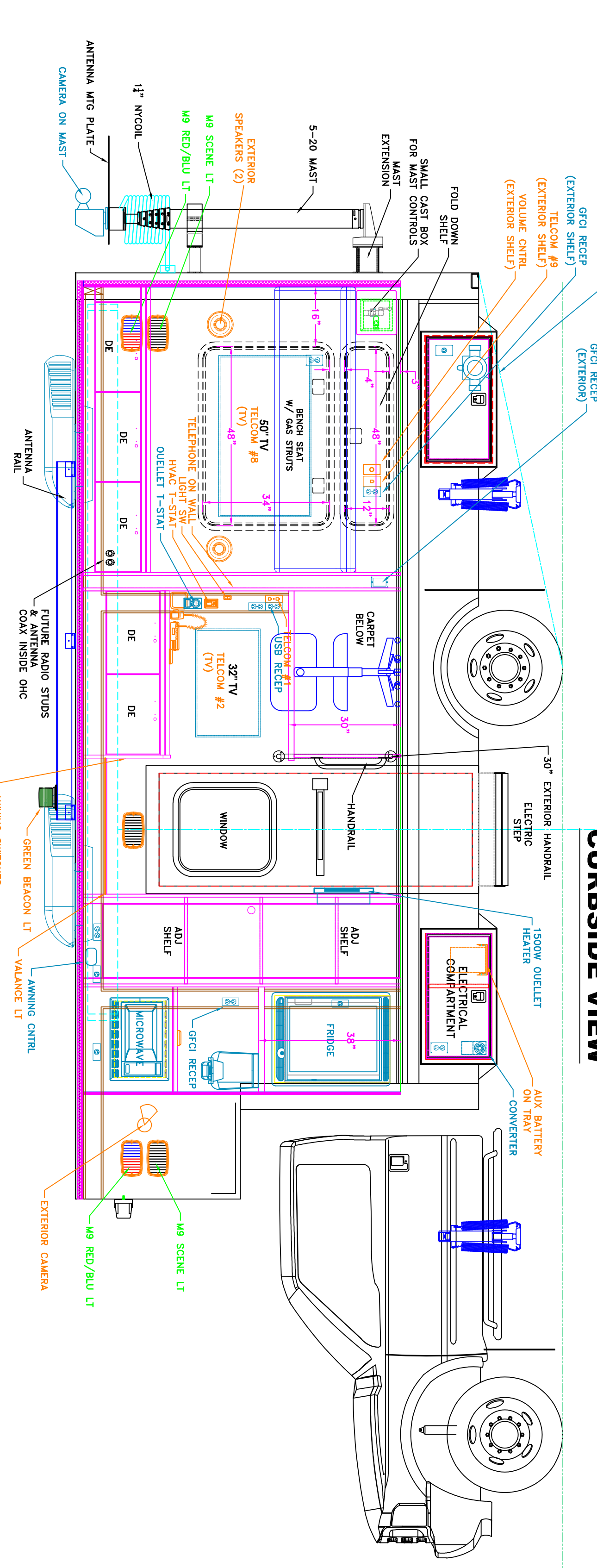


PLAN VIEW

CURBSIDE VIEW



FRONT VIEW
(FRONT ROOM FORWARD WALL)



FRONT VIEW FORWARD WALL

CUSTOMER APPROVAL

FARBER SPECIALTY VEHICLES

7052 AMERICANA PARKWAY COLUMBUS, OH 43008 USA

Table with columns: REVISION HISTORY, ENGINEER, DATE, BODY, CHASSIS, SALES, TITLE, SCALE, SHEET NO., REV, SHEET 1 OF 1.



LAWRENCEVILLE POLICE DEPARTMENT

"To Protect and Serve"



7.

J. Mullin
Chief of Police

M. Walker
Asst. Chief



Headquarters
(770) 962-4173

Administration
Fax (770) 339-2422

Dispatch
Fax (770) 339-2415

Records
Fax (770) 670-5151

Investigations
fax (770) 339-2418

Date: August 9, 2024

From: Chief J. Mullin
Lawrenceville Police Department, Lawrenceville, GA 30046

To: David Chapman
Farber Specialty Vehicles
7052 Americana Parkway
Reynoldsburg, Ohio 43068

Re: Letter of Intent to Purchase Mobile Command Vehicle
Contract #128867 Re: Int. CV 4X4 / 18Ft Body

Please accept this letter as the City of Lawrenceville's intent to purchase a vehicle from Farber Specialty Vehicles. It does not serve as a Purchase Order and does not legally bind the City of Lawrenceville to the purchase. It shall serve to secure a spot in the manufacturing process. We intend to purchase an International CV Cab Chassis for the purpose of a mobile command vehicle.

We are within our allocated budget authority to purchase the listed vehicle at a total price of \$709,557.00. We have Council approval to move forward with the process of acquiring said vehicle. Again, the Letter of Intent we are issuing is not holding the City of Lawrenceville legally or binding us to the purchase. It is in good faith to secure our chassis and get a secured spot in Farber's production schedule.

The City of Lawrenceville does not provide partial payments prior to the delivery of the service or product. The city has a net 30-day payment term for products and services.

Please let me know if you have any questions.

Thank you,

Chief John Mullin

City Of Lawrenceville Police Department



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING, AUGUST 19, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** ReCAST Behavioral Health Subrecipient Contract
- Department:** Community and Economic Development
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** ReCAST Grant Funded
- Presented By:** Jasmine Billings, Community and Economic Development Director
- Action Requested:** Approval of View Point Health Contract as New Behavioral Health Subrecipient

Summary: ReCAST Lawrenceville has recently issued a Request for Proposals (RFP) for a new Behavioral Health Subrecipient. After reviewing four proposals, View Point Health emerged as the top contender, receiving the highest evaluation score. The proposed funding for this partnership will not exceed \$371,050.

To minimize the gap in services and reduce the impact on community members, the Community and Economic Development Department seeks approval to appoint View Point Health as the new Behavioral Health Subrecipient, effective September 1, 2024. This transition will ensure seamless collaboration between the city, its partners, and the community.

Authorization is sought for the Mayor to execute the contract with Viewpoint Health, subject to the approval of the contract by the City Attorney.

Fiscal Impact: ReCAST Grant Funded

Attachments/Exhibits: Subrecipient Agreement between City of Lawrenceville and View Point Health

**SUBRECIPIENT AGREEMENT
BETWEEN
CITY OF LAWRENCEVILLE AND VIEW POINT HEALTH**

This Agreement is made between the City of Lawrenceville (herein called the Local Government) and View Point Health (herein called Subrecipient) for the Lawrenceville ReCAST Grant (herein called the Project).

As the Local Government has applied for and received a Substance Abuse and Mental Health Services Administration (SAMHSA) award, Unique Federal Award Identification Number (FAIN) H79SM084920, to fund the Project with Federal Award Identification Number 5H79SM084920-03; and

As it benefits the Local Government to engage the Subrecipient to accomplish the Scope of Work and the objectives of the local SAMHSA project;

The parties agree that:

1. SCOPE OF SERVICES

A. Local Government Responsibilities

The Local Government is responsible for administration of the ReCAST Grant, and ensuring SAMHSA funds are used in accordance with all program requirements. The Local Government will provide such assistance and guidance to the Subrecipient as may be required to accomplish the objectives and conditions set forth in this Agreement. The Local Government is responsible for completing the following tasks to accomplish the objectives of the Project:

Principal Tasks

- Coordinate project service and activities, including training, communication, and information dissemination.
- Provide program leadership and oversight for the grant, data collection, and monitoring progress.
- Coordinate the Diversity and Inclusion Committee.

B. Subrecipient Responsibilities

The Subrecipient will complete in a satisfactory and proper manner as determined by the Local Government the following tasks to accomplish the objectives. The Subrecipient will periodically meet with the Local Government to review the status of these tasks.

The ReCAST budget narrative provides more explicit guidance as to both the resource allocation and expenditure expectations of the Subrecipient.

Principal Tasks

- Behavioral Health & Navigator Services
- Project Evaluation and Data Collection
- Violence prevention and trauma-informed training
- Client assessment and screening; case management aftercare
- Support outreach events with an organizational representative and with organizational materials

2. TIME OF PERFORMANCE

The effective date of this Agreement will be the date the parties sign and complete execution of this agreement.

3. AGREEMENT REPRESENTATIVES

Each party to this Agreement shall have a representative. Each party may change its representative upon providing written notice to the other party. The parties' representatives are as follows:

A. Subrecipient: View Point Health

Name of Representative:	Jennifer Hibbard
Title	Chief Executive Officer
Mailing Address:	175 Gwinnett Drive, Ste. 260
City, State, and Zip Code:	Lawrenceville, GA 30046
Telephone Number:	678-360-5200
Email Address:	jennifer.hibbard@vphealth.org

B. Local Government: City of Lawrenceville

Name of Representative:	Chuck Warbington
Title	City Manager
Mailing Address:	PO Box 2200
City, State, and Zip Code:	Lawrenceville, GA 30046
Telephone Number:	770-963-2414
Email Address:	chuck.warbington@lawrencevillega.org

4. BUDGET

The Local Government will pass through to the Subrecipient no more than \$349,090 in

SAMHSA funds for eligible incurred costs and expenses for the Project according to the project budget, incorporated herein by reference.

The Local Government will require a more detailed budget breakdown, and the Subrecipient will provide such supplementary budget information in a timely fashion in the form and content prescribed by the Local Government.

Any amendments to this Agreement’s Budget must first be determined by the Local Government as consistent with its ReCAST contract with SAMHSA and then approved in writing by the Local Government and the Subrecipient.

5. PAYMENT

The Local Government shall reimburse the Subrecipient in accordance with the payment procedures outlined in the SAMHSA Management Handbook, Financial Management Section for all allowable expenses agreed upon by the parties to complete the Scope of Service.

Reimbursement under this Agreement will be based on billings, supported by appropriate documentation of costs actually incurred. It is expressly understood that claims for reimbursement will not be submitted in excess of actual, immediate cash requirements necessary to carry out the purposes of the agreement. Funds available under this Agreement will be utilized to supplement rather than supplant funds otherwise available.

It is understood that this Agreement is funded in whole or in part with SAMHSA funds and is subject to those regulations and restrictions normally associated with federally-funded programs.

6. PERFORMANCE MONITORING

The Local Government will monitor the performance of the Subrecipient by tracking project progress, reviewing payment requests for applicable costs, overseeing compliance with SAMHSA requirements, and ensuring recordkeeping and audit requirements are met. Substandard performance as determined by the Local Government will constitute noncompliance with this Agreement.

If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Local Government, contract suspension or termination procedures will be initiated.

7. GENERAL CONDITIONS

A. Independent Contractor

Nothing contained in this Agreement is intended to, or will be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient will at all times remain an “independent

contractor” with respect to the services to be performed under this Agreement. The Local Government will be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers’ Compensation Insurance, as the Subrecipient is an independent contractor.

B. Hold Harmless

~~The Subrecipient will hold harmless, defend and indemnify the Local Government from any and all claims, actions, suits, charges, and judgments whatsoever that arise out of the Subrecipient’s performance or nonperformance of the services or subject matter called for in this Agreement.~~

Each party agrees to be responsible for the acts and /or omissions of its own agents and employees’ performed within the scope of employment. View Point Health, a statutorily created public corporation of the State of Georgia, cannot waive immunity conferred by the Georgia Constitution. View Point Health maintains insurance coverage through the State’s risk management plan applicable to the negligent acts and omissions of its officers and employees, which occur within the scope of their employment by View Point Health. View Point Health has no coverage applicable to third-party acts or omissions and can undertake no obligation that might create a debt on the state treasury.

C. Workers’ Compensation

The Subrecipient will provide Workers’ Compensation Insurance Coverage for all of its employees involved in the performance of this Agreement. Coverage will be maintained (at least) at minimum statutory limits. Evidence of Coverage will be provided to the Local Government. There is no additional named insured requirement for Worker’s Compensation Coverage.

D. Insurance and Bonding

The Subrecipient will carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud, and/or undue physical damage, and as a minimum will purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Local Government.

The Subrecipient shall obtain and maintain at its own expense insurance policies for general liability insurance and professional liability insurance from commercial insurance companies licensed to transact insurance in the State of Georgia in an amount not less than one million dollars (\$1,000,000) per claim and three million dollars (\$3,000,000) in the aggregate per year for each such policy and shall, upon request, provide the Local Government a copy of the certificates of insurance as evidence of such coverage which lists the Local Government as an additional named insured. If the Subrecipient changes insurance carriers or has the coverage described herein decreased or terminated, such party will notify in writing the Local Government at least thirty (30) days prior to the expiration or

termination of the current coverage.

E. Amendments

The Local Government or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the Local Government’s governing body. Such amendments will not invalidate this Agreement, nor relieve or release the Local Government or Subrecipient from its obligations under this Agreement.

F. Suspension or Termination

The Local Government may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

- i. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statues, regulations, executive orders, and SAMHSA guidelines, policies or directives as may become applicable at any time;
- ii. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement.
- iii. Ineffective or improper use of funds provided under this Agreement; or
- iv. Submission by the Subrecipient to the Local Government of reports that are incorrect or incomplete in any material respect.

This Agreement may also be terminated by either the Local Government or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Local Government determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Local Government may terminate the award in its entirety.

8. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

i. Accounting Standards

The Subrecipient agrees to comply with 2 CFR 200 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

- ii. Cost Principles
The Subrecipient will administer its program in conformance with 2 CFR 200. These principles will be applied for all costs incurred whether charged on a direct or indirect basis.

- iii. Duplication of Costs
The Subrecipient certifies that work to be performed under this Agreement does not duplicate any work to be charged against any other contract, subcontract, or other source.

B. Documentation and Record Keeping

- i. Records to Be Maintained
The Subrecipient will maintain all records required by the Federal regulations that are pertinent to the activities to be funded. Such records will include but not be limited to:
 - 1. Records providing a full description of each activity undertaken;
 - 2. Records demonstrating that each activity undertaken meets the objectives of the project;
 - 3. Records required to determine the eligibility of activities;
 - 4. Financial records as required by 24 CFR 570.502, and 2 CFR 200.333;
 - 5. Other records necessary to document compliance with Subpart K of 24 CFR 570.

- ii. Access to Records and Retention
The grantee and other authorized representatives of the federal government shall have access to any books, documents, papers, and records of the Subrecipient that are directly pertinent to this Agreement for the purposes of making audit, examination, excerpts, and transcriptions.

All such records and all other records pertinent to this Agreement and work undertaken under this Agreement will be retained by the Subrecipient for a period of six years after final audit of the Local Government's SAMHSA project unless a longer period is required to resolve audit findings or litigation. Additionally, if the Georgia Records Retention Act requires a longer period, then the records must be retained for that period. In such cases, the Local Government will request a longer period of record retention.

iii. Audits and Inspections

All Subrecipient records with respect to any matters covered by this Agreement will be made available to the Local Government, and duly authorized officials of the federal government, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data.

Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

The Subrecipient that expends \$750,000 or more in a fiscal year in federal funds from all sources hereby agrees to have an annual agency audit conducted in accordance with current Local Government policy concerning Subrecipient audits and 2 CFR 200.501. The Catalog of Federal Domestic Assistance (CFDA) number is 14.228.

C. Reporting

i. Program Income

The Subrecipient will report annually all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with SAMHSA funds made available under this Agreement. The use of program income by the Subrecipient will comply with the requirements set forth at 24 CFR 570.504.

ii. Periodic Reports

The Subrecipient, at such times and in such forms as the Local Government may require, will furnish the Local Government such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Agreement. Such reporting will include:

1. Monthly data updates to the ReCAST Lawrenceville data tracker
2. Brief milestone reports, offering a monthly update of grant-related organizational activities and progress
3. Periodic reports offered to the ReCAST Advisory Board; reporting to the Advisory Board is anticipated to be quarterly

D. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement will

be in compliance with the requirements of 2 CFR 200.311 and 313, 24 CFR 570.502, 570.503, 570.504, as applicable, which include but are not limited to the following:

- i. The Subrecipient will transfer to the Local Government any SAMHSA funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

9. PERSONNEL AND PARTICIPANT CONDITIONS

A. Conduct

- i. Assignability
The Subrecipient will not assign or transfer any interest in this Agreement without the prior written consent of the Local Government thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Local Government under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer will be furnished promptly to the Local Government.

- ii. Conflict of Interest
No member of the Local Government’s governing body and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning or carrying out of the project, will have any personal financial interest, direct or indirect, in this Agreement; and the Subrecipient will take appropriate steps to assure compliance.

The Subrecipient agrees to abide by the provisions of 2 CFR 200.318 and 24 CFR 570.611, which include maintaining a written standard code of conduct that will govern the performance of its officers, employees, or agents engaged in the award and administration of contracts supported by Federal funds.

The Subrecipient covenants that its employees have no interest and will not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of services hereunder. The Subrecipient further covenants that in the performance of this Agreement, no person having such interest will be employed.

iii. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion - Lower Tier Covered Transactions

1. The lower tier contractor certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor will attach an explanation to this contract.

10. PERFORMANCE WAIVER

The Local Government’s failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Local Government to exercise or enforce any right or provision will not constitute a waiver of such right or provision.

11. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Local Government and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior communications and proposals, whether electronic, oral, or written between the Local Government and the Subrecipient with respect to this Agreement.

IN WITNESS WHEREOF, the Local Government and the Subrecipient have executed this Agreement as of the date and year last written below.

City of Lawrenceville	View Point Health
Sign:	Sign:
Printed Name:	Printed Name:
Title:	Title:
Date:	Date:



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 19, 2024

AGENDA CATEGORY: CONSENT AGENDA

- Item:** Appointment of expired board positions to the Aurora Board
 - Department:** Executive Administration
 - Date of Meeting:** Monday, August 19, 2024
 - Fiscal Impact:** \$0
 - Presented By:** David Still, Mayor
 - Action Requested:** Approve the appointment of Chuck Warbington, Bruce Johnson, Valerie Clark, and Gene Byce to the Aurora Board for a one year term to expire on June 30, 2025.
-

Summary:

Appointment of expired board positions as presented:

1. Aurora Board:
 - Staff Member – Chuck Warbington
 - Elected Official – Bruce Johnson
 - Citizen – Valerie Clark
 - Citizen – Gene Byce



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 19, 2024
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZR2024-00022 & SUP2024-00090; Embry Development Company LLC;
448 Grayson Highway

Department: Planning and Development

Date of Meeting: Monday, August 19, 2024

Applicant Request: Rezone subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District)

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation: **Approval with Planning Commission Recommendations**

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

Attachments/Exhibits:

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

- RZR2024-00022 & SUP2024-00090_Legal Description
- RZR2024-00022 & SUP2024-00090_Existing Conditions Survey
- RZR2024-00022 & SUP2024-00090_Conceptual Site Plan
- RZR2024-00022 & SUP2024-00090_Architectural Elevations
- RZR2024-00022 & SUP2024-00090_Aerial Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_Aerial Map – Zoomed Out (1:5,500)
- RZR2024-00022 & SUP2024-00090_Zoning Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_Zoning Map – Zoomed Out (1:5,500)
- RZR2024-00022 & SUP2024-00090_Character Areas Map – Zoomed In (1:2,750)
- RZR2024-00022 & SUP2024-00090_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

Planning & Development

REZONING & SPECIAL USE

CASE NUMBER: RZR2024-00022 & SUP2024-00090

APPLICANT: ANSLEY JOHNSTON, LAND DESIGN SOLUTIONS

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

LOCATION(S): 446 GRAYSON HIGHWAY

PARCEL ID(S): R5148 014

APPROXIMATE ACREAGE: 12.97 ACRES

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

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

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

VICINITY MAP





LAWRENCEVILLE

Planning & Development

ZONING HISTORY

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

PROJECT SUMMARY

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

CONCEPT PLAN



ADDRESS:	448 GRAYSON HIGHWAY LAWRENCEVILLE GWINNETT COUNTY
PARCEL INFO:	5148 014
SITE AREA:	14.0 ACRES
LAKE & BUFFERS:	4.05 ACRES
WETLANDS AREA:	0.35 ACRES
CURRENT ZONING:	RS-150
PROPOSED ZONING:	RM-8
PROPOSED DWELLINGS:	56 SINGLE FAMILY ATTACHED DWELLINGS 34 REAR-ENTRY GARAGE UNITS (20' WIDE) 22 FRONT-ENTRY GARAGE UNITS (24' WIDE)
(SPECIAL USE PERMIT REQUESTED FOR FRONT-ENTRY GARAGE UNITS)	
MIN. LOT AREA (DEVELOPMENT)	5.0 AC
MIN. LOT AREA - DWELLING	NONE
MIN. SF AREA - DWELLING HEATED FLOOR AREA	1,200 SF
2 BED	1,400 SF
3 BED	
MIN. UNIT WIDTH	20-FT (2-CAR GARAGE REQUIRED)
MAX. BLDG HEIGHT	35-FT
SITE CONFIGURATION:	
EXTERNAL FRONT SETBACK	25-FT (FROM GRAYSON HWY)
EXTERNAL SIDE SETBACK	20-FT
EXTERNAL REAR SETBACK	20-FT
MAX. IMPERVIOUS AREA	40% (OF TOTAL DEVELOPMENT LOT)
MINIMUM COMMON AREA	15%
PROVIDED COMMON AREA	28% (3.98 AC OF 14.0 AC)
INCLUDES:	
PUBLIC GREEN 1	14,828.7 SF (> MIN. RCD 3,000 SF)
PUBLIC GREEN 2	11,862.8 SF (> MIN. RCD 3,000 SF)
POCKET PARK 1	11,481.7 SF (> MIN. RCD 3,000 SF)
POCKET PARK 2	7,335.8 SF (> MIN. RCD 3,000 SF)
COMMON AREA DOES NOT INCLUDE:	
LAKE & 25-FT BUFFER	
ZONING BUFFERS	
INDIVIDUAL DWELLING LOTS	
PROPOSED EASEMENT	
SIDEWALK REQUIRED:	5-FT WIDTH, 2-FT OFF BACK OF CURB (B.O.C.)
PARKING:	2-CAR/DWELLING (ALL DWELLINGS) 21 ON-STREET, GUEST SPACES DRIVEWAY SPACES 20/DWELLING
REQUESTED VARIANCES (INCLUDE, BUT NOT LIMITED TO):	
LAKE BUFFERS:	WAIVE 50-FT UNDISTURBED BUFFER WAIVE 75-FT IMPERVIOUS BUFFER
REQUESTED SPECIAL USE PERMIT:	TO ALLOW FOR FRONT-ENTRY GARAGE UNITS 22 OF 56 UNITS ARE PROPOSED AS FRONT-ENTRY GARAGE UNITS



LAND DESIGN SOLUTIONS LLC
2010 WOODBRIDGE LANE, SUITE 100
DUBLIN, GA 31009
770-476-8839

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

PROJ. # 220004

NOT FOR CONSTRUCTION

06-25-2024

SCALE

ZR2024-00022 & SUP2024-00090



LAWRENCEVILLE

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

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

Minimum Heated Floor Area

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

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

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



LAWRENCEVILLE

Planning & Development

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

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

The requested variances are as follows:

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

SURROUNDING ZONING AND USE

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

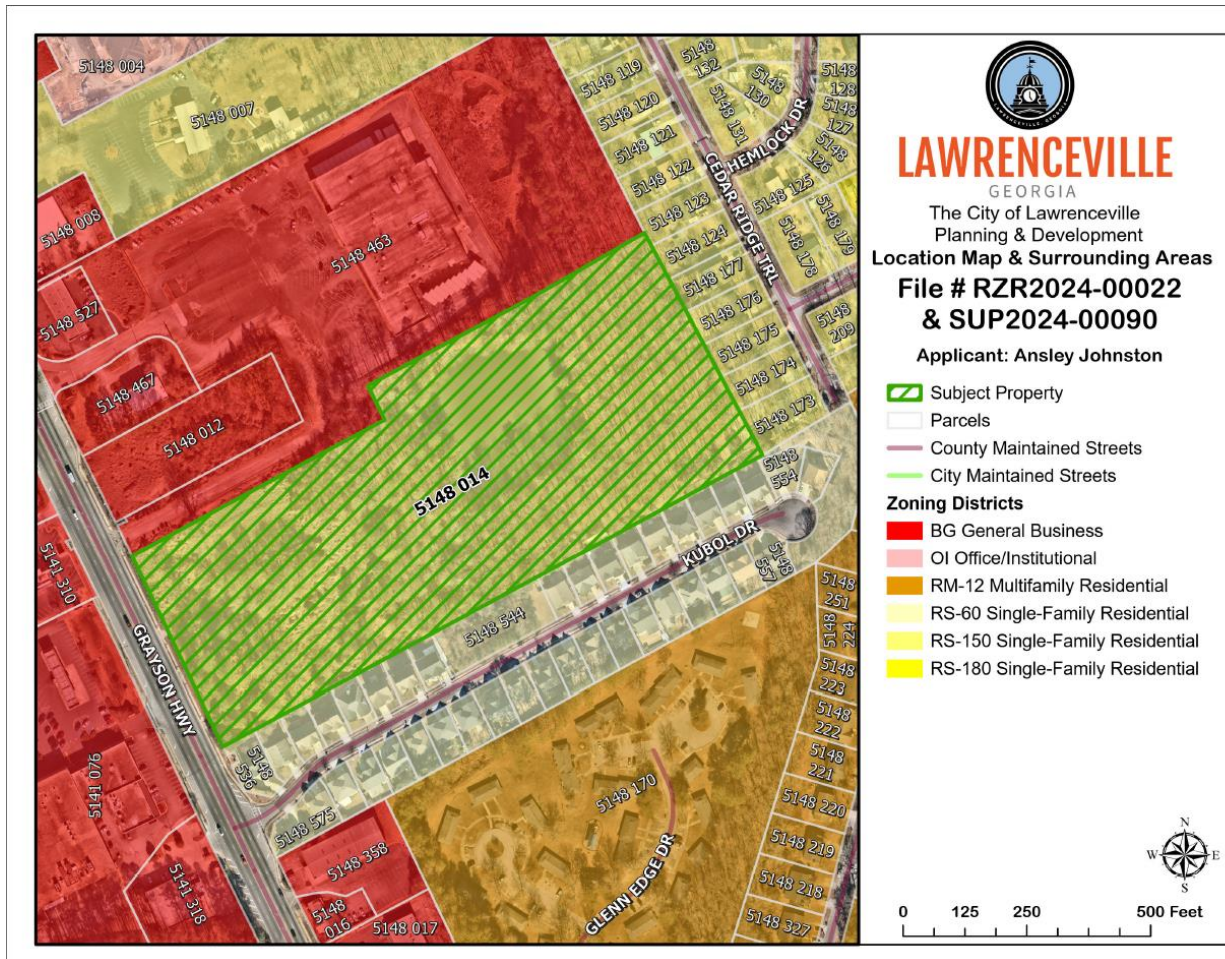


LAWRENCEVILLE

Planning & Development

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





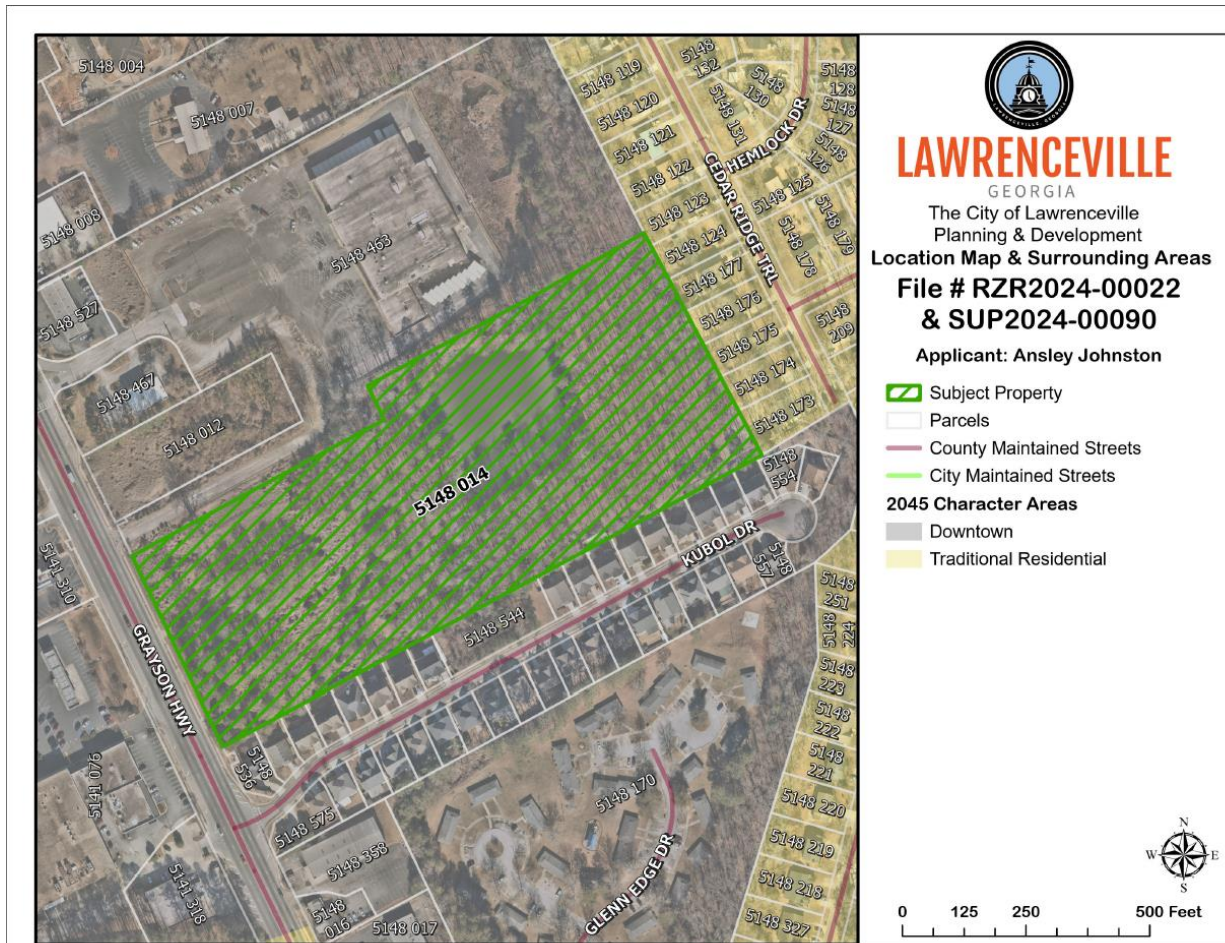
LAWRENCEVILLE

Planning & Development

2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown character area. Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area, which accommodates a wide variety of uses at a range of densities and levels of intensities, townhomes included.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





LAWRENCEVILLE

Planning & Development

STAFF RECOMMENDATION

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

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



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

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

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

PLANNING COMMISSION

RECOMMENDED CONDITIONS_06262024

RZR2024-00022 & SUP2024-00090

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

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

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

2. To satisfy the following site development considerations:

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

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

3. The following variances are requested:

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

PLANNING COMMISSION

RECOMMENDED CONDITIONS_08056262024

RZR2024-00022 & SUP2024-00090

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

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

A. Residential townhouse units at a maximum of 56 units on approximately 14 acres at a gross density of ~~4.03-5~~ Units Per Acre (UPA).

B. The maximum number of Front Entry Units shall be limited to twenty-two (22). Front Entry Units shall be prohibited along Grayson Highway.

C. The development shall be in general accordance with the submitted site plans and architectural renderings provided by the applicant, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.

~~D.~~E. Install four-foot (4ft.) high berm with landscaping within the required twenty-five-foot (25 ft.) buffer adjacent to Wynfield Park subdivision. Berm shall include a six foot (6 ft.) high opaque fence installed at the top of the berm.

~~E.~~F. The townhouse dwelling units shall be designed in general accordance with the elevations being predominantly 3-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding), covered front porches with metal roofs and corner end units having expanded porches for rear entry townhomes. ~~Front entry~~ All townhomes shall have a covered rear porch. Front Entry Units shall have a five foot (5 ft.) Front Yard Setback adjacent to Road 'B' Private Street (27-ft. BOC, 50-ft Easement) as shown on Concept Site Plan, titled "Crafer Park", prepared by Land Design Solutions (L.D.S. Proj # 24005), dated August 1, 2024. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

R2024-00022 & SUP2024-00090_PC RECO COND REV1_08072024

F.G. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

G.H. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

H.I. All townhouse units shall consist of two (2) car garages, with a driveway measuring ~~eighteen (18)~~ sixteen (16 ft.) feet in width and ~~twenty-six (26)~~ eight feet (8 ft.) feet in depth ~~feet in depth, providing sufficient space for two (2) passenger vehicles.~~ All vehicles shall be parked within a designated two (2) car garage or designated on-street parking space guest parking only. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

H.J. Development shall be designed and consist of twenty-one (21) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

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

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.
- B. All grassed areas on dwelling lots shall be sodded.
- C. All underground utilities shall be provided throughout the development.
- D. The property shall be gated with interior private streets permitted.
- E. The developer shall upgrade off site sewer at no cost to the City of Lawrenceville or Gwinnett County including design, acquisition of easements, and construction in accordance with direction and approval from Gwinnett County.

R2024-00022 & SUP2024-00090_PC RECO COND REV1_08072024

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

3. The following variances are requested:

- A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
- B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.
- C. Variance to allow a Private Alley in lieu of the required Private Drive as follows: E. 4. a. Private Alley 'C', 'D' and 'E' street width shall be twenty-one foot (21 ft.). Two foot curb and gutter required (dimensions are back to back

R2024-00022 & SUP2024-00090_PC RECO COND REV1_08072024

of curbs). Private Alley 'C', 'D' and 'E' shall consist of a forty foot (40 ft.) Private Alley Utility Easement.

D. Variance to allow the elimination of the five foot (5 ft.) sidewalk requirement adjacent to Private Alley 'C', 'D' and 'E' b. - A 5-foot sidewalk is required and shall be 2 feet off the back of curb.

E. Variance to allow Driveway within the required forty foot (40 ft.) Private Alley Utility Easement must provide two external parking spaces (9 ft. x 20 ft. each) providing a curb cut measuring eight feet (8 ft.) in depth and sixteen feet (16 ft.) in width.

~~B.F.~~ Variance to allow the rear elevations (including porches, decks, etc.) of Rear Entry Units shall be setback 27 feet five foot (5 ft.) rear yard setback from the required forty foot (40 ft.) Utility Access Easement.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

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

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



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

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



LAWRENCEVILLE

GEORGIA

PUBLIC HEARING PROCESS

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

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Embry Development Company LLC</u> ADDRESS: <u>667 Main St</u> CITY: <u>Suwanee</u> STATE: <u>GA</u> ZIP: <u>30024</u>	NAME: <u>Lorene T Bowen Trustee Credit Shelter Trust</u> ADDRESS: <u>130 Greenfield Way</u> CITY: <u>Covington</u> STATE: <u>GA</u> ZIP: <u>30016</u>
CONTACT PERSON: <u>Mike Embry</u> PHONE: <u>404-569-9756</u>	
<p>* 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.</p>	
PRESENT ZONING DISTRICT(S): <u>Residential Vacant</u> - REQUESTED ZONING DISTRICT: <u>RM-8</u> PARCEL NUMBER(S): <u>R5148-014</u> ACREAGE: <u>14</u> ADDRESS OF PROPERTY: <u>448 Grayson Highway</u>	

SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE



LAWRENCEVILLE GEORGIA

REZONING APPLICATION

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

Mike Embrey 4-9-24
 SIGNATURE OF APPLICANT DATE

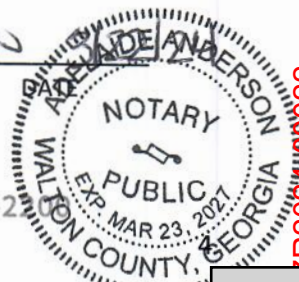
Brenda Williams
 SIGNATURE OF OWNER DATE

Mike Embrey
 TYPED OR PRINTED NAME

Brenda Williamson
 TYPED OR PRINTED NAME

Terri L. Daniel
 NOTARY PUBLIC

Ardehide Anderson
 NOTARY PUBLIC



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

RECEIVED: MAY 2, 2024
 PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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



LAWRENCEVILLE

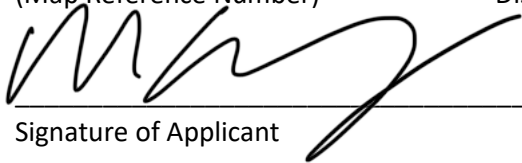
GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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

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

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



Signature of Applicant

4/9/2024

Date

Mike Embry

Type or Print Name and Title

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

TAX COMMISSIONER’S USE ONLY

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

NAME

TITLE

DATE

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



LAWRENCEVILLE

GEORGIA

FEE SCHEDULE

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

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

For **Single-Family Residential Districts.**

Fee:

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

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

Fee:

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

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

Fee:

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

LETTER OF INTENT FOR REZONING

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

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

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

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

Warranty Deed — Page 3

Exhibit "A"

A one-half (1/2) undivided interest in and to the following real property of the Grantor:

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

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

Together with a one-half (1/2) undivided interest in and to the following real property of the Grantor:

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

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

Warranty Deed — Page 4

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

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

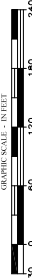
Less approximately one (1) acre which the Grantor has previously conveyed to her brother; being a total of approximately fourteen (14) acres.

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



MAGNETIC NORTH
SCALE: 1" = 60'

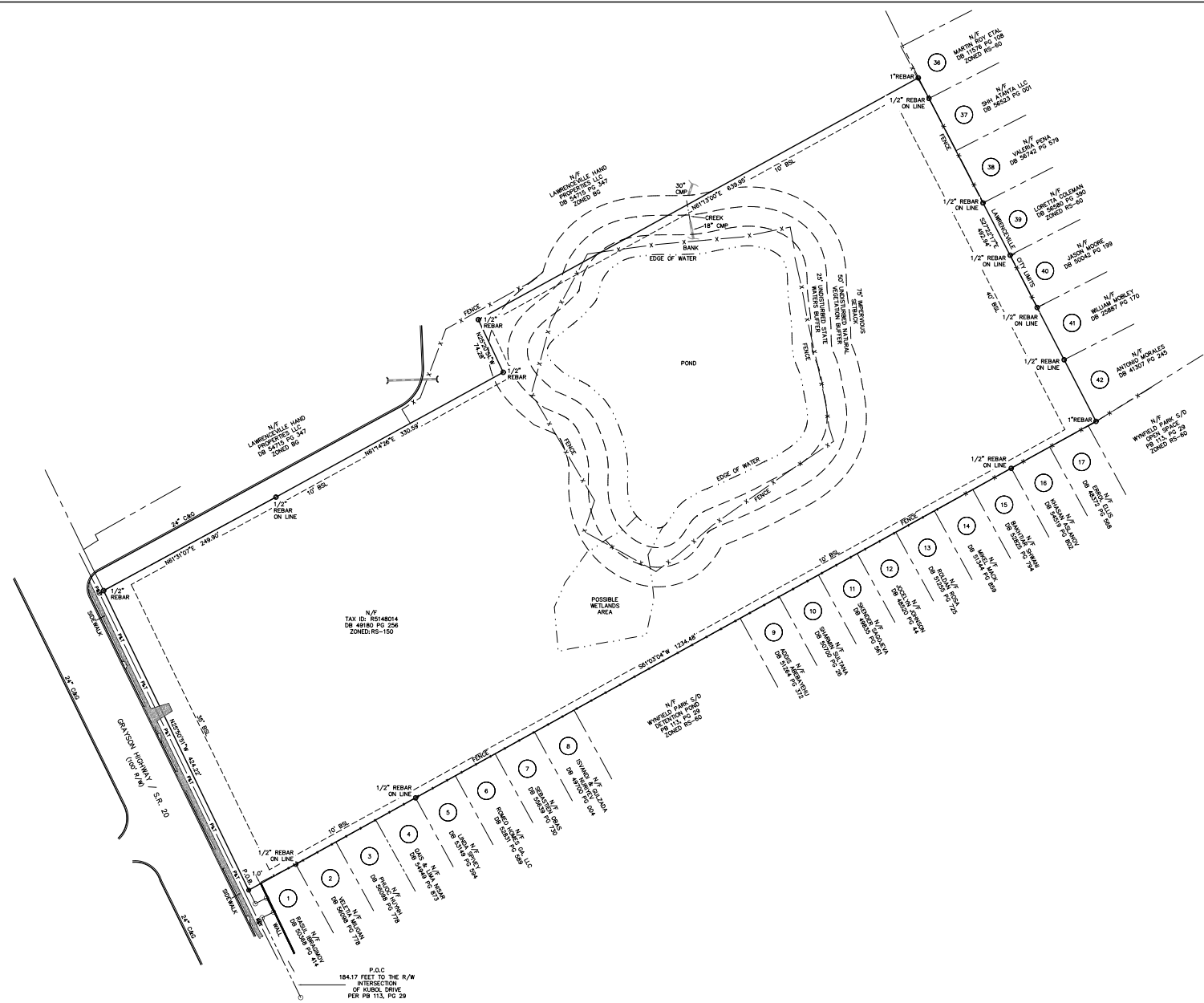
NO.	REVISION	DATE



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUPERVISE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLANS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-2.



FOR THE FIRM
BOUNDARY ZONE, INC.
LSE #229
NOT VALID WITHOUT
PROFESSIONAL SEAL
Michael S. Reynolds
08/28/2019
MICHAEL S. REYNOLDS #2313 DATE



ZONING SUMMARY: RS-150
SINGLE FAMILY DETACHED
FRONT SETBACK 35
SIDE SETBACK 10
REAR SETBACK 40
INFORMATION OBTAINED FROM
CITY OF LAWRENCEVILLE ZONING

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

TOTAL AREA: 12.95+/- ACRES / 564,362 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK #108, PAGE 256, PLAT BOOK "D", PAGE 189
FIELDWORK PERFORMED ON 08/16/2019
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 571,628 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S603 ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

LEGEND:

○ PROPERTY CORNER	○-○ POWER/LIGHT POLE	□ GAS METER	-T- TELEPHONE LINE
○ FOUND (AS NOTED)	- GUY WIRE	□ GAS VALVE	-X- FENCE LINE
○ 1/2" REBAR WITH CAP SET (LSE# B39)	□ POWER METER	□ CABLE BOX	-#- CONTOUR LINE
□ R/W MONUMENT	□ MANHOLE	□ TELEPHONE BOX	-BS- BUILDING SETBACK LINE
▲ FIRE HYDRANT	□ A/E UNIT	-Δ- SIGN	-C- CONCRETE
○ WATER METER	○ MANHOLE	-W- WATER LINE	-EOP- EDGE OF PAVEMENT
○ WATER VALVE	○ CLEAN OUT	-U- OVERHEAD UTILITY LINE	-LL- LAND LOT
○ POWER POLE	○ JUNCTION BOX	-S- SEWER LINE	-H/W- HIGH OR FORMERLY
○ LIGHT POLE	○ OUTFLOW STRUCTURE	-G- GAS LINE	-R/W- RIGHT-OF-WAY
	○ DRAINAGE INLET	-C- CABLE LINE	-P/L- PROPERTY LINE

C.B. CATCH BASIN	• BOLLARDS
ONT. CANTILEVER	○ FLAG POLE
FFE FINISHED FLOOR ELEVATION	▲ LANDSCAPED LIGHT
BFE BASEMENT FLOOR ELEVATION	S/W SIDEWALK
GFE GARAGE FLOOR ELEVATION	F.C.A. FORMERLY KNOWN AS
DB DEED BOOK	NAD NORTH AMERICAN DATUM
PB PLAT BOOK	NAD NORTH AMERICAN VERTICAL DATUM
PG PAGE	○ HARDWOOD TREE
POB POINT OF BEGINNING	○ PINE TREE
POC POINT OF COMMENCEMENT	
A.K.A. ALSO KNOWN AS	



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

SEWANE (770) 271-5772
454 SATELLITE BLVD. SUITE 200
SEWANE, GA 30087
ATLANTA (404) 448-8149
100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309
KENNESAW (478) 220-4493
975 CORDA PLACE BLVD. SUITE 101
KENNESAW, GA 30144

BOUNDARY SURVEY
PREPARED FOR: PARK TERRACE DEVELOPMENT
LAND LOT 148, 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 08/28/2019

PROJECT 2107101
SHEET 1 OF 1
DWG-881



ADDRESS: 448 GRAYSON HIGHWAY
LAWRENCEVILLE
GWINNETT COUNTY

PARCEL INFO: 5148 014

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

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

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

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

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

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

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

MAX. IMPERVIOUS AREA 40% (OF TOTAL DEVELOPMENT LOT)
MINIMUM COMMON AREA 14%
PROVIDED COMMON AREA 28% (3.98 AC OF 14.0 AC)

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

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

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

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

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

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



**448 GRAYSON HWY
LAWRENCEVILLE
GWINNETT COUNTY, GA
GEORGIA**

PARCEL ID: 5148 014

PROJ. # 22004

NOT FOR CONSTRUCTION

06-25-2024

SCALE
1" = 60'

SHEET TITLE
CONCEPT SITE PLAN

SHEET NUMBER
1.A

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

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



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



TOWNHOMES
FRONT ELEVATION OF A REAR ENTRY GARAGE STYLE DWELLING



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



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



LAWRENCEVILLE





GEORGIA

The City of Lawrenceville
 Planning & Development

Location Map & Surrounding Areas

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

Applicant: Ansley Johnston

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





LAWRENCEVILLE




GEORGIA

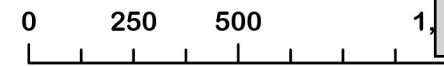
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

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

Applicant: Ansley Johnston

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





LAWRENCEVILLE











GEORGIA

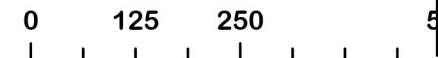
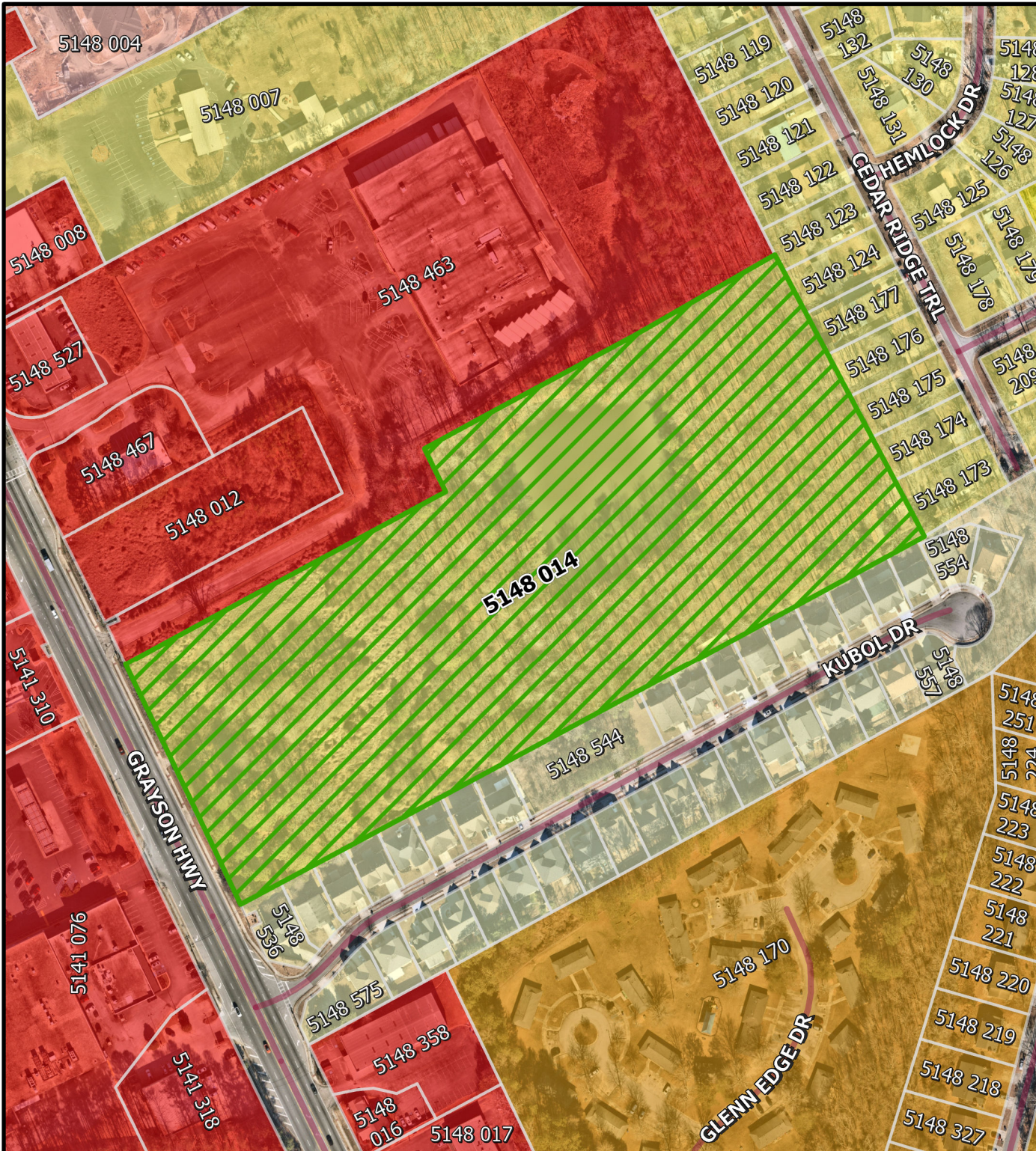
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

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

Applicant: Ansley Johnston

-  Subject Property
 -  Parcels
 -  County Maintained Streets
 -  City Maintained Streets
- Zoning Districts**
-  BG General Business
 -  OI Office/Institutional
 -  RM-12 Multifamily Residential
 -  RS-60 Single-Family Residential
 -  RS-150 Single-Family Residential
 -  RS-180 Single-Family Residential





LAWRENCEVILLE












GEORGIA

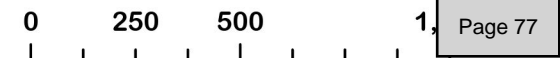
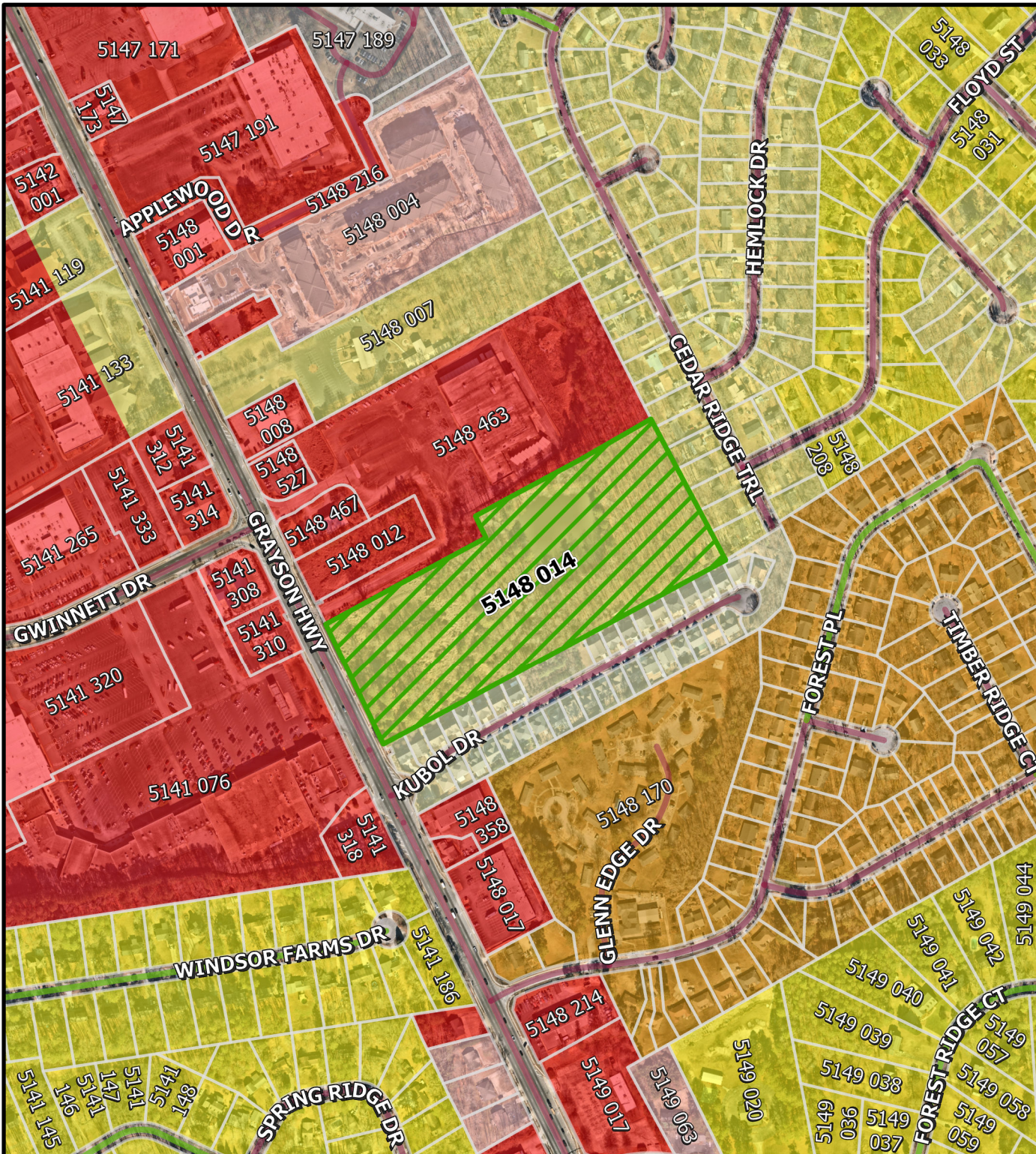
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

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

Applicant: Ansley Johnston

-  Subject Property
 -  Parcels
 -  County Maintained Streets
 -  City Maintained Streets
- Zoning Districts**
-  BG General Business
 -  OI Office/Institutional
 -  RM-12 Multifamily Residential
 -  RMHR Multifamily Residence District - High-Rise
 -  RS-60 Single-Family Residential
 -  RS-150 Single-Family Residential
 -  RS-180 Single-Family Residential





LAWRENCEVILLE

GEORGIA

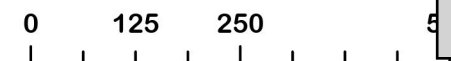
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

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

Applicant: Ansley Johnston

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





LAWRENCEVILLE








GEORGIA

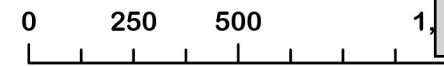
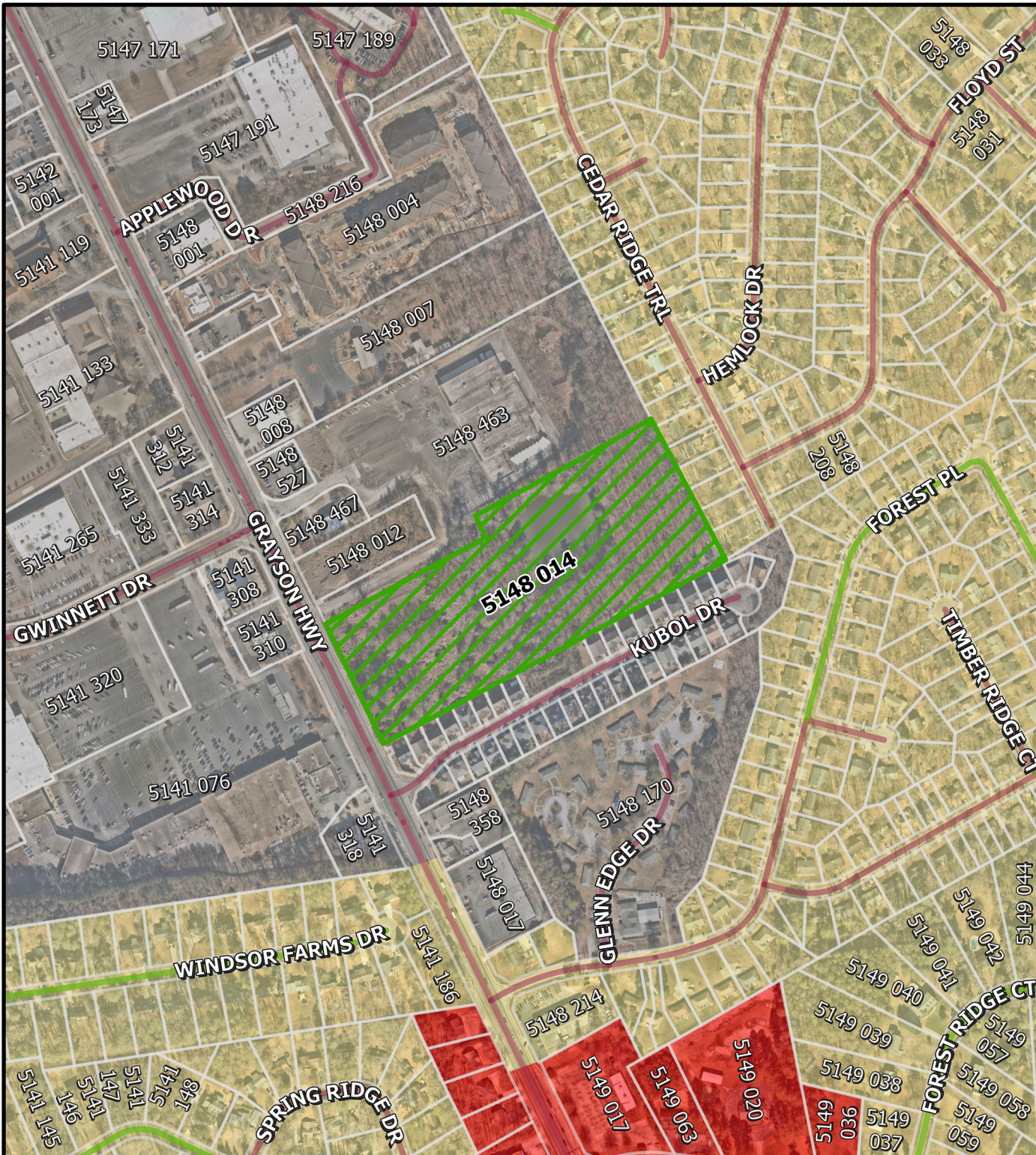
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

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

Applicant: Ansley Johnston

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





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 19, 2024
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive

Department: Planning and Development

Date of Meeting: Monday, August 19, 2024

Applicant Request: Rezone subject property from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District)

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

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

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

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

- RZM2024-00016_City Council Recommended Conditions
- RZM2024-00016_Application
- RZM2024-00016_Letter of Intent
- RZM2024-00016_Legal Description
- RZM2024-00016_Existing Conditions Survey
- RZM2024-00016_ZON SITE PLN_08132024 (NTS)
- RZM2024-00016_CityCouncilRecCOND_08132024 (CLN)
- RZM2024-00016_CityCouncilRecCOND_08132024 (RDLNS)
- RZM2024-00016_Schematic Site Plan
- RZM2024-00016_Conceptual Site Plan
- RZM2024-00016_Architectural Elevations
- RZM2024-00016_Aerial Map – Zoomed In (1:2,750)
- RZM2024-00016_Aerial Map – Zoomed Out (1:5,500)
- RZM2024-00016_Zoning Map – Zoomed In (1:2,750)
- RZM2024-00016_Zoning Map – Zoomed Out (1:5,500)
- RZM2024-00016_Character Areas Map – Zoomed In (1:2,750)
- RZM2024-00016_Character Areas Map – Zoomed Out (1:5,500)



LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER: RZM2024-00016

APPLICANT: BILL DIEHL

OWNER(S): TRINA HURT, DONALD LOGGINS, AND JOHN TAYLOR

LOCATION(S): 0 HILLCREST GREEN DRIVE & 298 DOGWOOD LANE

PARCEL ID(S): R7010 009 & R7010A018

APPROXIMATE ACREAGE: 17.47 ACRES

ZONING PROPOSAL: RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
TO RM-24 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: 194 APARTMENTS AND 33 TOWNHOMES

DEPARTMENT RECOMMENDATION: **APPROVAL AS CMU (COMMUNITY MIXED-USE DISTRICT) WITH CONDITIONS**

VICINITY MAP





LAWRENCEVILLE

Planning & Development

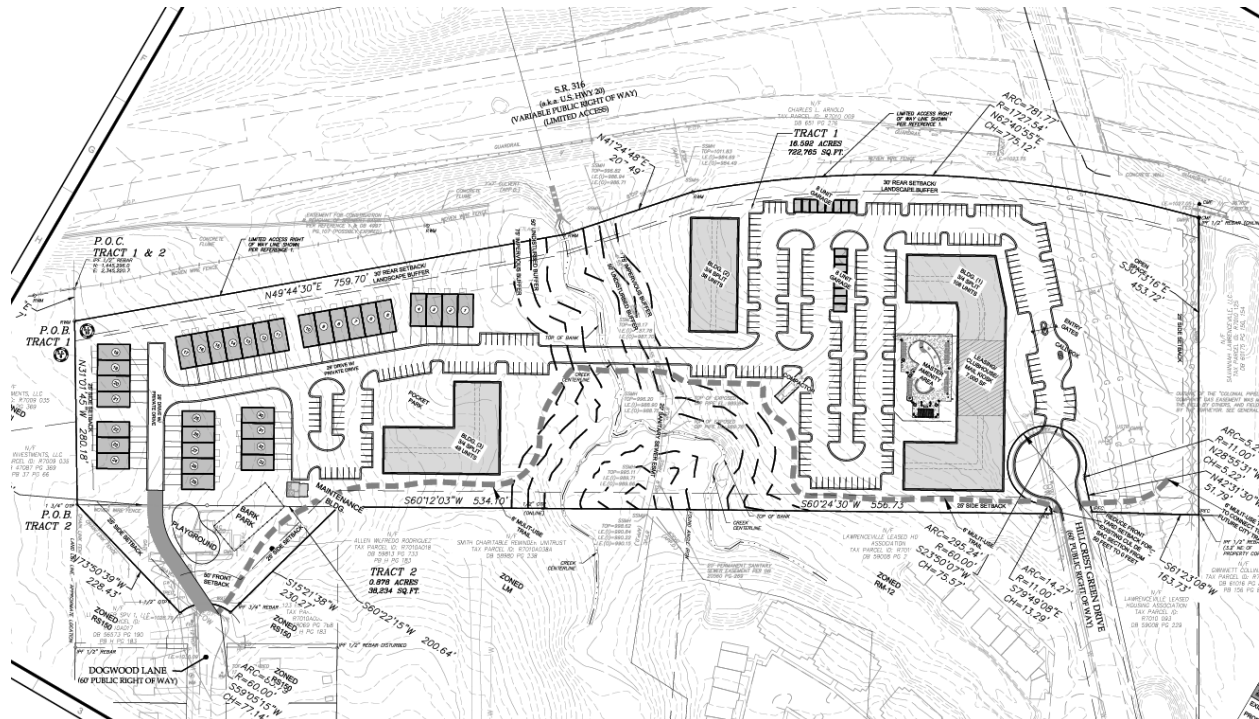
ZONING HISTORY

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

PROJECT SUMMARY

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

CONCEPT PLAN





LAWRENCEVILLE

Planning & Development

ZONING AND DEVELOPMENT STANDARDS

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

C. Lot Development Standards

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

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

The requested variances are as follows:

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



LAWRENCEVILLE

Planning & Development

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

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



LAWRENCEVILLE

Planning & Development

Article 4 Buffers, 403 Buffers Table (CMU)

403 Buffers Table

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

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

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

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

The proposal meets or exceeds the minimum standard.



LAWRENCEVILLE

Planning & Development

SURROUNDING ZONING AND USE

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

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

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



LAWRENCEVILLE

Planning & Development




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

File # RZM2024-00016
Applicant: Bill Diehl

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

Zoning Districts

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





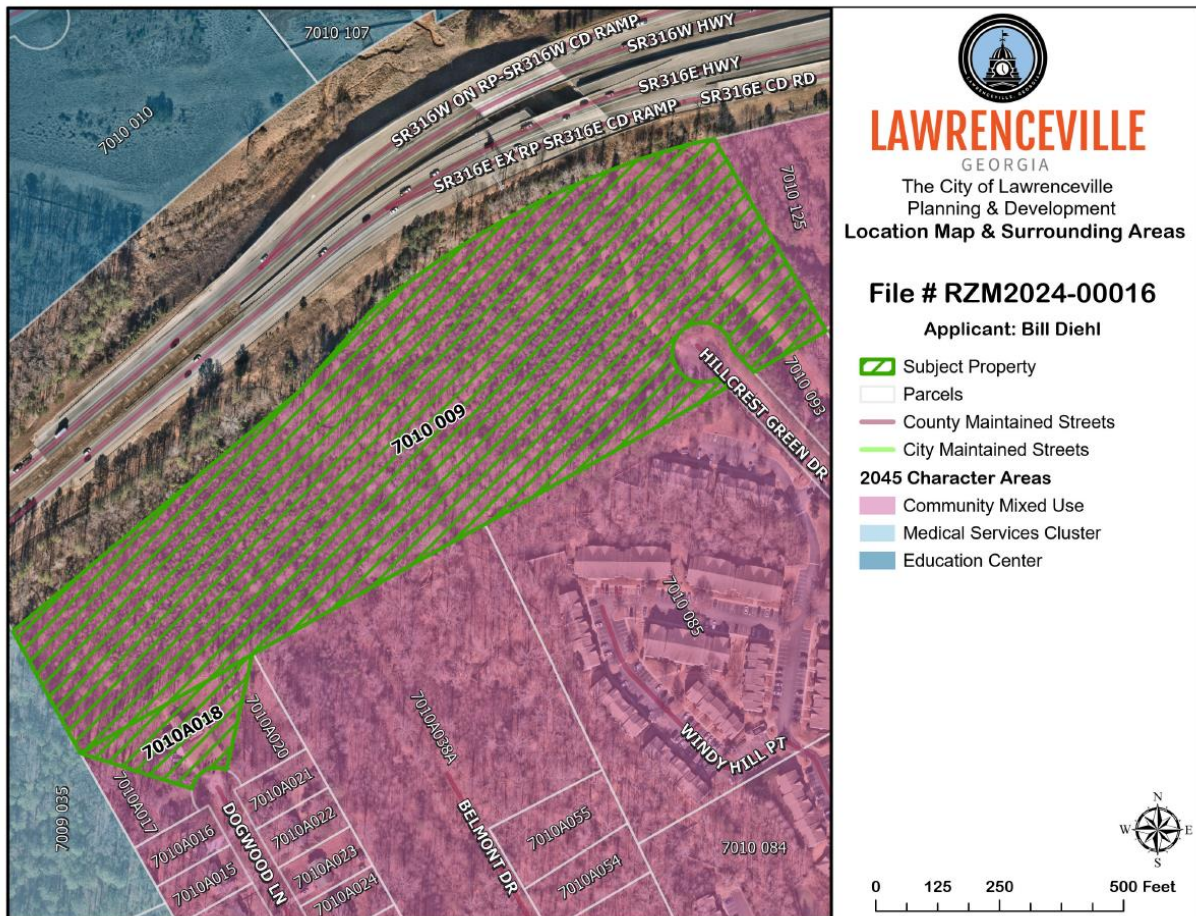

LAWRENCEVILLE

Planning & Development

2045 COMPREHENSIVE PLAN

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

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





LAWRENCEVILLE

Planning & Development

STAFF RECOMMENDATION

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

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

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



LAWRENCEVILLE

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

Planning & Development

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

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

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

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

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

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

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

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

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

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

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



LAWRENCEVILLE

Planning & Development

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

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

PLANNING COMMISSION

RECOMMENDED CONDITIONS_06202024

RZM2024-00016

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

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

2. To satisfy the following site development considerations:

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

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

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

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

CITY COUNCIL

RECOMMENDED CONDITIONS_07092024

RZM2024-00016

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

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

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

M2024-00016_CM RECO COND (CLN)_07032024

6. Multifamily and townhouse-family dwelling unit rates shall be market rent except that ten percent (10%) of the overall units shall meet eighty percent (80%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.

2. To satisfy the following site development considerations:

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

- L. The required parking ratio for the townhouse section of development shall be four (4) spaces per unit.
- M. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- N. Provide a minimum ten foot (10 ft.) wide multiuse trail through the development connecting Dogwood Lane to the “future” city multiuse trail at the eastern part of the site.
- O. Vehicular access to Dogwood Lane is prohibited except for emergency access only. Construction access to Dogwood Lane is also prohibited.

3. The following variances are requested:

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

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

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

CITY COUNCIL

RECOMMENDED CONDITIONS_08132024

RZM2024-00016

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

1. To restrict the use of the property as follows:
 - A. Multifamily and townhouse rental residential dwellings, dwelling units, and accessory structures not to exceed thirteen units per acre (13 UPA). Townhouse units shall abut Tax Parcel 7010A038A (Smith Charitable UniTrust) to ensure transition from high density residential to medium density use as indicated on the site plan presented at the August 19, 2024, Council Meeting.
 - B. The development shall be in general accordance with the site plan presented at the August 19, 2024 Council meeting, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. Architectural renderings shall maintain a minimum of fifty percent (50%) masonry for all sides of all structures.
 - C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - D. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week.
 - E. The development shall include the following amenities:
 - i. Dog park
 - ii. Pool
 - iii. Fitness area
 - iv. Club/Community Room
 - v. Co-working spaces
 - vi. The trail area and creek area to be landscaped and picnic tables

and tables provided. Outdoor ping pong and corn hole, etc. provided.

- vii. Playground
- viii. EV charging stations
- ix. Bike racks

F. Garages shall be provided for a minimum of fifteen percent (15%) of the multifamily units. Garage units shall be limited to the interior of the development and the architectural renderings shall match the multifamily buildings.

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

H. Multifamily and Townhome Units shall meet the following standards:

- a. Four (4) bedroom dwelling units shall be prohibited
- b. All units shall include granite counter tops and stainless-steel appliances.
- c. Dwelling unit rates shall be market rent except that five percent (5%) of the overall units shall meet eighty to one hundred percent (80%-100%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.

2. To satisfy the following site development considerations:

- A. Provide a thirty-foot-wide (30 ft.) building setback adjacent to all right-of-way, including SR 316.
- B. Natural vegetation shall remain on the property until the issuance of a development permit.
- C. New billboards or oversized signs shall be prohibited.
- D. Outdoor storage shall be prohibited.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- F. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- G. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
- J. Maximum multifamily building height shall be seventy feet (70 ft).
- K. The required parking ratio for the multifamily section of development shall be 1.55 spaces per unit.
- L. The required parking ratio for the townhouse section of development shall be 4 spaces per unit.
- M. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development
- N. Provide a minimum the foot (10 ft) wide multiuse trail through the development connecting Dogwood Lane to the “future” city multiuse trail at the eastern part of the site. Pedestrian access across the stream on the property may be provided by utilizing the same stream crossing developed in association with the internal road.
- O. Vehicular access to Dogwood Lane is prohibited except for emergency vehicle access only. Construction access to Dogwood Lane is also prohibited. The Emergency Lane Access shall be a “non-paved” surface based on approval from Gwinnett County Fire Department.

3. The following variances are requested:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow an increase of the maximum percentage of Residential Uses from seventy-five percent (75 %) to one hundred percent (100 %).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Civic/Institutional Uses from fifteen percent (15 %) to zero.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.
- D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1., Residential Uses – Maximum Percentage of Gross Land Area – Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.
- E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (at least 9,500 sq. feet).
- F. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet).

- G. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (4,500-7,499 sq. feet).
- H. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to Hillcrest Green Drive from five to fifteen feet (5-15 ft.) to zero.
- I. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to S.R. 316, U.S. Hwy 20) from five to fifteen feet (5-15 ft.) to thirty feet (30 ft.).
- J. A variance from the Subdivision Regulations, Section 2. Required Improvements, Subsection 2.14 Street Design Standards, Table C. Minimum Pavement Width (Ft.), Local Street *** to allow a reduction in the minimum pavement width from twenty-four feet (24 ft.) to twenty feet (20 ft.). A two-foot (2 ft.) curb and gutter shall be required (dimensions are measured back of curb-to-back of curb).
- K. A variance from the Subdivision Regulations, Section 2. Required Improvements, Subsection 2.20 Private Access Drives to allow a reduction in the minimum width of a right-of-way (Private Access Drive) from fifty feet (50 ft.) to forty feet (40 ft.).
- L. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsections D&E. Mandatory Homeowners Association, Protective Covenants – Neither a homeowner’s association nor protective covenants shall be required. However, the entire property (multi-family and townhouse areas) shall be managed and maintained by a professional property management company.

M2024-00016•_CityCouncilRecCOND_08132024 (CLN)

CITY COUNCIL PLANNING COMMISSION

RECOMMENDED CONDITIONS_081320246202024

RZM2024-00016

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

1. To restrict the use of the property as follows:
 - A. Multifamily and townhouse rental residential dwellings, dwelling units, and accessory structures not to exceed thirteen units per acre (13 UPA). ~~Multifamily dwelling units shall be limited to a maximum of one hundred ninety four (194) dwelling units. Townhouse dwelling units shall be limited to a maximum of thirty three (33) dwelling units.~~ Townhouse units shall abut Tax Parcel 7010A038A (Smith Charitable UniTrust) to ensure transition from high density residential to medium density use as indicated on the site plan presented at the August 19, 20242024, Council Meeting.
 - B. The development shall be in general accordance with the ~~submitted~~ site plan presented at the August 19, 2024 Council meetings, ~~—and architectural renderings provided by the applicant,~~ with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. Architectural renderings shall maintain a minimum of fifty percent (50%) masonry for all sides of all structures.
 - C. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - D. The ~~standard multifamily residential section of the~~ development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week.
 - E. The development shall include the following amenities:
 - i. Dog park
 - ii. Pool

M2024-00016•_CityCouncilRecCOND_08132024 (RDLNS)

- iii. Fitness area
- iv. Club/Community Room
- v. Co-working spaces
- vi. The trail area and creek area to be landscaped and picnic tables and tables provided. Outdoor ping pong and corn hole, etc. provided.
- vii. Playground
- viii. EV charging stations
- ~~D~~.ix. Bike racks

~~E~~.F. Garages shall be provided for a minimum of fifteen percent (15%) of the standard multifamily units (29 garage units). Garage units shall be limited to the interior of the development and the architectural renderings shall match the multifamily buildings.

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

H. ~~Mutifamily~~ Multifamily and Townhome Units shall meet the following standards:

- a. Four (4) bedroom dwelling units shall be prohibited
- b. All units shall include granite counter tops and stainless-steel appliances.
- ~~F.~~ Dwelling unit rates shall be market rent except that five percent (5%) of the overall units shall meet eighty to one hundred percent (80%-100%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.

2. To satisfy the following site development considerations:

- A. Provide a thirty-foot-wide (30 ft.) ~~foot-wide~~ building setback adjacent to all right-of-way, including SR 316.
- B. Natural vegetation shall remain on the property until the issuance of a development permit.
- C. New billboards or oversized signs shall be prohibited.
- D. Outdoor storage shall be prohibited.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- F. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 feet) in width and thirty feet (30 feet) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- G. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The owner shall repaint or repair any graffiti or vandalism within seventy ~~two~~seventy-two (72) hours of notice from the City.
- J. Maximum multifamily building height shall be seventy feet (70 feet).
- K. The required parking ratio for the multifamily section of development shall be 1.55~~62~~ spaces per unit.
- L. The required parking ratio for the townhouse section of development shall be 4 spaces per unit.
- M. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development
- N. Provide a minimum the foot (10 ft) wide multiuse trail through the

M2024-00016•_CityCouncilRecCOND_08132024 (RDLNS)

development connecting Dogwood Lane to the “future” city multiuse trail at the eastern part of the site. Pedestrian access across the stream on the property may be provided by utilizing the same stream crossing developed in association with the internal road.

O. Vehicular access to Dogwood Lane is prohibited except for emergency vehicle access only. Construction access to Dogwood Lane is also prohibited. The Emergency Lane Access shall be a “non-paved” surface based on approval from Gwinnett County Fire Department.

M. :

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

- ~~A. The developer shall dedicate at no cost to the City a twenty-foot (20 ft.) wide multiuse trail easement adjacent to the existing gas pipeline easement as shown on the submitted "Zoning Site Plan," titled "Hurricane Shoals Rd @ Belmont Dr. A Master Planned Residential Development" prepared for "McKinely Homes," prepared by "Planners & Engineers Collaborative + (PEC)," dated March 27, 2024. The dedicated 20-foot multiuse trail easement shall consist of a pedestrian path measuring a minimum ten-foot (10 ft.) to twelve-foot (12 ft.) in width.~~
- ~~B. The 20-foot easement and pedestrian path shall be permitted and constructed prior to the issuance of a Certificate of Occupancy related to the construction of any multifamily and townhouse family dwellings or dwelling units, subject to the stipulation that the CO shall not be withheld based on the City's inability to deliver necessary right-of-way or easements for trail construction or for delays in permitting from GDOT.~~
- ~~C. Developer shall be responsible for obtaining permission from the Gas provider for construction. All design and construction shall be approved by the City Engineer.~~

4.3. The following variances are requested:

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

M2024-00016•_CityCouncilRecCOND_08132024 (RDLNS)

Residential Uses to allow the elimination of the minimum percentage of Commercial/Retail, Light Industrial or Office Uses from fifteen percent (15%) to zero.

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

E. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (at least 9,500 sq. feet).

F. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet).

G. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 2., Housing Options to allow the elimination of a. Single-family detached dwellings on large lots (4,500-7,499 sq. feet).

H. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to Hillcrest Green Drive from five to fifteen feet (5-15 ft.) to zero.

~~I. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsection C. Lot Development Standards, Table 1., Project Area Standards – Minimum Front Setback to allow the elimination of minimum front yard setback (adjacent to S.R. 316, U.S. Hwy 20) from five to fifteen feet (5-15 ft.) to thirty feet (30 ft.).~~

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

J. A variance from the Subdivision Regulations, Section 2. Required Improvements, Subsection 2.14 Street Design Standards, Table C. Minimum Pavement Width (Ft.), Local Street *** to allow a reduction in the minimum pavement width from twenty-four feet (24 ft.) to twenty feet (20 ft.). A two-foot (2 ft.) curb and gutter shall be required (dimensions are measured back of curb-to-back of curb).

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

L. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – CMU Community Mixed-Use District, Subsections D&E. ~~Man~~andatory Homeowners Association, Protective Covenants – Neither a ~~homeowners~~homeowner’s association not protective covenants shall be required. However, the entire property (multi-family and townhouse areas) shall be managed and maintained by a professional property

management company.

J. —



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

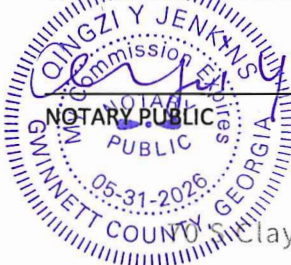
RZM2024-00016
RECEIVED: JUNE 17, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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

SIGNATURE OF OWNER DATE

Henry W. Massie
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME



[Signature]
DATE 05-02-2024

NOTARY PUBLIC DATE

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



LAWRENCEVILLE GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>McKinley Homes, LLC</u> <u>c/o Smith, Gambrell & Russell, LLP</u> ADDRESS: <u>1105 West Peachtree Street, Suite 1000</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30309</u>	NAME: <u>Donald G. Loggins</u> ADDRESS: <u>3770 Bold Springs Road</u> CITY: <u>Monroe</u> STATE: <u>GA</u> ZIP: <u>30656</u>
CONTACT PERSON: <u>Dennis Webb</u> PHONE: <u>404-815-3620</u>	
<p>* 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.</p>	
PRESENT ZONING DISTRICT(S): <u>RS-150</u> REQUESTED ZONING DISTRICT: <u>RM-24</u>	
PARCEL NUMBER(S): <u>R7010-009</u> ACREAGE: <u>16.43</u>	
ADDRESS OF PROPERTY: <u>0 Hillcrest Green Drive, Lawrenceville, Georgia 30046</u>	

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

SIGNATURE OF APPLICANT DATE

Donald G. Loggins 4/19/2024
SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

Donald G. Loggins
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Judith S. Hallum 4/19/2024
NOTARY PUBLIC DATE



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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

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

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Trina A. Hurt 04/26/2024

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

Estate of Charles L. Arnold, Sr.

TYPED OR PRINTED NAME

Williams 04/26/2024
NOTARY PUBLIC DATE



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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

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

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

[Signature] 4-23-24
SIGNATURE OF OWNER DATE

John N. Taylor, executor
TYPED OR PRINTED NAME

[Signature] 4-23-24

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



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

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

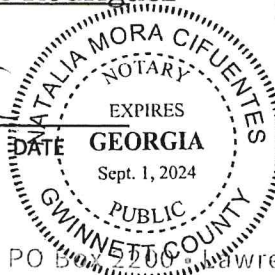
Juana Ardon Chavez De Rodriguez 05/20/2024
SIGNATURE OF APPLICANT DATE

Allen Wilfredo Rodriguez 05/20/2024
SIGNATURE OF OWNER DATE

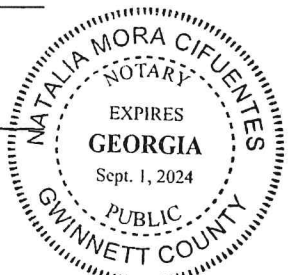
Juana Ardon Chavez De Rodriguez
TYPED OR PRINTED NAME

Allen Wilfredo Rodriguez
TYPED OR PRINTED NAME

Natalia Mora Cifuentes
NOTARY PUBLIC 5/20/24 DATE



Natalia Mora Cifuentes
NOTARY PUBLIC 5/20/24 DATE



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

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



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

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

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

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

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

Diehl, William

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

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

Good afternoon,

Thank you for emailing the Tax Commissioner’s office.

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

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

Thanks,



Jacquleen Garcia

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

‘Distinction in government and exemplary service.’

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



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

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

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

Good Morning,

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

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

Thanks,

William (Bill) Diehl
Associate

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



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

FIRST AMENDED
LETTER OF INTENT
and
IMPACT ANALYSIS

and

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

of

MCKINLEY HOMES, LLC

for

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

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

Submitted for Applicant by:

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

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

I. INTRODUCTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

II. IMPACT ANALYSIS FOR REZONING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV. **CONCLUSION**

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

This 14th day of June, 2024.

Respectfully submitted,

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

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

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

LEGAL DESCRIPTION
OVERALL TRACT

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

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

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

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

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHENSIVELY ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE AND APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13155000236, PANEL 73 OF 155, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMENT NUMBER 24-0072A WITH AN EFFECTIVE DATE OF 04/16/2024 OR SAID OPINION AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY HAS DIRECT ACCESS TO HILLCREST GREEN DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A _____ (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = _____ CM, EQUATING TO +/- _____ CM AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/- _____ CM AT THE 95th PERCENTILE.
11. SURVEYOR SUGGESTS FOR CLIENT TO CONTACT COLONIAL PIPELINE COMPANY TO VERIFY EXACT LIMITS OF GAS LINE EASEMENT.

REFERENCES

1. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, RIGHT OF WAY OF PROPOSED SR 20 INTERCHANGE, (LSJN-004-00708), GWINNETT COUNTY, FEDERAL AID PROJECT, PLANS PREPARED BY FBS&A, PLANS COMPLETED DATE 10/11/07, LAST REVISED 01/18/11.

LEGAL DESCRIPTION - TITLE (TRACT 2)

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District of Gwinnett County, Georgia, being Lots 10 and 11, Block B of Herdman Heights Subdivision as shown on plat of Northern Heights Subdivision as recorded in Plat Book 14, page 163, Gwinnett County, Georgia Records. The description of said property as contained on said plat is hereby incorporated herein and made an essential part of hereof by reference. Said property having the address of 209 Dogwood Lane according to the present system of numbering houses in the City of Lawrenceville, Gwinnett County, Georgia.

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

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

LEGAL DESCRIPTION - OVERALL TRACT (SURVEY)

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

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

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed along said southeasterly right of way of S.R. 316 the following courses and distances: North 49 degrees 44 minutes 30 seconds East a distance of 759.70 feet to a found right of way monument; North 41 degrees 24 minutes 48 seconds East a distance of 207.49 feet to a found right of way monument; along a curve turning to the right with an arc length of 781.77 feet, having a radius of 1272.54 feet, being subtended by a chord bearing of North 62 degrees 40 minutes 58 seconds East and a chord length of 775.12 feet to a found concrete monument; thence leaving said southeasterly right of way and proceed South 30 degrees 12 minutes 16 seconds East a distance of 453.72 feet to a found iron pin with cap; thence South 61 degrees 23 minutes 08 seconds West a distance of 163.73 feet to a found iron pin with cap on the northeasterly right of way of Hillcrest Green Drive (60 foot public right of way); thence along said northeasterly right of way the following courses and distances: North 42 degrees 31 minutes 30 seconds West a distance of 51.79 feet to a point; along a curve turning to the right with an arc length of 5.27 feet, having a radius of 110.0 feet, being subtended by a chord bearing of North 28 degrees 55 minutes 31 seconds West, and a chord length of 5.22 feet to a point; along a reverse curve turning to the left with an arc length of 295.24 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 23 degrees 50 minutes 07 seconds West, and a chord length of 75.07 feet to a point located on the southeasterly right of way of said Hillcrest Green Drive; thence along said southeasterly right of way the following courses and distances: with a reverse curve turning to the right with an arc length of 14.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of South 79 degrees 49 minutes 08 seconds East, and a chord length of 13.29 feet to a point; South 34 degrees 01 minutes 44 seconds East a distance of 5.72 feet to a found iron pin with cap; thence leaving said southeasterly right of way and proceed South 60 degrees 24 minutes 30 seconds West a distance of 556.13 feet to a found angle iron; thence South 60 degrees 12 minutes 03 seconds West a distance of 534.10 feet to a found 1 1/2 inch open top pipe; thence South 15 degrees 22 minutes 15 seconds West a distance of 200.64 feet to a point; thence South 15 degrees 22 minutes 38 seconds West a distance of 230.27 feet to a point on the northerly right of way of Dogwood Lane (60 foot public right of way); thence along said right of way turning to the left with an arc length of 83.79 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 59 degrees 05 minutes 15 seconds West, and a chord length of 77.14 feet to a point; thence leaving said right of way North 73 degrees 50 minutes 39 seconds West a distance of 228.43 feet to a found 1 3/4 inch open top pipe, said pipe being the TRUE POINT OF BEGINNING.

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

TITLE EXCEPTIONS - TRACT 2

- First American Title Insurance Company Commitment number 24-0072A with an effective date of 04/16/2024 at 5:00 PM was used in the preparation of this survey and the listed exceptions are as follows:
8. All matters as shown on that certain ALTA/NSPS Survey for McKinley Homes U.S. LLC and First American Title Insurance Company prepared by Georgia RLS # _____ dated _____
 9. All matters shown on recorded plat filed in Plat Book H, page 183, Gwinnett County, Georgia records. Comment: Affects subject property, as shown on survey.

LEGAL DESCRIPTION - TRACT 1 (SURVEY)

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

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

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed along said southeasterly right of way of S.R. 316 the following courses and distances: North 49 degrees 44 minutes 30 seconds East a distance of 759.70 feet to a found right of way monument; North 41 degrees 24 minutes 48 seconds East a distance of 207.49 feet to a found right of way monument; along a curve turning to the right with an arc length of 781.77 feet, having a radius of 1272.54 feet, being subtended by a chord bearing of North 62 degrees 40 minutes 58 seconds East and a chord length of 775.12 feet to a found concrete monument; thence leaving said southeasterly right of way and proceed South 30 degrees 12 minutes 16 seconds East a distance of 453.72 feet to a found iron pin with cap; thence South 61 degrees 23 minutes 08 seconds West a distance of 163.73 feet to a found iron pin with cap on the northeasterly right of way of Hillcrest Green Drive (60 foot public right of way); thence along said northeasterly right of way the following courses and distances: North 42 degrees 31 minutes 30 seconds West a distance of 51.79 feet to a point; along a curve turning to the right with an arc length of 5.27 feet, having a radius of 110.0 feet, being subtended by a chord bearing of North 28 degrees 55 minutes 31 seconds West, and a chord length of 5.22 feet to a point; along a reverse curve turning to the left with an arc length of 295.24 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 23 degrees 50 minutes 07 seconds West, and a chord length of 75.07 feet to a point located on the southeasterly right of way of said Hillcrest Green Drive; thence along said southeasterly right of way the following courses and distances: with a reverse curve turning to the right with an arc length of 14.27 feet, having a radius of 11.00 feet, being subtended by a chord bearing of South 79 degrees 49 minutes 08 seconds East, and a chord length of 13.29 feet to a point; South 34 degrees 01 minutes 44 seconds East a distance of 5.72 feet to a found iron pin with cap; thence leaving said southeasterly right of way and proceed South 60 degrees 24 minutes 30 seconds West a distance of 556.13 feet to a found angle iron; thence South 60 degrees 12 minutes 03 seconds West a distance of 534.10 feet to a found 1 1/2 inch open top pipe; thence South 15 degrees 22 minutes 15 seconds West a distance of 200.64 feet to a point; thence South 15 degrees 22 minutes 38 seconds West a distance of 230.27 feet to a point on the northerly right of way of Dogwood Lane (60 foot public right of way); thence along said right of way turning to the left with an arc length of 83.79 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 59 degrees 05 minutes 15 seconds West, and a chord length of 77.14 feet to a point; thence leaving said right of way North 73 degrees 50 minutes 39 seconds West a distance of 228.43 feet to a found 1 3/4 inch open top pipe, said pipe being the TRUE POINT OF BEGINNING.

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

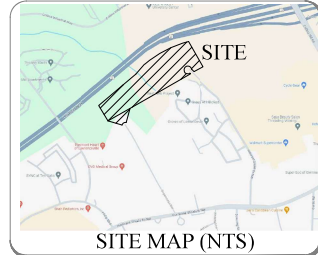
LEGAL DESCRIPTION - TRACT 2 (SURVEY)

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

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

With the TRUE POINT OF BEGINNING thus established thence leaving said common land lot line and proceed North 60 degrees 07 minutes 20 seconds East a distance of 198.58 feet to a point; thence North 60 degrees 22 minutes 15 seconds East a distance of 200.64 feet to a found 1 1/2 inch open top pipe; thence South 15 degrees 22 minutes 38 seconds West a distance of 230.27 feet to a point on the northerly right of way of Dogwood Lane (60 foot public right of way); thence along said right of way turning to the left with an arc length of 83.79 feet, having a radius of 60.00 feet, being subtended by a chord bearing of South 59 degrees 05 minutes 15 seconds West, and a chord length of 77.14 feet to a point; thence leaving said right of way North 73 degrees 50 minutes 39 seconds West a distance of 228.43 feet to a found 1 3/4 inch open top pipe, said pipe being the TRUE POINT OF BEGINNING.

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



PEC 60
Planners & Engineers Collaborative
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT FAYETTEVILLE CORNERS, GEORGIA 30097
(770) 485-1100
P.O. BOX 3000004

REVISIONS			
REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 10
DISTRICT 7TH

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

To McKinley Homes and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6, 8, 10, 13, and 16 of Table A thereof. The field work was completed on: 5/31/2024.
Date of Map or Plat: 6/5/2024
Surveyor's Signature
Printed name

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "E5103", "E5103", "E5103" GEOMAX COLLECTOR ROBOTIC STATION, A GEOMAX ZENITHSURF SERIES DATA COLLECTOR, GPS2 201L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 594,403 FEET.

SHEET 2 OF 2
DRAWN BY: MS
CHECKED BY: AH
FILE NO: 21256.01
DATE: 6/5/2024
SCALE: 1" = 60'
DATE OF FIELD WORK: 5/31/24

P: (770) 451-2424 F: (770) 451-1915
WWW.PEC+PLUS



PLANNERS & ENGINEERS COLLABORATIVE
LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
ARCHITECTURE • SURVEYING • CONSULTING • INTERIOR DESIGN
390 BLOSSARD COURT, STE 200
FARMVILLE, GA 30922

PROJECT

HURRICANE SHOALS RD @ BELMONT DR. A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
492 HURRICANE SHOALS RD.,
145 BELMONT DR.
LAWRENCEVILLE, GA 30056
CITY OF LAWRENCEVILLE
JURISDICTION

FOR
McKINLEY HOMES

MUNICIPALITY PROJECT #

REVISIONS

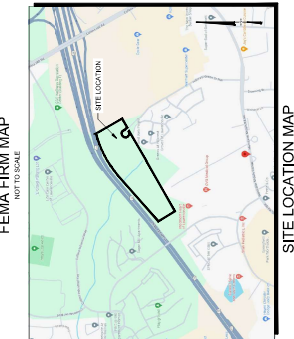
NO.	DATE	BY	DESCRIPTION
1	08-28-2024	LS	PRELIMINARY SITE PLAN
2	08-28-2024	RW	REVISED LOTS 28



ZONING SITE PLAN
SCALE: 1" = 80'
DATE: 09/27/2024
PROJECT: 21226601



11.



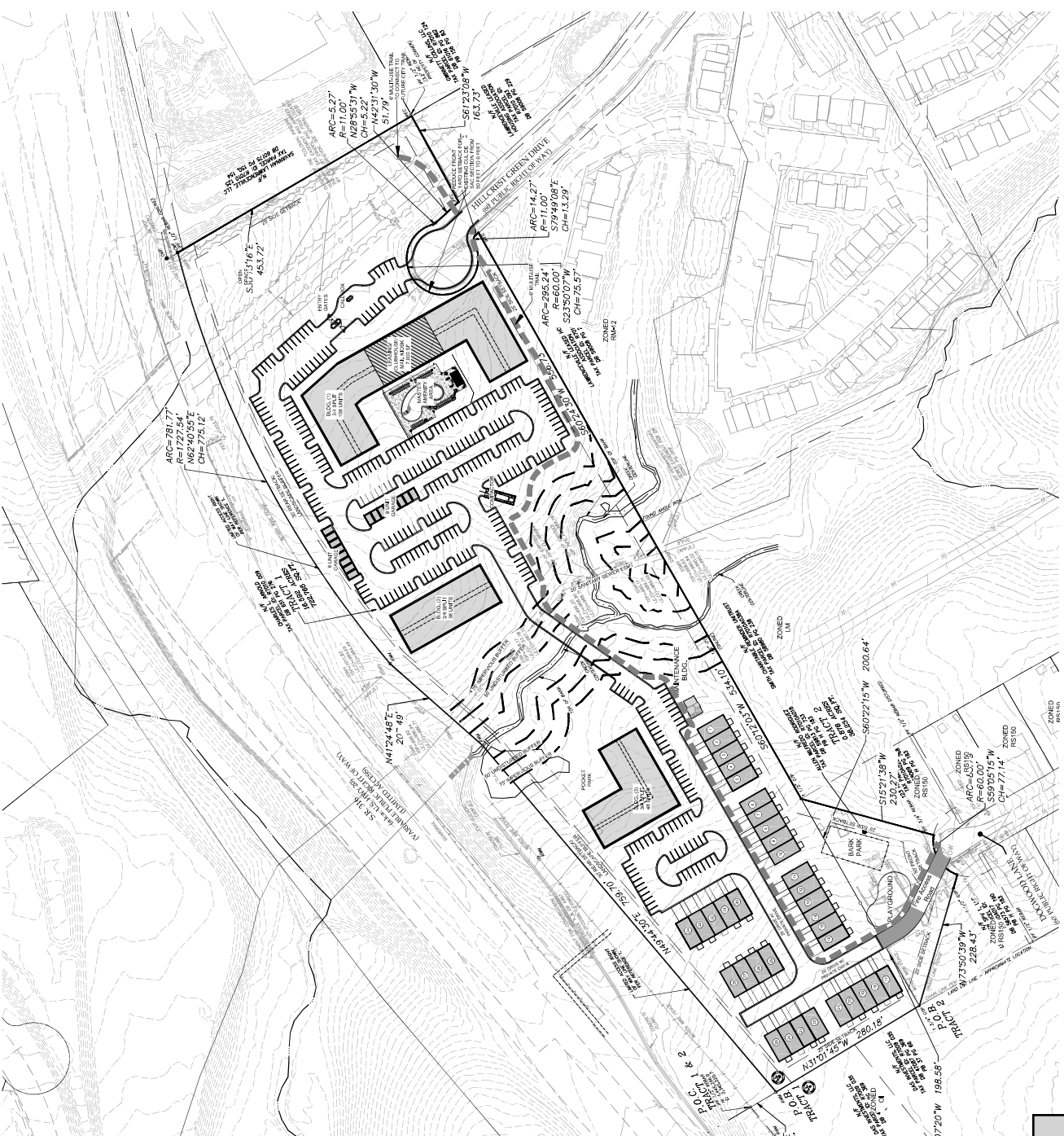
SITE LOCATION MAP

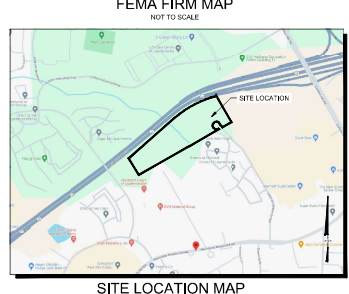
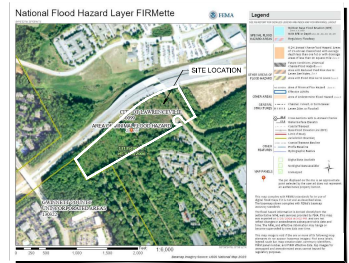
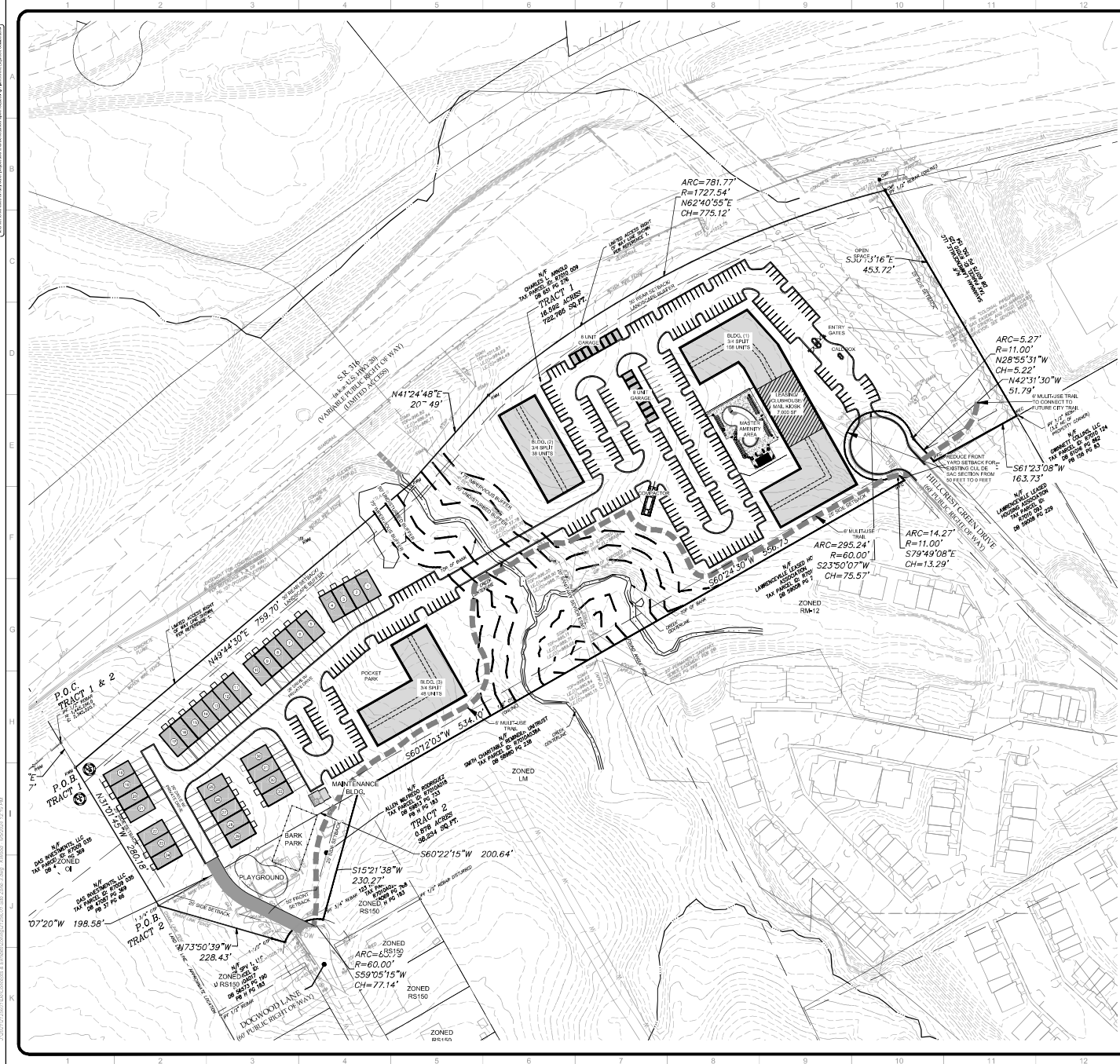
TOTAL SITE AREA	10.27 ACRES
TRACT 1 SITE AREA	16.569 ACRES
TRACT 2 SITE AREA	0.000 ACRES
EXISTING ZONING	RS-45.00 (R.S.M.)
PROPOSED ZONING	RS-45.00 (RESIDENTIAL)
ZONING DISTRICTS	40% OF JURISDICTION FILE
SEPARATION DISTANCE	50 FEET
FRONT SETBACK	25 FEET
REAR SETBACK	49 FEET
REQUIRED BUFFERS	50 FEET ADJACENT TO HIGHWAY 15
MIN. LOT WIDTH	100 FEET
MAX. LOT COVERAGE	60%
MAX. BUILDING HEIGHT	20 FEET
LANDSCAPED SETBACK	50 FEET ALONG EXTERIOR STREET FRONTAGE
MAX. TRAILWAY WIDTH PROVIDED	100 FEET
TOTAL RESIDENTIAL UNITS PROVIDED	227 UNITS
TOTAL RECREATIONAL UNITS PROVIDED	227 UNITS
TOTAL BIODEGRADABLE UNITS PROVIDED	1200 SQA

VARIANCE REQUEST:

- VARIANCE REQUEST FOR THE LANDSCAPED BUFFER ALONG HIGHWAY 15 FROM 50 FEET TO 25 FEET.
- VARIANCE REQUEST FOR THE BIODEGRADABLE SETBACK ALONG THE CUL-DE-SAC THAT ENTERS THE PROPERTY BE REDUCED FROM 50 FEET TO 25 FEET.

24 HOUR CONTACT:
HENRY MASSIE





SITE DATA	
TOTAL SITE AREA	17.47 ACRES
TRACT 1 SITE AREA	16.862 ACRES
TRACT 2 SITE AREA	0.616 ACRES
ZONING	
EXISTING ZONING	RS-150, B0 & LM
PROPOSED ZONING	R048R (MULTIFAMILY RESIDENTIAL)
ZONING JURISDICTION	CITY OF LAWRENCEVILLE
SETBACKS/REQUIREMENTS	
FRONT SETBACK	50 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	40 FEET
REQUIRED BUFFERS	50 FEET AGAINST ALL OBSTACLES
PERMITTED STANDARDS	
MIN LOT AREA	15 ACRES
MIN LOT WIDTH	100 FEET
MAX LOT COVERAGE	60%
MAX BUILDING HEIGHT	70 FEET
LANDSCAPED SETBACK	50 FEET ALONG EXTERIOR STREET FRONTAGE
MULTIFAMILY UNITS PROVIDED	194 UNITS
22 FRONT LOADED TOWNHOMES PROVIDED	33 UNITS
TOTAL RESIDENTIAL UNITS PROVIDED	227 UNITS
TOTAL SITE DENSITY PROVIDED	12.99 DUA
OPEN SPACE CALCULATIONS	
OPEN SPACES REQUIRED	2.63 ACRES (15% OF NET SITE AREA)
OPEN SPACE PROVIDED	4.38 ACRES (27.2% OF NET SITE AREA)
PARKING REQUIREMENTS	
MULTIFAMILY PARKING REQUIRED	291 SPACES (1.5 SPACE/SI DWELLING UNIT)
MULTIFAMILY PARKING PROVIDED	317 SPACES (1.62 SPACES/DWELLING UNIT)
TOWNHOME PARKING REQUIRED	66 SPACES (2 SP/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	132 SPACES (4.0 SP/ DWELLING UNIT)

VARIANCE REQUEST:

- VARIANCE REQUEST FOR THE LANDSCAPE BUFFER ALONG HIGHWAY 316 FROM 50 FEET DOWN TO 0 FEET.
- VARIANCE REQUEST FOR THE FRONT SETBACK AT HILLCREST CHERRY DRIVE AT THE CLS DE SAC THAT ENTERS THE PROPERTY BE REDUCED FROM 50 FEET TO 0 FEET.

24 HOUR CONTACT:
HENRY MASSIE

P: (770) 451-2741 F: (770) 451-3915
www.pec-plus.com

Planners & Engineers Collaborative+

LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
SURVEYING & CONSTRUCTION • WATER RESOURCES

350 RESEARCH COURT, SUITE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**HURRICANE SHOALS
RD @ BELMONT DR.**

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
492 HURRICANE SHOALS RD.,
115 BELMONT DR.,
LAWRENCEVILLE GA, 30056

CITY OF LAWRENCEVILLE
JURISDICTION

FOR
McKINLEY HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	06-25-2024	km	Lower Density Site

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 000059388 EXP. 10/28/2024

ZONING SITE PLAN

SCALE: 1" = 80'

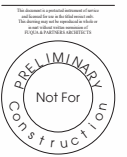
DATE: 03/27/2024

PROJECT: 21256.01



PROJECT NO:	FPK 401523
DRAWN:	Author
CHECKED:	Checker
ISSUE:	80% Design
DATE:	8/25/2023

REVISIONS

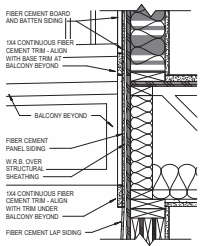


SHEET
APT

GENERAL NOTE:
 AT INSIDE CORNERS, LOCATE DOWNPOUTS
 RIGHT TO BUILDING CORNER. AT FIELD
 LOCATIONS, CENTER DOWNPOUTS BETWEEN
 WINDOWS.

EXTERIOR MATERIAL LEGEND

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



2 SIDING TRANSITION AT 3RD FLOOR
 APT A2.1 1/2" = 1'-0"



A LONG ELEVATION - BUILDING A
 APT A2.1 1/8" = 1'-0"



B LONG ELEVATION - BUILDING B
 APT A2.1 1/8" = 1'-0"



C BUILDING C - EXTERIOR ELEVATION - SOUTH
 APT A2.1 1/8" = 1'-0"

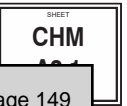
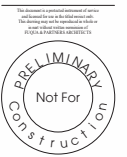


1 LONG ELEVATION - BUILDING C JULIET BALCONY FACE
 APT A2.1 1/8" = 1'-0"

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

PROJECT NO:	EPK 401523
DRAWN:	Author
CHECKED:	Checker
ISSUE:	80% Design
DATE:	8/25/2024

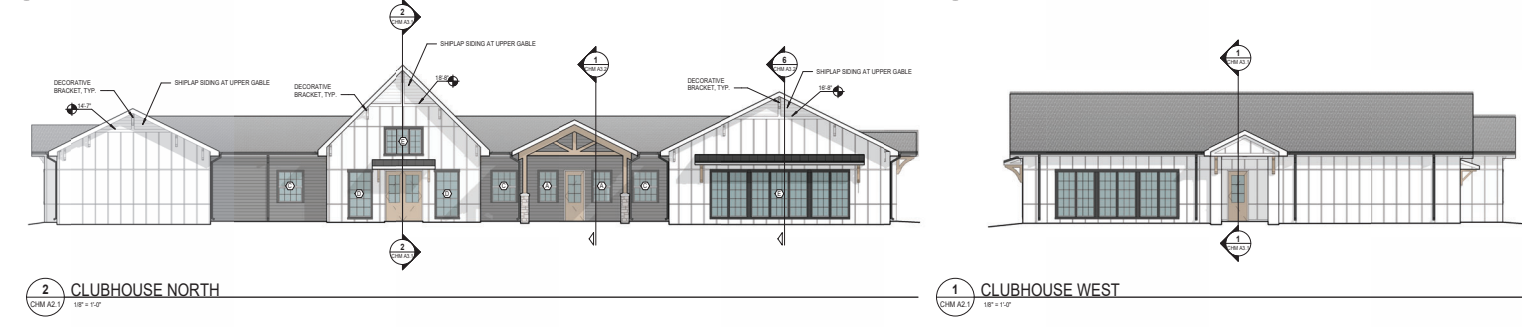
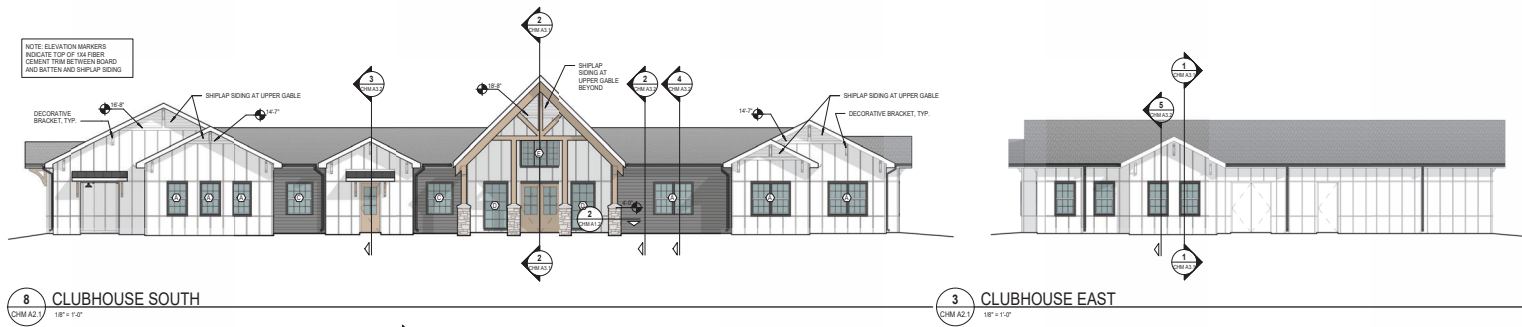
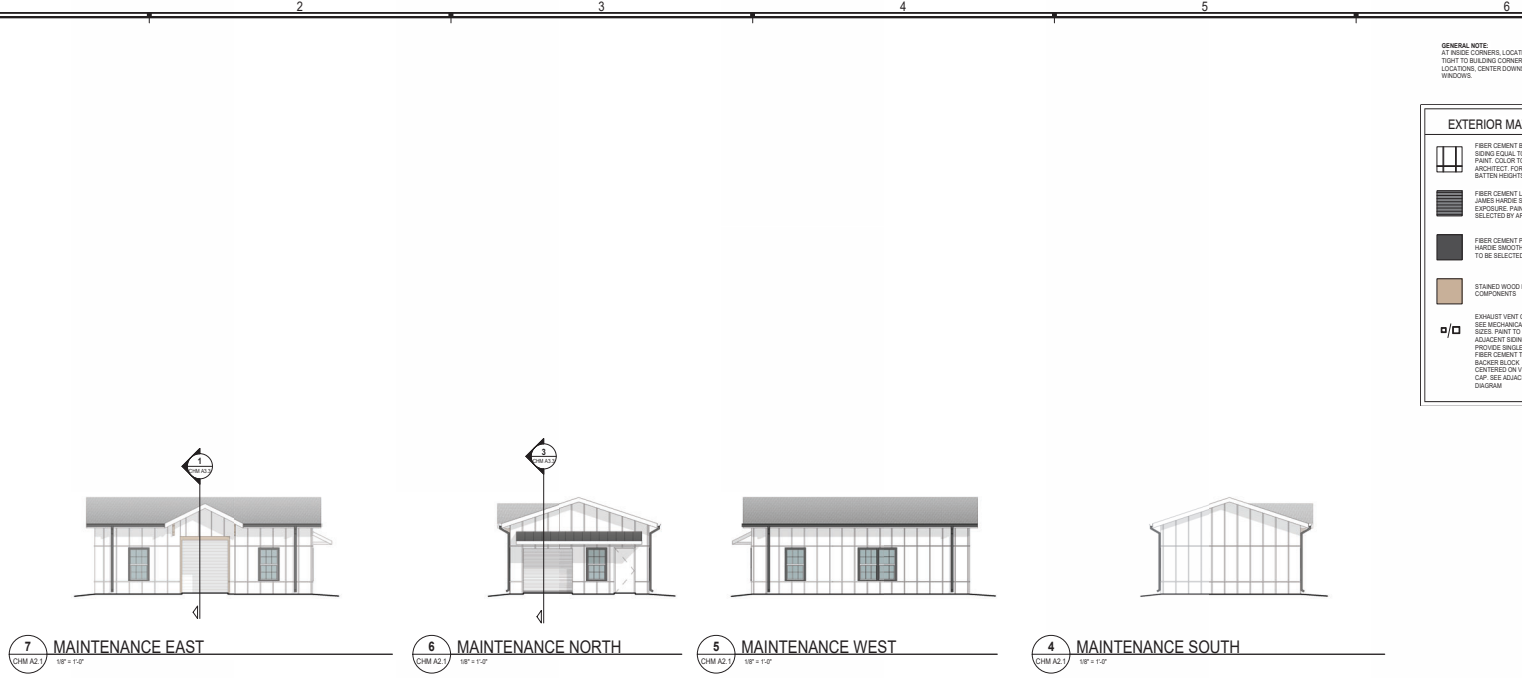
REVISIONS



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

EXTERIOR MATERIAL LEGEND

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



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











LAWRENCEVILLE

GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

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



0 125 250







LAWRENCEVILLE

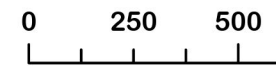
GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

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















LAWRENCEVILLE

GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

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



0 125 250
















LAWRENCEVILLE

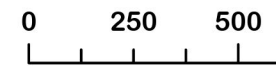
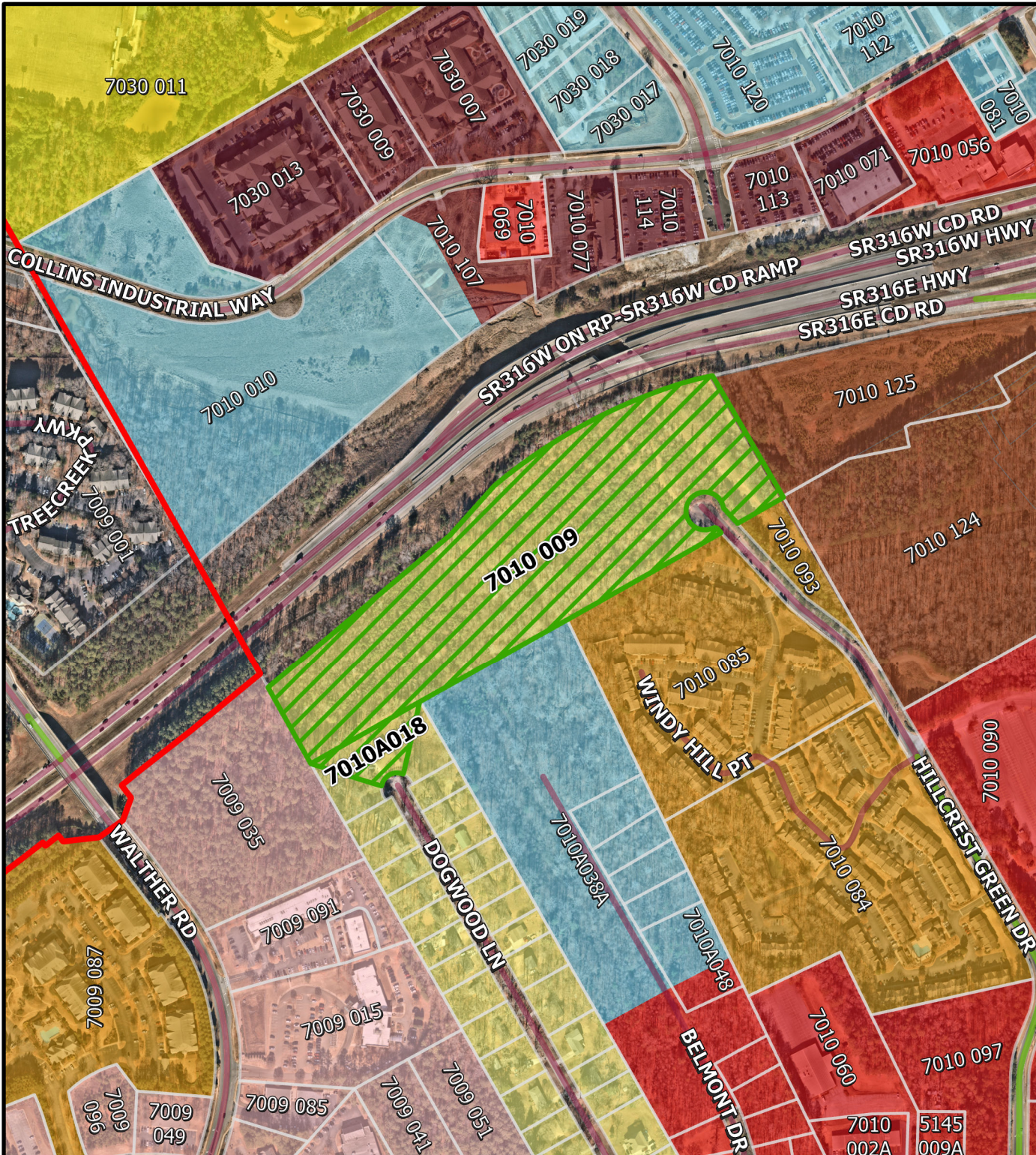
GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

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












LAWRENCEVILLE

GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

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



0 125 250











LAWRENCEVILLE

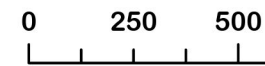
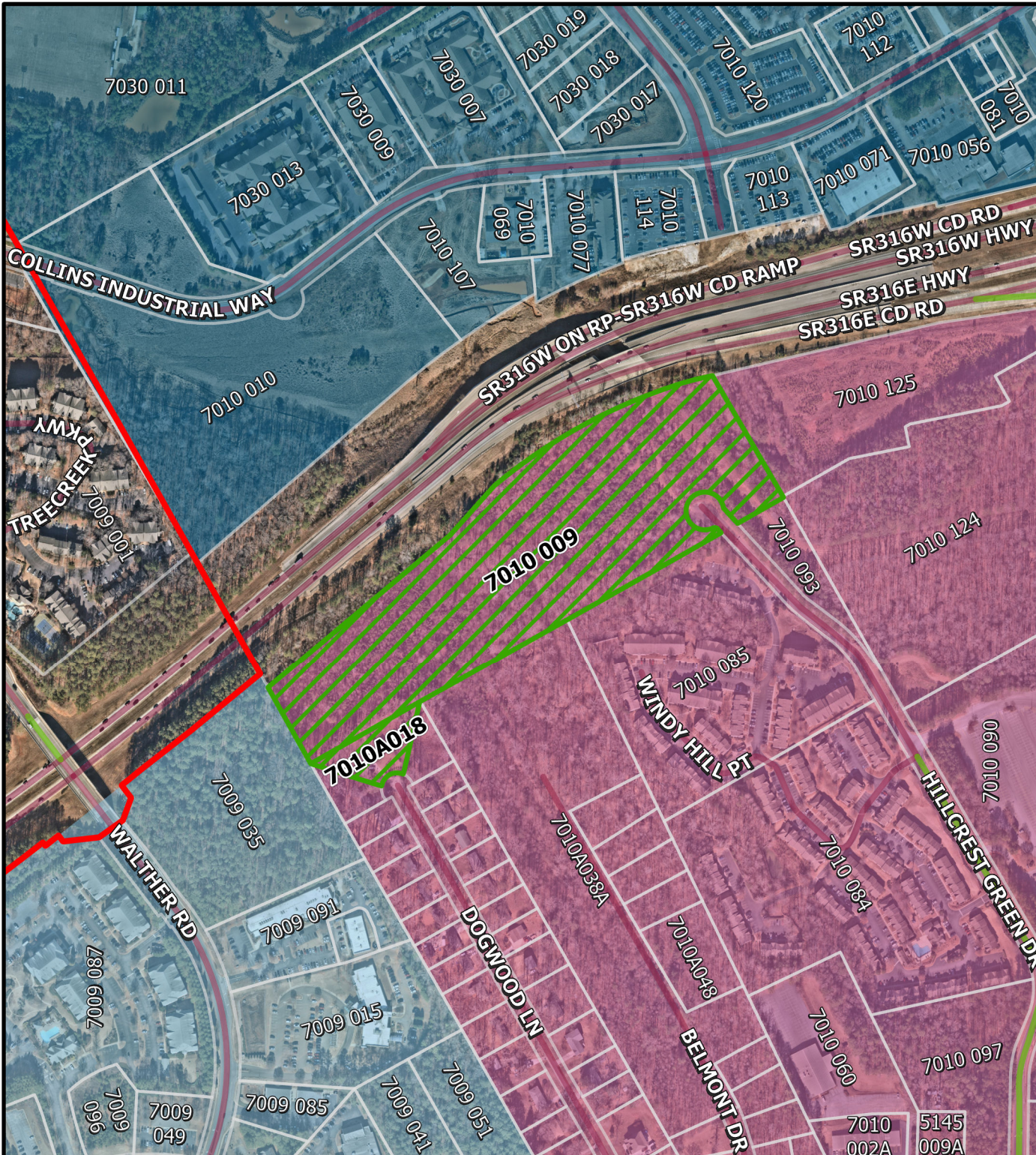
GEORGIA

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

File # RZM2024-00016

Applicant: Bill Diehl

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





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 19, 2024
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** Resolution for Condemnation of Pine Tree Property
- Department:** City Manager
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** None
- Presented By:** Chuck Warbington, City Manager
- Action Requested:** Approve the Resolution to condemn the Pine Tree property (Tax parcel R5143 285) for a public purpose

Summary:

Attachments:

Resolution

RESOLUTION _____

**RESOLUTION TO APPROVE USE OF EMINENT DOMAIN TO ACQUIRE
GWINNETT TAX PARCEL R5143 285 FOR A PUBLIC PURPOSE**

WHEREAS, the City of Lawrenceville (hereinafter the City) has determined that it needs to acquire certain property to be used for public purposes including but not limited to green space, public park space, trails, trail heads, other related passive and active recreational uses, and the installation of public utilities; and

WHEREAS, the property that the City needs to acquire for these public purposes is described on Exhibit A, which is attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, the City has determined that there is a public need and public use for the Property as described above; and

WHEREAS, the City has attempted to acquire the Property through negotiation with the owner; and

WHEREAS, the negotiations with the owner of the Property have been unsuccessful because the current owner is unable to provide good title to the Property due to existing title defects; and

WHEREAS, the Property has been appraised and the owner of the Property has been offered the fair market value of the Property as established by the appraisal; and

WHEREAS, the owner of the Property has been given due notice, as required by law, that this Resolution would be considered at a public meeting of City Council of the City on August 19, 2024, at a meeting to be convened at 7:00 p.m.; and

WHEREAS, a sign was posted on the Property giving notice that a Resolution to consider the approval of the use of Eminent Domain to acquire the Property would be considered at a public meeting of the City Council on August 19, 2024, more than fifteen (15) days prior to said public meeting; and

WHEREAS, a notice was published in the Gwinnett Daily Post giving notice that a Resolution to consider the approval of the use of Eminent Domain to acquire the Property would be considered at a public meeting of the City Council on August 19, 2024, fifteen (15) or more days prior to said public meeting.

NOW THEREFORE, the City Council of the City of Lawrenceville, Georgia hereby adopts the Whereas provisions of this Resolution as the findings of the City Council and further finds and

determines that the acquisition of the Property is necessary for a public purpose and that the circumstances are such that it is necessary that the Property described in Exhibit A be acquired by the use of eminent domain.

The City Council of the City of Lawrenceville, Georgia hereby resolves and ordains that the City shall proceed to acquire fee simple title in the Property herein described by condemnation under the provisions of Georgia law, and that the Attorney for the City is authorized and directed to file condemnation proceedings as provided by Georgia law to acquire said title and to take all other actions necessary and appropriate to obtain title to said Property as authorized by law.

IT IS SO RESOLVED AND ORDAINED this 19th day of August, 2024.

CITY OF LAWRENCEVILLE, GEORGIA

David R. Still, Mayor

(SEAL)

Attest:

Karen Pierce, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Gwinnett County Tax Parcel R5143 285

All that tract or parcel of land lying and being in Land Lot 143 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:
PARCEL NO. ONE

All those tracts or parcels of land lying and being in Land Lot 143 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as Tract No. 2-B containing 1.2168 acres and Tract 4 containing 0.1725 acres on a plat of survey for Mrs. C.V. Jones by Hannon, Meeks and Bagwell, Surveyors and Engineers, Inc. dated November 13, 1985, as revised September 18, 1989, and more particularly described as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point on the Southerly right of way line of West Pike Street, aka Ga. Hwy, No. 120 (72-foot right of way) located 204.08 feet Westerly from the intersection of the Southerly right of way line of West Pike Street, aka Ga. Hwy. No. 120 with the centerline of Langley Drive; run thence South 6 degrees 14 minutes 28 seconds West 485.69 feet to a point marked by an axle found; run thence South 78 degrees 34 minutes 42 seconds West 359.23 feet to a point marked by an iron pin set. WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established run South 78 degrees 34 minutes 42 seconds West a total distance of 314.51 feet to a point marked by an axle found; run thence North 41 degrees 48 minutes 23 seconds East 175.00 feet to an iron pin set; run thence North 13 degrees 11 minutes 37seconds West 59.00 feet to an iron pin; run thence South 83 degrees 15 minutes 19 seconds West 226.00 feet to an iron pin; thence North 66 degrees 33 minutes 16 seconds East 347.76 foot to a point; run thence South 75 degrees 28 minutes 13 seconds East 101.88 feet to an iron pin; run thence South 03 degrees 12 minutes 13 seconds East 212.20 feet to a point marked by an iron pin, which is the place or point of beginning.

PARCEL NO. TWO

All tract or parcel of land lying and being in Land Lot 143 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as Tract 5 containing 0.0356 acres on a plat of survey for Mrs. C.V. Jones by Hannon, Meeks and Bagwell, Surveyors and Engineers, Inc. dated November 13, 1985, as revised September 18, 1989, and more particularly described as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point on the Southerly right of way line of West Pike Street, aka Ga. Hwy No. 120 (72 foot right of way) located 204.08 feet Westerly from the intersection of the Southerly right of way line of West Pike Street, aka Ga. Hwy, No. 120 with the centerline of Langley Drive; run thence South 6 degrees 14 minutes 28 seconds West 485.69 feet to a point marked by an axle found; run thence South 78 degrees 34 minutes 42 seconds West 673.74 feet to a point marked by an axle found. WHICH IS THE TRUE

PLACE OR POINT OF BEGINNING: from said beginning point as thus established, run thence South 32 degrees 05 minutes 37 seconds East 151.78 feet to a point marked by an iron pin; run thence South 41 degrees 57 minutes 02 seconds West 10.40 feet to a point on the northeasterly right of way line of Pinetree Drive (50 foot right of way): run thence e along said right of way line North 32 degrees 05 minutes 37 seconds West 154.47 feet to an iron pin: continue thence along said right of way line North 34 degrees 05 minutes 00 seconds West 4.00 feet to a point; run thence North 78 degrees 34 minutes 42 seconds East 10.84 feet to a point marked by and axle found, which is the true place or point of beginning.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 19, 2024
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

- Item:** Resolution for Abandonment of University Center Lane Right of Way on the Georgia Gwinnett College Campus
- Department:** City Manager
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** None
- Presented By:** Chuck Warbington, City Manager
- Action Requested:** Approve the Resolution to abandon the Right of Way for University Center Lane on the Georgia Gwinnett College Campus

Summary: Georgia Gwinnett College has requested that they would like to acquire a street on their campus – University Center Lane since the Board of Regents control all the property surrounding this road. The first step in this process is to abandon the right of way. If council would like to move forward the City would send notice to adjoining properties and provide a resolution on the next regular meeting. The next step after abandonment would be to approve a purchase and sell agreement with the Board of Regents for acquisition. The total acreage of right of way is 1.9+ acres. Once the City abandons the right of way, the City would not be responsible for maintaining this road.

Attachments:
Resolution of Abandonment of University Center Lane
15196D_Right of Way Abandonment Plat

RESOLUTION _____

**RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET
University Center Lane**

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of roadway known as University Center Lane (aka Collins Industrial Lane) from the intersection of that street with the existing right-of-way of Collins Industrial Way to its intersection with a cross street also known as University Center Lane has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

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

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

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

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

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk

Exhibit A

Plat of Abandoned Street



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, AUGUST 19, 2024
AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

- Item:** Resolution of the City of Lawrenceville for rules of mayor and council conduct
- Department:** City Manager
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** None
- Presented By:** Michael Fischer, Assistant City Manager-Operations
- Action Requested:** Discussion of a resolution for the rules of mayor and council conduct

Summary: The resolution is to put in place certain Rules of Mayor and Council conduct to foster an ongoing environment of civility, to emphasize guidelines for Mayor and Council when speaking in public, and to establish the manner in which the Mayor and City Council should interact with city staff.

Background: On June 26, 2023 the City of Lawrenceville was recognized by the Georgia Municipal Association (GMA) as a “City of Civility”. The term “Civility” means more than just politeness. It is about disagreeing without disrespect, seeking common ground as a starting point for dialogue about differences, listening past one’s preconceptions and teaching others to do the same. Civility is the hard work of staying present even with those with whom we have deep-rooted and fierce disagreement.

The 5 rules for Mayor and Council conduct all support and extend the sense of civility with elected officials, employees and ultimately to the community.

Concurrences: City Manager and Executive Team

Attachments/Exhibits: Resolution of the City of Lawrenceville for rules of mayor and council conduct

RESOLUTION _____

RESOLUTION OF THE CITY OF LAWRENCEVILLE FOR RULES OF MAYOR AND COUNCIL CONDUCT

WHEREAS, the City of Lawrenceville was recognized by the Georgia Municipal Association as a “City of Civility” on June 26, 2023; and

WHEREAS, the term Civility means more than just politeness. It is about disagreeing without disrespect, seeking common ground as a starting point for dialogue about differences, listening past one’s preconceptions and teaching others to do the same. Civility is the hard work of staying present even with those with whom we have deep-rooted and fierce disagreement; and

WHEREAS, the purpose of these Rules of Mayor and Council Conduct is to foster an environment of civility, to emphasize guidelines for Mayor and Council when speaking in public, and to establish the manner in which the Mayor and City Council should interact with city staff.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Lawrenceville will adhere to the Rules of Mayor and Council Conduct listed below:

1. The Mayor or individual Councilmembers shall not direct employees of the City.

Basis: Responsibility for the day-to-day management of operations of the city and supervising all city employees rests with the City Manager under the Lawrenceville City Charter Section 3.01(c). Neither the City Council nor its members shall give orders or supervisory direction to any city officer or employee, either publicly or privately.

Examples of Violations:

- 1) Instructing a Code Enforcement officer to issue a citation.
- 2) Instructing a Police Officer to patrol a neighborhood.
- 3) Instructing a Sanitation Employee to pick up trash.
- 4) Instructing City staff through a question – “Could you do this for me?”
- 5) Directing City staff to make changes to an event agenda or schedule.
- 6) Directing staff to organize or attend a business, community, or citizen meeting.

Alternatives: *The Mayor or Councilmember may:*

- 1) *Forward citizen complaints or report violations of City ordinances to City Manager.*
- 2) *Ask the City Manager to direct staff to research questions.*
- 3) *Suggest to the City Manager action that staff could take.*
- 4) *Copy City Manager on any email communication with staff.*

2. The Mayor or individual Councilmembers shall not contact or direct vendors working on behalf of the City.

Basis: Responsibility for the day-to-day management of operations of the City rests with the City Manager under the Lawrenceville City Charter and Ordinances. Therefore, individual Elected Officials should not act in a supervisory manner and/or contact or instruct vendors working on behalf of the City.

Examples of Violations:

- 1) Contact vendor and provide unsolicited comments or direction.
- 2) Contact vendor for information on the work being performed.
- 3) Instructing a vendor through a question – “Could you do this for me?”
- 4) Directing a vendor to organize or attend a business, community, or citizen meeting.

Alternatives: *The Mayor or Councilmember may:*

- 1) *Provide comments to the City Manager that may be forwarded to the vendor*
- 2) *Request information through the City Manager on work being performed by the Vendor*
- 3) *Provide any feedback on performance of the vendor to the City Manager*

3. The Mayor and/or individual Council Members shall not reprimand, rebuke, reproof, or scold staff.

Basis: The City Manager shall be responsible to the City Council for the administration of all city affairs placed in the manager's charge by or under the City Charter Sec 3.01(b)(1)(2) including supervising departments and employees of the City. Therefore, individual Elected Officials should not interfere with the administrative functions of the City by reprimanding or sanctioning staff. Policy decisions should be made by official action of the City Council and the City Manager and City staff should implement policy decisions of the City Council.

Examples of Violations:

- 1) Scolding staff for issuing a report, giving an opinion, or taking a position.
- 2) Berating staff or belittling staff at public meetings or in digital forms such as email or texts.
- 3) Interfering with administrative disciplinary matters involving staff.

Alternatives: *This rule does not apply to an Elected Official criticizing a city policy or action in a public meeting or in private meetings. Disciplinary action against a staff member shall be governed by the personnel rules for the City of Lawrenceville. Nothing in this policy is intended to or shall be construed to prohibit or discourage an Elected Official from reporting suspected or reported improper or illegal behavior of a city officer or employee to the City Manager or other appropriate officials as provided by law.*

4. The Individual Elected Official shall not speak or represent themselves as speaking for the City unless authorized by the Council.

Basis: The City’s Code of Ordinances, Chapter 2, Sec 2-2, (4), k. *Commitments*. City Officials shall not act or create the appearance of acting on behalf of the City by promising to authorize or prevent any future official action of any nature, without proper authorization. Individual Elected Officials’ opinions or positions do not represent the opinion or position of the City Council.

Examples of Violations:

- 1) Representing that the City has or will take certain action unless that action has been approved by the City Council in accordance with law.
- 2) Negotiating contracts or other matters for the City without authorization of the Council.
- 3) Offering city staff services and/or city facilities for use by individuals or organizations without proper consultation and application through the appropriate City departmental process.
- 4) Create the appearance of a private event being endorsed and/or produced by the City unless the event has been authorized by the City Council.

Scope: *This rule does not apply to a Mayor or Council Member taking positions if they make it known that they are acting as an individual Council Member or as a private citizen not as a representative of the City.*

5. Complaints against Staff

Basis: Mayor and individual Council Members shall not complain about conduct of city staff except to the City Manager or in accordance with City of Lawrenceville Human Resources Policies and Procedures Manual. In the event an Elected Official makes a complaint in the proper manner about conduct of city staff, this complaint shall be investigated. Any violation of city policy by staff shall be dealt with according to the *City of Lawrenceville Human Resources Policies and Procedures Manual*.

IT IS SO RESOLVED this _____ day of _____, 20_____.

David R. Still, Mayor

ATTEST:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, AUGUST 19, 2024
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Lawrenceville City Hall Renovation Project
- Department:** Administration
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$141,789.00
- Presented By:** Michael Fischer, Assistant City Manager
- Action Requested:** Award Lawrenceville City Hall Renovation Project to low bidder, Beatty Construction, Inc., amount not to exceed \$141,789.00. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of an interior renovation to the lower level and main level of Lawrenceville City Hall. The renovated area is approximately 2,900 square feet. It includes demolition, framing, drywall, mechanical, electrical, millwork, windows, doors, ceilings, and finishes.

Fiscal Impact: Amount not to exceed \$141,789.00. This project is funded by the Capital Outlay Fund (3551565. 541000). Project 05-036.

Attachments/Exhibits:
Bid Tabulation

**SB001-25
Lawrenceville City Hall Renovation Project
Administration**

	Beatty Construction, Inc.	Brandon Construction, Inc.	Calm Water, LLC	Diversified Construction of Georgia, Inc.	HEC Constuction Solutions, LLC
DESCRIPTION	BASE BID	BASE BID	BASE BID	BASE BID	BASE BID
All costs associated with renovation	\$141,789.00	\$182,000.00	\$188,855.63	\$263,710.00	\$221,149.00

	Hollandsworth Construction, LLC	Lefko Construction, Inc.	Paul Davis North Atlanta	Satchel Construction, LLC.	Synergy Development Partnes, LLC
DESCRIPTION	BASE BID	BASE BID	BASE BID	BASE BID	BASE BID
All costs associated with renovation	\$273,207.00	\$225,367.00	\$278,580.17	\$166,431.00	\$273,455.28

Recommended vendor:

Beatty Construction, Inc.
6945 Oak Ridge Parkway
Austell, GA 30168
P: 770-789-3827
doug.beatty@beattyconstruction.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, AUGUST 19, 2024
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** 427 Reynolds Road property acquisition
- Department:** City Manager
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$300,000
- Presented By:** Barry Mock, Assistant City Manager
- Action Requested:** Approve the purchase and sale agreement for 427 Reynolds Road in the amount of \$300,000.00.

Summary: This is a strategic property in the assemblage of the Reynolds Road parcels. The City intends to resell this parcel and recover the purchase price.

Background:

Fiscal Impact: Contract amount not to exceed \$300,000. The Capital Fund Project 01-016 (Property Purchases) currently has \$334,950.33 approved and available in account 3551320-541000. Upon approval of the contract \$34,950.33 will be remaining in the project.

Concurrences:

Attachments/Exhibits: executed PSA

CONTRACT FOR PURCHASE AND SALE

STATE OF GEORGIA
GWINNETT COUNTY

THIS IS A CONTRACT for the purchase and sale of certain real estate by and between **Sergei Gendlin & Elena Ermalinskaia** (hereinafter called “Seller”), and the **City of Lawrenceville, Georgia** (hereinafter called “Buyer”) a Georgia Municipal Corporation.

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

1. Agreement to Buy and Sell.

(a) Seller hereby agrees to sell, and Buyer hereby agrees to buy approximately **0.92 acres** of property known as Gwinnett Tax Parcel **R7012 025** and together with all rights, members, appurtenances and improvements thereto set forth herein. (the Property). The Property is further described on Exhibit A which is attached hereto and incorporated herein.

2. Purchase Price.

(a) The purchase price for the Property shall be Three Hundred Thousand & 0/100 (\$300,000.00).

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

3. Seller’s Warranties and Representations.

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

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

or any part of the Property.

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

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

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

- vi) there are no encroachments upon the Property.

- vii) there are no deed restrictions or covenants that affect or apply to the Property.

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

- ix) Seller has disclosed to Buyer any and all known conditions of a material nature with respect to the Property which may affect the health or safety of any tenant or occupant of the Property or the use of the Property for the purposes intended by Buyer.

- x) To the best of Seller’s knowledge, no investigation, administrative order, consent order or agreement, litigation or settlement with respect to hazardous materials or hazardous materials contamination is proposed, threatened, anticipated, or in existence with respect to the Property Seller has not received any notice of violation or any laws, rules or regulations regulating hazardous materials or any request for information from any federal, state or local governmental authority concerning hazardous materials and hazardous materials contamination on the Property. The Property neither is currently on, nor has the Property ever been on, any federal or state “Superfund” or “Superlien” list.

- xi) the Property contains no burial ground, burial object or cemetery as

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

- xii) the execution nor delivery of this Agreement or the consummation of the transactions completed by this Agreement will not (i) conflict with or result in a breach of the terms, conditions, or provisions of or constitute a default under any agreement or instrument to which Seller is a party; or (ii) violate any restriction to which Seller is subject; or (iii) result in the creation of any lien, charge, or encumbrance on the Property.

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

4. Inspection and Deliverables.

(a) For a period from the Effective Date of this Agreement through 60 Days, Buyer and Buyer’s engineers, surveyors, agents and representatives shall have the right to go on the Property to inspect, examine, and survey the same and otherwise do what is reasonably necessary to determine the boundaries of the Property and to make all necessary tests to verify the accuracy of the warranties of Seller with respect to the condition of the Property and to determine the suitability of the Property for Buyer’s intended use. To the extent permitted by law, if any, Buyer shall indemnify and hold Seller harmless from all losses, claims, damages, and suits resulting from Buyer or Buyer’s agents inspecting or testing the Property pursuant to this paragraph. This period shall be deemed the Inspection Period. The Buyer may cancel this Contract at any time during the Inspection Period by providing written notice to Seller and upon said notice Buyer shall be entitled to the return of any Earnest Money paid in accordance with terms of this Contract.

5. Objections to Title.

On or before end of Inspection Period Buyer shall deliver to Seller a statement of any objections to Seller’s title and Seller shall have a reasonable period of time, not to exceed fifteen (15) days, to notify Buyer in writing which objections, if any, Seller intends to cure (it being acknowledged that Seller shall have no obligation to cure any objections). In the event that Seller fails or refuses to cure such objections at least five (5) days prior to closing, Buyer may terminate this Agreement by providing written notice to Seller and Buyer may recover the earnest money or waive the objections and proceed to close. Marketability of the title herein required to be conveyed by the Seller shall be determined in accordance with Georgia law as supplemented by the Title Standards of the State Bar of Georgia.

6. Closing.

(a) The purchase and sale hereunder shall be closed no later than sixty (60) days after the end of the Inspection Period, time being expressly made of the essence of this Contract. The closing shall be conducted in Lawrenceville, Georgia, or such other place as may be agreed to by the parties. Seller may elect to have the transaction closed via an escrow arrangement reasonably suitable to the parties.

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

- i) A good and marketable limited warranty deed.
- ii) Owner’s Affidavit and additional documents as may be required in such form as is necessary to enable the Buyer to remove any liens and parties in possession exceptions. The affidavit or such additional documents shall run to the benefit of the Buyer and Buyer’s Attorney and/or Title Company, be in such form and content acceptable to Seller, Buyer and Buyer’s Attorney and/or Title Company and contain without limitation the following information: That:
 - a) there are no outstanding unrecorded contracts of sale, options, leases or other arrangements with respect to the Property to any person other than Buyer.
 - b) the Property is being conveyed unencumbered except for the Permitted Exceptions (listed in the title commitment or otherwise applicable to the Property), if any.
 - c) no construction or repairs have been made by Seller nor any work done to or on the Property by Seller which have not been fully paid for, nor any contract entered into, nor anything done the consequence of which could result in a lien or a claim of lien to be made against the Property.
 - d) there are no parties in possession of the Property being conveyed other than Seller.
 - e) there are no filings in the office of the Clerk of the Courts of Gwinnett County, nor in the office of the Secretary of State which indicate a lien or security interest in, on or under the Property which will not be released or terminated at Closing.
- iii) Affidavit in compliance with the Foreign Investment in Real Property Tax Act of 1980, as amended, affirming that the Seller is not a “foreign person” as defined by the Internal Revenue Code.

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

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

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

7. Conditions to Closing.

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

8. Earnest Money.

Contemporaneously with the execution of this Agreement, Buyer has paid as Earnest Money the sum of FIVE THOUSAND DOLLARS (\$5,000.00). All Earnest Money shall be paid to the law firm of Pereira, Kirby, Kinsinger & Nguyen, LLP and held in escrow. At the closing hereunder all earnest money shall be applied against the purchase price provided herein. If Seller refuses to or cannot convey unencumbered marketable fee simple title to the Property as provided herein, or in the event any condition set forth herein is not met within the time provided, such condition not having been waived by Buyer, then said earnest money shall be returned to Buyer and this Contract shall terminate. Should Sellers refuse to close and Buyer desires to close, Buyer shall have the right to pursue specific performance. If the purchase and sale hereunder is not closed due to default hereunder by Buyer, the Earnest Money shall be paid to Seller as Seller’s sole remedy as full and complete liquidated damages for such default. The parties acknowledge damages caused by the default of the Buyer would be difficult or impossible to ascertain and agree that the payment of the Earnest Money represents a fair and equitable remedy for the Seller.

9. Broker.

All parties affirm that the Purchaser enters into this agreement represented by Living Stone Properties as Selling Broker. No other Broker is party to this transaction. To the extent allowed by law, Buyer and Seller agree to indemnify and hold the other party harmless against any claim, suit, or action for a real estate brokerage commission as a result of their actions in the sale and purchase of the Property, including reasonable attorney’s fees and costs.

10. Notices.

Any notices required or permitted to be given under this Contract to Seller or to the Buyer shall be in writing. The notice may be sent by registered or certified mail, postage pre-paid, or by documented overnight delivery by courier of choice. Notice may also be provided by electronic mail (email) provided receipt of the email is acknowledged by the person receiving the email. A courtesy copy of any notice may be sent by electronic mail (e-mail). The notice shall be delivered based on the information set forth below:

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

Copy To: Pereira, Kirby, Kinsinger & Nguyen, LLP
P.O. Box 1250
690 Longleaf Drive
Lawrenceville, GA 30046
Attention: Lawrenceville City Attorney
Email: fhartley@pkknlaw.com and lthompson@pkknlaw.com

Copy To: Living Stone Properties
285 S. Perry St.
Lawrenceville, GA. 30046
Attention: Greg Cantrell, Broker
Email: gcantrell@Living-StoneProperties.com

SELLER: Sergei Gendlin & Elena Ermalinskaia
2310 Old Fountain Rd.
Lawrenceville, GA. 30043

Attn: Sergei Gendlin

Email: ga30043@gmail.com

11. Miscellaneous.

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

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

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

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

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

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

12. Modification of Contract.

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

13. Entire Contract.

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

14. Mutual Drafting.

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

15. Survival of Contract.

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

16. Special Stipulations

(a) This Contract is contingent on the final approval of this Contract in a public meeting by the Buyer in accordance with the provisions of the Georgia Open Meetings Act and compliance with all purchase and sale procedures of the Buyer.

(b) The Buyer shall have the absolute right to assign its rights and obligations to this Contract without the prior approval of the Seller.

(c) Property must close simultaneously with adjacent parcels R7012 021, R7012 022A, R7012 061, R7012 062, R7012 035, R7012 026A, R7012 049, R7012 039, & R7012 076

(d) Like Kind Exchange: The parties acknowledge and agree that the Seller may engage in an exchange of like-kind property, using a qualified intermediary, pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, in connection with its disposition of the Property. Buyer agrees to cooperate with any such like-kind exchange; provided (i) Buyer shall not be required to execute any instrument that increases Buyer's obligations or decreases its rights under this Agreement, (ii) Buyer shall not be required to incur any liability, cost or expense, and (iii) Buyer shall not be required to take title to any other property. Buyer agrees to consent to the Seller's assignment of this Agreement to a qualified intermediary in order to facilitate such like-kind exchange so long as such assignment does not adversely affect Buyer's rights hereunder, and provided the Seller's assignment of this Agreement to a qualified intermediary shall not result in the Seller being released from its obligations and liabilities hereunder.

[Signatures on Following Pages]

This Agreement is agreed to this

07-09-2024

This Agreement is agreed to this

07-09-2024

Sergei Gendlin

0f61960

Sergei Gendlin – SELLER

elena ermalinskaia

3d36194

Elena Ermalinskaia - SELLER

This Agreement is agreed to this

07-09-2024

CITY OF LAWRENCEVILLE, GEORGIA

By: 

Name: Chuck Warbington

Title: City Manager





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, AUGUST 19, 2024
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** Neal Blvd Improvements Project
- Department:** Engineering
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$817,656.00
- Presented By:** Reginald Anderson, City Engineer
- Action Requested:** Award Neal Blvd Improvements Project to low bidder, Civil Construction & Utilities LLC, amount not to exceed \$817,656.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of demolition including removal of asphalt pavement, curb and gutter, sidewalk, trees, storm structures, pipes, and existing residential driveways. It will be replaced with asphalt pavement, curb and gutter, inlets, catch basins, storm pipes, sidewalks, curb ramps, concrete driveway aprons, pedestrian lighting, and signage.

Fiscal Impact: Contract amount not to exceed \$817,656.00. This project is funded by the 2017 SPLOST Fund account 3244200-541000. Project SP-026 (Neal Blvd Improvement Project) has \$855,000 approved and available. Upon approval of this item \$37,344 will be remaining in the project.

Attachments/Exhibits:
Bid Tabulation

SB002-25
 Neal Blvd Improvements Project
 Engineering

				Baldwin Paving Company, Inc.		Bayne Development Group, LLC		Civil Construction and Utilities, LLC		Cooper and Company General Contractors, Inc.		Ohmshiv Construction, LLC	
ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties and Bonds	1	LS	\$6,000.00	\$6,000.00	\$79,908.00	\$79,908.00	\$22,500.00	\$22,500.00	\$42,000.00	\$42,000.00	\$10,000.00	\$10,000.00
2	Mobilization	1	LS	\$14,804.75	\$14,804.75	\$25,000.00	\$25,000.00	\$5,000.00	\$5,000.00	\$96,000.00	\$96,000.00	\$7,500.00	\$7,500.00
3	Traffic Control & Staging	1	LS	\$214,670.50	\$214,670.50	\$15,000.00	\$15,000.00	\$11,500.00	\$11,500.00	\$74,000.00	\$74,000.00	\$65,000.00	\$65,000.00
4	Erosion Control All Complete per plans and GDOT Specs.	1	LS	\$15,850.00	\$15,850.00	\$18,000.00	\$18,000.00	\$4,500.00	\$4,500.00	\$49,600.00	\$49,600.00	\$5,000.00	\$5,000.00
5	Demolition All complete – Including Removal and Haul	1	LS	\$23,085.50	\$23,085.50	\$65,000.00	\$65,000.00	\$75,000.00	\$75,000.00	\$147,000.00	\$147,000.00	\$72,500.00	\$72,500.00
6	Tree Removals and Grubbing	1	LS	\$10,950.00	\$10,950.00	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$34,300.00	\$34,300.00	\$35,000.00	\$35,000.00
7	Earthwork & Fine Grading All Complete	1	1	\$56,578.50	\$56,578.50	\$100,000.00	\$100,000.00	\$40,000.00	\$40,000.00	\$109,500.00	\$109,500.00	\$204,988.00	\$204,988.00
8	Flowable Fill	8	CY	\$325.00	\$2,600.00	\$625.00	\$5,000.00	\$500.00	\$4,000.00	\$910.00	\$7,280.00	\$150.00	\$1,200.00
9	4" thick Concrete Sidewalk, See Sheet C-7.1 for detail	885	SY	\$73.50	\$65,047.50	\$100.00	\$88,500.00	\$65.00	\$57,525.00	\$77.00	\$68,145.00	\$50.00	\$44,250.00
10	GDOT ADA Ramp With Detectable Warning Color Yellow. All included per plans and specs. See Sheet C-7.1 for detail.	7	EA	\$4,308.75	\$30,161.25	\$500.00	\$3,500.00	\$2,000.00	\$14,000.00	\$1,700.00	\$11,900.00	\$1,650.00	\$11,550.00
11	24" Curb & Gutter, See Sheet C-7.0 For Detail	1,415	LF	\$48.50	\$68,627.50	\$75.00	\$106,125.00	\$45.00	\$63,675.00	\$35.00	\$49,525.00	\$21.00	\$29,715.00
12	6" thick GDOT Driveway (A1) With Tapered Entrance and Valley Gutter. See Sheet C-7.0 for detail	201	SY	\$143.50	\$28,843.50	\$200.00	\$40,200.00	\$95.00	\$19,095.00	\$154.00	\$30,954.00	\$63.00	\$12,663.00
13	Thermoplastic Pavement Striping, All Complete per plans and GDOT Specs.	1	LS	\$6,986.50	\$6,986.50	\$20,000.00	\$20,000.00	\$12,500.00	\$12,500.00	\$9,680.00	\$9,680.00	\$1,000.00	\$1,000.00
14	Signage All Complete per plans and GDOT Specs	1	LS	\$750.00	\$750.00	\$6,000.00	\$6,000.00	\$3,000.00	\$3,000.00	\$2,475.00	\$2,475.00	\$5,000.00	\$5,000.00
15	Pedestrian Bench. See Sheet C-7.4 for detail. Run Depth Replacement = Run Depth	1	EA	\$1,945.00	\$1,945.00	\$2,000.00	\$2,000.00	\$1,600.00	\$1,600.00	\$1,650.00	\$1,650.00	\$3,000.00	\$3,000.00
16	Pavement Mill existing Road and install 1.5" 12.5mm SURFACE COURSE SUPERPAVE, 3" 19mm BINDER COURSE with 8" GAB including Tack & Coat. See Sheet C-7.2 For Details.	2,312	SY	\$87.00	\$201,144.00	\$80.00	\$184,960.00	\$85.00	\$196,520.00	\$63.00	\$145,656.00	\$80.00	\$184,960.00
17	Sewer Manhole Pavement Riser	3	EA	\$1,312.00	\$3,936.00	\$1,500.00	\$4,500.00	\$400.00	\$1,200.00	\$1,600.00	\$4,800.00	\$6,500.00	\$19,500.00
18	Water Valve Pavement Riser	5	EA	\$728.00	\$3,640.00	\$1,500.00	\$7,500.00	\$150.00	\$750.00	\$670.00	\$3,350.00	\$350.00	\$1,750.00
19	Install complete storm drain pipe, 18 in, h 1-10-RCP, including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring and including all tie-ins and regrout all structures, compacted backfill up to grade.	576	LF	\$138.00	\$79,488.00	\$160.00	\$92,160.00	\$120.00	\$69,120.00	\$137.00	\$78,912.00	\$80.00	\$46,080.00
20	Install complete storm drain pipe, 36 in, h 1-10-RCP, including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring and including all tie-ins and regrout all structures, compacted backfill up to grade.	38	LF	\$332.00	\$12,616.00	\$450.00	\$17,100.00	\$278.00	\$10,564.00	\$454.00	\$17,252.00	\$230.00	\$8,740.00
21	Stormwater Junction Box (GDOT STD 1011-A). All included per plans and specs. See sheets C-4.0, C-6.0 and C-6.1 for structures dimensions.	2	EA	\$7,951.75	\$15,903.50	\$6,000.00	\$12,000.00	\$4,500.00	\$9,000.00	\$4,532.00	\$9,064.00	\$6,500.00	\$13,000.00
22	Stormwater Catch Basin (GDOT STD 1033D or 1043 D). All included per plans and specs. See sheets C-4.0, C-6.0 and C-6.1 for structures dimensions.	4	EA	\$11,521.50	\$46,086.00	\$8,000.00	\$32,000.00	\$10,000.00	\$40,000.00	\$11,300.00	\$45,200.00	\$7,000.00	\$28,000.00
23	Stormwater Catch Basin- Grate Inlet (GDOT STD 1019 Type E). All included per plans and specs. See sheets C-4.0, C-6.0 and C-6.1 for structures dimensions.	5	EA	\$8,495.00	\$42,475.00	\$7,000.00	\$35,000.00	\$5,000.00	\$25,000.00	\$7,340.00	\$36,700.00	\$6,850.00	\$34,250.00

24	Light Poles, Concrete Bases (Foundation), Conduits, Wiring, Junction Boxes to be provided by City and Installed by Contractor. See Sheet C-7.4 for details.	20	EA	\$7,963.25	\$159,265.00	\$6,000.00	\$120,000.00	\$2,300.00	\$46,000.00	\$9,174.00	\$183,480.00	\$8,500.00	\$170,000.00
25	Bored 3-Inch Electrical Conduit HDPE with (2) #6AWG, (1) #6AWG GND	1,405	LF	\$24.75	\$34,773.75	\$40.00	\$56,200.00	\$35.00	\$49,175.00	\$33.00	\$46,365.00	\$30.00	\$42,150.00
26	Traffic Signal Detection Loops (two 6'x40' Quadruple), Loop Lead-in Conduit and pull box (TP2). All included per plans and specs. See sheet C-5.0 and 7-3.	1	LS	\$23,162.50	\$23,162.50	\$3,000.00	\$3,000.00	\$15,000.00	\$15,000.00	\$8,690.00	\$8,690.00	\$8,000.00	\$8,000.00
27	Sod All Complete (Bermuds).	1,536	SY	\$20.00	\$30,720.00	\$20.00	\$30,720.00	\$12.00	\$18,432.00	\$8.50	\$13,056.00	\$8.00	\$12,288.00
TOTAL				\$1,200,110.25		\$1,173,373.00		\$817,656.00		\$1,326,534.00		\$1,077,084.00	
1	***BID ALTERNATE*** Mill and Overlay 1.5" Asphalt Surface Course 12.5mm including Tack and Coat***	2,312	SY	\$22.75	\$52,598.00	\$32.00	\$73,984.00	\$36.55	\$84,503.60	\$28.00	\$64,736.00	\$30.00	\$69,360.00
ALTERNATE TOTAL				\$52,598.00		\$73,984.00		\$84,503.60		\$64,736.00		\$69,360.00	

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	Sol Construction LLC		Summit Construction and Development, LLC		The Dickerson Group, Inc.		Tri Scapes, LLC	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties and Bonds	1	LS	\$21,950.00	\$27,950.00	\$35,000.00	\$35,000.00	\$80,000.00	\$80,000.00	\$27,654.00	\$27,654.00
2	Mobilization	1	LS	\$2,752.00	\$2,752.00	\$33,900.00	\$33,900.00	\$35,000.00	\$35,000.00	\$11,250.00	\$11,250.00
3	Traffic Control & Staggering	1	LS	\$39,890.00	\$39,890.00	\$116,890.50	\$116,890.50	\$35,000.00	\$35,000.00	\$67,200.00	\$67,200.00
4	Erosion Control All Complete per plans and GDOT Specs.	1	LS	\$7,345.00	\$7,345.00	\$23,450.00	\$23,450.00	\$18,000.00	\$18,000.00	\$17,111.04	\$17,111.04
5	Demolition All complete – Including Removal and Haul	1	LS	\$43,275.00	\$43,275.00	\$38,150.49	\$38,150.49	\$45,000.00	\$45,000.00	\$26,664.00	\$26,664.00
6	Tree Removals and Grubbing	1	LS	\$9,605.00	\$9,605.00	\$6,500.00	\$6,500.00	\$30,000.00	\$30,000.00	\$7,500.00	\$7,500.00
7	Earthwork & Fine Grading All Complete	1	1	\$118,858.00	\$118,858.00	\$119,328.33	\$119,328.33	\$40,000.00	\$40,000.00	\$279,002.00	\$279,002.00
8	Flowable Fill	8	CY	\$1,260.00	\$10,080.00	\$450.00	\$3,600.00	\$390.00	\$3,120.00	\$592.50	\$4,740.00
9	4" thick Concrete Sidewalk, See Sheet C-7.1 for detail	885	SY	\$42.20	\$37,347.00	\$54.00	\$47,790.00	\$80.00	\$70,800.00	\$88.13	\$77,995.05
10	GDOT ADA Ramp With Detectable Warning Color Yellow. All included per plans and specs. See Sheet C-7.1 for detail.	7	EA	\$1,188.00	\$8,316.00	\$2,250.00	\$15,750.00	\$1,750.00	\$12,250.00	\$431.25	\$3,018.75
11	24" Curb & Gutter, See Sheet C-7.0 For Detail	1,415	LF	\$22.70	\$32,120.50	\$28.00	\$39,620.00	\$70.00	\$99,050.00	\$28.13	\$39,803.95
12	6" thick GDOT Driveway (A1) With Tapered Entrance and Valley Gutter. See Sheet C-7.0 for detail	201	SY	\$70.00	\$14,070.00	\$80.00	\$16,080.00	\$150.00	\$30,150.00	\$120.00	\$24,120.00
13	Thermoplastic Pavement Striping, All Complete per plans and GDOT Specs.	1	LS	\$8,400.00	\$8,400.00	\$6,750.00	\$6,750.00	\$25,000.00	\$25,000.00	\$10,560.00	\$10,560.00
14	Signage All Complete per plans and GDOT Specs	1	LS	\$931.00	\$931.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00
15	Pedestrian Bench. See Sheet C-7.4 for detail.	1	EA	\$2,304.00	\$2,304.00	\$2,650.00	\$2,650.00	\$6,000.00	\$6,000.00	\$2,208.00	\$2,208.00
16	Full Depth Replacement – Full Depth Flexible Pavement Mill existing Road and install 1.5" 12.5mm SURFACE COURSE SUPERPAVE, 3" 19mm BINDER COURSE with 8" GAB including Tack & Coat. See Sheet C-7.2 For Details.	2,312	SY	\$90.00	\$208,080.00	\$60.00	\$138,720.00	\$280.00	\$647,360.00	\$98.30	\$227,269.60
17	Sewer Manhole Pavement Riser	3	EA	\$3,401.00	\$10,203.00	\$1,250.00	\$3,750.00	\$750.00	\$2,250.00	\$35,625.00	\$106,875.00
18	Water Valve Pavement Riser	5	EA	\$3,298.00	\$16,490.00	\$850.00	\$4,250.00	\$55.00	\$275.00	\$2,156.25	\$10,781.25

19	Install complete storm drain pipe, 18 in, h 1-10-RCP, including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring and including all tie-ins and regROUT all structures, compacted backfill up to grade.	576	LF	\$79.00	\$45,504.00	\$74.00	\$42,624.00	\$350.00	\$201,600.00	\$105.00	\$60,480.00
20	Install complete storm drain pipe, 36 in, h 1-10-RCP, including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring and including all tie-ins and regROUT all structures, compacted backfill up to grade.	38	LF	\$267.00	\$10,146.00	\$165.00	\$6,270.00	\$500.00	\$19,000.00	\$225.00	\$8,550.00
21	Stormwater Junction Box (GDOT STD 1011-A). All included per plans and specs. See sheets C-4.0, C-6.0 and C-6.1 for structures dimensions.	2	EA	\$4,555.00	\$9,110.00	\$4,000.00	\$8,000.00	\$6,750.00	\$13,500.00	\$2,081.25	\$4,162.50
22	Stormwater Catch Basin (GDOT STD 1033D or 1043 D). All included per plans and specs. See sheets C-4.0, C-6.0 and C-6.1 for structures dimensions.	4	EA	\$5,256.00	\$21,024.00	\$8,500.00	\$34,000.00	\$6,750.00	\$27,000.00	\$10,500.00	\$42,000.00
23	Stormwater Catch Basin- Grate Inlet (GDOT STD 1019 Type E). All included per plans and specs. See sheets C-4.0, C-6.0 and C-6.1 for structures dimensions.	5	EA	\$4,685.00	\$23,425.00	\$4,250.00	\$21,250.00	\$6,750.00	\$33,750.00	\$4,481.25	\$22,406.25
24	Light Poles, Concrete Bases (Foundation), Conduits, Wiring, Junction Boxes to be provided by City and Installed by Contractor. See Sheet C-7.4 for details.	20	EA	\$8,582.00	\$171,640.00	\$8,211.00	\$164,220.00	\$12,500.00	\$250,000.00	\$9,600.00	\$192,000.00
25	Bored 3-Inch Electrical Conduit HDPE with (2) #6AWG, (1) #6AWG GND	1,405	LF	\$26.50	\$37,232.50	\$28.00	\$39,340.00	\$350.00	\$491,750.00	\$120.00	\$168,600.00
26	Traffic Signal Detection Loops (two 6'x40' Quadruple), Loop Lead-in Conduit and pull box (TP2). All included per plans and specs. See sheet C-5.0 and 7-3.	1	LS	\$16,046.00	\$16,046.00	\$7,700.00	\$7,700.00	\$150,000.00	\$150,000.00	\$13,800.00	\$13,800.00
27	Sod All Complete (Bermuds).	1,536	SY	\$9.50	\$14,592.00	\$12.50	\$19,200.00	\$18.00	\$27,648.00	\$7.41	\$11,381.76
TOTAL				\$946,736.00		\$996,283.32		\$2,398,503.00		\$1,470,133.15	
1	***BID ALTERNATE*** Mill and Overlay 1.5" Asphalt Surface Course 12.5mm including Tack and Coat***	2,312	SY	\$35.00	\$80,920.00	\$24.00	\$55,488.00	\$180.00	\$416,160.00	\$36.36	\$84,064.32
ALTERNATE TOTAL				\$80,920.00		\$55,488.00		\$416,160.00		\$84,064.32	

Recommended Vendor:
 Civil Construction and Utilities, LLC
 3620 Jackson Trail Road
 Jefferson, GA 30549
 P: 770-560-9026
jason@cc-u.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, AUGUST 19, 2024
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

- Item:** 2024 Annual LMIG Resurfacing Project
- Department:** Engineering
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$1,711,582.00
- Presented By:** Reginald Anderson, City Engineer
- Action Requested:** Award 2024 Annual LMIG Resurfacing Project to low bidder, The Scruggs Company d/b/a Sunbelt Asphalt Services, Inc., amount not to exceed \$1,711,582.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of approximately 5.4 centerline miles of asphalt paving, milling, patching, striping, and traffic loop replacement of various city streets. The City reserved the option to add additional streets based on favorable unit pricing and is exercising this option.

Fiscal Impact: Contract amount not to exceed \$1,711,582.00. This contract is funded by Project 26-005 (Resurfacing Streets) in the Capital Outlay Fund (3554200.522225) and ARPA Funds (2304200.522225). The project has \$2,984,486.75 approved and available. Upon approval of this item \$1,272,904.75 will be remaining in the project.

Attachments/Exhibits:

- Bid Tabulation
- Map

SB003-25
2024 Annual LMIG Resurfacing Project
Engineering

			Allied Paving Contractors, Inc.		Baldwin Paving Company, Inc.		Blount Construction Company, Inc.		C.W. Matthews Contracting Co., Inc.		Georgia Paving, LLC	
ITEM #	DESCRIPTION	APPROX. QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Section A: Stone Mountain St.												
1	Mobilization	1 LUMP	\$7,500.00	\$7,500.00	\$5,065.00	\$5,065.00	\$14,197.74	\$14,197.74	\$10,047.00	\$10,047.00	\$966.00	\$966.00
2	Traffic Control (GDOT #150-1000)	1 LUMP	\$7,500.00	\$7,500.00	\$17,435.00	\$17,435.00	\$15,735.01	\$15,735.01	\$10,100.00	\$10,100.00	\$12,250.00	\$12,250.00
3	Temporary Striping	1 LUMP	\$6,250.00	\$6,250.00	\$2,840.00	\$2,840.00	\$2,100.00	\$2,100.00	\$2,750.00	\$2,750.00	\$3,000.00	\$3,000.00
4	FULL MILL ASPH CONC PVMT (GDOT #432-5010)	5,894 SY	\$2.95	\$17,387.30	\$4.60	\$27,112.40	\$7.47	\$44,028.18	\$5.44	\$32,063.36	\$8.43	\$49,686.42
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	500 TON	\$145.00	\$72,500.00	\$145.00	\$72,500.00	\$141.59	\$70,795.00	\$120.88	\$60,440.00	\$209.59	\$104,795.00
6	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	500 TON	\$145.00	\$72,500.00	\$145.00	\$72,500.00	\$141.11	\$70,555.00	\$123.28	\$61,640.00	\$176.31	\$88,155.00
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.29 MILES	\$15,000.00	\$4,350.00	\$9,503.00	\$2,755.87	\$12,600.00	\$3,654.00	\$12,000.00	\$3,480.00	\$13,980.00	\$4,054.20
8	STRIPING SOLID 5" WHITE line Thermoplastic	0.6 MILES	\$7,500.00	\$4,500.00	\$4,488.00	\$2,692.80	\$6,300.00	\$3,780.00	\$6,000.00	\$3,600.00	\$6,990.00	\$4,194.00
9	STRIPING SKIP 5" WHITE line Thermoplastic	0.08 MILES	\$5,000.00	\$400.00	\$4,171.20	\$333.70	\$4,200.00	\$336.00	\$4,000.00	\$320.00	\$4,660.00	\$372.80
10	Thermoplastic STRIPING 24" STOP BAR	24 LF	\$12.50	\$300.00	\$7.22	\$173.28	\$10.50	\$252.00	\$10.00	\$240.00	\$11.65	\$279.60
11	X-WALK per walking Thermoplastic (8" SOLID WHITE)	126 SY	\$18.75	\$2,362.50	\$4.10	\$516.60	\$15.75	\$1,984.50	\$15.00	\$1,890.00	\$17.48	\$2,202.48
12	THERMOPLASTIC PVMT MARKING ARROW	5 EACH	\$125.00	\$625.00	\$177.00	\$885.00	\$105.00	\$525.00	\$100.00	\$500.00	\$116.50	\$582.50
13	THERMOPLASTIC PVMT MARKING WORD	1 EACH	\$250.00	\$250.00	\$222.00	\$222.00	\$210.00	\$210.00	\$200.00	\$200.00	\$233.00	\$233.00
14	YELLOW THERMOPLASTIC DETAIL "B" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	115 SY	\$9.50	\$1,092.50	\$20.55	\$2,363.25	\$7.88	\$906.20	\$7.50	\$862.50	\$8.74	\$1,005.10
15	WHITE THERMOPLASTIC DETAIL "A" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	115 SY	\$9.50	\$1,092.50	\$20.86	\$2,398.90	\$7.88	\$906.20	\$7.50	\$862.50	\$8.74	\$1,005.10
16	WATER VALVE RINGS/RISERS	1 EACH	\$350.00	\$350.00	\$400.00	\$400.00	\$330.58	\$330.58	\$1,560.09	\$1,560.09	\$350.00	\$350.00
Section A Total			\$198,959.80		\$210,193.80		\$230,295.41		\$190,555.45		\$273,131.20	
Section B: Wilson Ct.												
1	Mobilization	1 LUMP	\$5,000.00	\$5,000.00	\$3,736.00	\$3,736.00	\$5,492.86	\$5,492.86	\$4,137.00	\$4,137.00	\$34.00	\$34.00
2	Traffic Control	1 LUMP	\$7,500.00	\$7,500.00	\$11,615.00	\$11,615.00	\$1,874.25	\$1,874.25	\$10,165.23	\$10,165.23	\$1,500.00	\$1,500.00
3	FULL MILL ASPH CONC PVMT	1090 SY	\$9.50	\$10,355.00	\$9.75	\$10,627.50	\$7.50	\$8,175.00	\$11.04	\$12,033.60	\$10.69	\$11,652.10
4	1.5 INCHES RECYCLED ASPH CONC 9.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	93 TON	\$175.00	\$16,275.00	\$190.00	\$17,670.00	\$163.86	\$15,238.98	\$159.53	\$14,836.29	\$170.29	\$15,836.97
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME (165LB/SY), AND BITUM TACK COAT AND BITUM TACK COAT	30 TON	\$300.00	\$9,000.00	\$690.00	\$20,700.00	\$199.10	\$5,973.00	\$338.29	\$10,148.70	\$203.78	\$6,113.40
Section B Total			\$48,130.00		\$64,348.50		\$36,754.09		\$51,320.82		\$35,136.47	

Section C: S. Clayton St.													
1	Mobilization	1	LUMP	\$9,500.00	\$9,500.00	\$12,230.00	\$12,230.00	\$35,959.92	\$35,959.92	\$20,094.00	\$20,094.00	\$1,500.00	\$1,500.00
2	Traffic Control (GDOT #150-1000)	1	LUMP	\$15,000.00	\$15,000.00	\$49,740.00	\$49,740.00	\$43,272.01	\$43,272.01	\$20,600.00	\$20,600.00	\$17,500.00	\$17,500.00
3	Temporary Striping	1	LUMP	\$6,250.00	\$6,250.00	\$7,845.00	\$7,845.00	\$4,200.00	\$4,200.00	\$2,750.00	\$2,750.00	\$6,000.00	\$6,000.00
4	FULL MILL ASPH CONC PVMT	19,840	SY	\$2.85	\$56,544.00	\$3.50	\$69,440.00	\$4.12	\$81,740.80	\$5.69	\$112,889.60	\$4.95	\$98,208.00
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	1,686	TON	\$150.00	\$252,900.00	\$130.00	\$219,180.00	\$145.70	\$245,650.20	\$119.40	\$201,308.40	\$149.22	\$251,584.92
6	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) – FOR NORTHBOUND LANE ONLY (From Church St to Crogan St). AND BITUM TACK COAT	300	TON	\$150.00	\$45,000.00	\$150.00	\$45,000.00	\$174.66	\$52,398.00	\$151.77	\$45,531.00	\$238.76	\$71,628.00
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.204	MILES	\$15,000.00	\$3,060.00	\$9,346.00	\$1,906.58	\$12,600.00	\$2,570.40	\$11,764.71	\$2,400.00	\$13,980.00	\$2,851.92
8	STRIPING SKIP & SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.66	MILES	\$12,500.00	\$8,250.00	\$5,979.60	\$3,946.54	\$10,500.00	\$6,930.00	\$10,000.00	\$6,600.00	\$11,650.00	\$7,689.00
9	STRIPING SOLID 5" WHITE line Thermoplastic	1.23	MILES	\$7,500.00	\$9,225.00	\$4,488.00	\$5,520.24	\$6,300.00	\$7,749.00	\$6,000.00	\$7,380.00	\$6,990.00	\$8,597.70
10	STRIPING SKIP 5" WHITE line Thermoplastic	0.6	MILES	\$5,000.00	\$3,000.00	\$4,171.20	\$2,502.72	\$4,200.00	\$2,520.00	\$4,000.00	\$2,400.00	\$4,660.00	\$2,796.00
11	Thermoplastic STRIPING 24" STOP BAR	144	LF	\$12.50	\$1,800.00	\$7.22	\$1,039.68	\$10.50	\$1,512.00	\$10.00	\$1,440.00	\$11.65	\$1,677.60
12	X-WALK per walking Thermoplastic (8" SOLID WHITE)	428	SY	\$18.75	\$8,025.00	\$4.10	\$1,754.80	\$15.75	\$6,741.00	\$15.00	\$6,420.00	\$17.48	\$7,481.44
13	THERMOPLASTIC PVMT MARKING ARROW	28	EACH	\$125.00	\$3,500.00	\$177.00	\$4,956.00	\$105.00	\$2,940.00	\$100.00	\$2,800.00	\$116.50	\$3,262.00
14	THERMOPLASTIC PVMT MARKING WORD	5	EACH	\$250.00	\$1,250.00	\$222.00	\$1,110.00	\$210.00	\$1,050.00	\$200.00	\$1,000.00	\$233.00	\$1,165.00
15	YELLOW THERMOPLASTIC DETAIL "B" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	122	SY	\$9.50	\$1,159.00	\$20.86	\$2,544.92	\$7.88	\$961.36	\$7.50	\$915.00	\$8.74	\$1,066.28
16	WHITE THERMOPLASTIC DETAIL "A" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	601	SY	\$9.50	\$5,709.50	\$20.55	\$12,350.55	\$7.88	\$4,735.88	\$7.50	\$4,507.50	\$8.74	\$5,252.74
17	HANDICAP SYMBOL (5 FT X 5 FT)	5	EA	\$437.50	\$2,187.50	\$68.90	\$344.50	\$367.50	\$1,837.50	\$350.00	\$1,750.00	\$407.75	\$2,038.75
18	WATER VALVE RINGS/RISERS	20	EACH	\$312.50	\$6,250.00	\$400.00	\$8,000.00	\$355.73	\$7,114.60	\$1,560.09	\$31,201.80	\$350.00	\$7,000.00
19	SEWER VALVE RINGS/RISERS	12	EACH	\$312.50	\$3,750.00	\$400.00	\$4,800.00	\$629.18	\$7,550.16	\$1,613.09	\$19,357.08	\$500.00	\$6,000.00
Section C Total				\$442,360.00		\$454,211.53		\$517,432.83		\$491,344.38		\$503,299.35	
Section D: Applewood Dr.													
1	Mobilization	1	LUMP	\$5,000.00	\$5,000.00	\$4,550.00	\$4,550.00	\$9,845.30	\$9,845.30	\$4,137.00	\$4,137.00	\$800.00	\$800.00
2	Traffic Control (GDOT #150-1000)	1	LUMP	\$5,500.00	\$5,500.00	\$12,930.00	\$12,930.00	\$4,641.01	\$4,641.01	\$6,050.00	\$6,050.00	\$1,750.00	\$1,750.00
3	FULL MILL ASPH CONC PVMT	3,990	SY	\$3.25	\$12,967.50	\$4.25	\$16,957.50	\$4.83	\$19,271.70	\$6.11	\$24,378.90	\$5.52	\$22,024.80
4	1.5 INCHES RECYCLED ASPH CONC 9.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	340	TON	\$165.00	\$56,100.00	\$158.00	\$53,720.00	\$152.92	\$51,992.80	\$145.99	\$49,636.60	\$152.19	\$51,744.60
5	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.23	MILES	\$15,000.00	\$3,450.00	\$9,387.00	\$2,159.01	\$12,600.00	\$2,898.00	\$12,000.00	\$2,760.00	\$13,980.00	\$3,215.40
Section D Total				\$83,017.50		\$90,316.51		\$88,648.81		\$86,962.50		\$79,534.80	
Section E: Culver St.													
1	Mobilization	1	LUMP	\$5,000.00	\$5,000.00	\$2,650.00	\$2,650.00	\$5,492.86	\$5,492.86	\$4,137.00	\$4,137.00	\$500.00	\$500.00
2	Traffic Control (GDOT #150-1000)	1	LUMP	\$5,500.00	\$5,500.00	\$16,145.00	\$16,145.00	\$7,434.01	\$7,434.01	\$6,050.00	\$6,050.00	\$1,750.00	\$1,750.00
3	Temporary Striping	1	LUMP	\$6,500.00	\$6,500.00	\$1,849.74	\$1,849.74	\$1,050.00	\$1,050.00	\$2,750.00	\$2,750.00	\$3,000.00	\$3,000.00
4	FULL MILL ASPH CONC PVMT	1,974	SY	\$5.50	\$10,857.00	\$8.80	\$17,371.20	\$4.82	\$9,514.68	\$8.61	\$16,996.14	\$6.32	\$12,475.68
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	169	TON	\$185.00	\$31,265.00	\$190.00	\$32,110.00	\$152.93	\$25,845.17	\$171.50	\$28,983.50	\$157.17	\$26,561.73

6	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.125	MILES	\$15,000.00	\$1,875.00	\$9,202.05	\$1,150.26	\$12,600.00	\$1,575.00	\$12,480.00	\$1,560.00	\$13,980.00	\$1,747.50
7	STRIPING SOLID 5" WHITE line Thermoplastic	0.1	EACH	\$7,500.00	\$750.00	\$4,488.00	\$448.80	\$6,300.00	\$630.00	\$6,000.00	\$600.00	\$6,990.00	\$699.00
8	WATER VALVE RINGS/RISERS	3	EACH	\$312.50	\$937.50	\$400.00	\$1,200.00	\$330.60	\$991.80	\$1,903.46	\$5,710.38	\$350.00	\$1,050.00
9	SEWER MANHOLE RINGS/RISERS	2	EACH	\$312.50	\$625.00	\$400.00	\$800.00	\$667.28	\$1,334.56	\$2,404.69	\$4,809.38	\$500.00	\$1,000.00
10	TRAFFIC LOOP REPLACEMENT (6FT X 40 FT PRESENCE LOOPS). ALL INCLUDED	1	LUMP	\$5,000.00	\$5,000.00	\$5,400.00	\$5,400.00	\$9,712.50	\$9,712.50	\$9,250.00	\$9,250.00	\$4,000.00	\$4,000.00
Section E Total				\$68,309.50		\$79,125.00		\$63,580.58		\$80,846.40		\$52,783.91	
Section F: Pike Blvd.													
1	Mobilization	1	LUMP	\$5,000.00	\$5,000.00	\$3,757.00	\$3,757.00	\$5,492.86	\$5,492.86	\$4,137.00	\$4,137.00	\$1,000.00	\$1,000.00
2	Traffic Control	1	LUMP	\$5,000.00	\$5,000.00	\$11,615.00	\$11,615.00	\$3,727.51	\$3,727.51	\$6,050.00	\$6,050.00	\$3,000.00	\$3,000.00
3	Temporary Striping	1	LUMP	\$6,500.00	\$6,500.00	\$1,650.00	\$1,650.00	\$1,050.00	\$1,050.00	\$2,750.00	\$2,750.00	\$3,000.00	\$3,000.00
4	EDGE (6 FT WIDE EACH LANE) MILL ASPH CONC PVMT	1,587	SY	\$6.50	\$10,315.50	\$11.00	\$17,457.00	\$3.40	\$5,395.80	\$12.60	\$19,996.20	\$9.52	\$15,108.24
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	294	TON	\$165.00	\$48,510.00	\$160.00	\$47,040.00	\$149.83	\$44,050.02	\$148.45	\$43,644.30	\$148.22	\$43,576.68
6	SEWER MANHOLE RINGS/RISERS	2	EACH	\$312.50	\$625.00	\$400.00	\$800.00	\$667.28	\$1,334.56	\$2,404.69	\$4,809.38	\$500.00	\$1,000.00
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.21	MILES	\$15,000.00	\$3,150.00	\$9,387.00	\$1,971.27	\$12,600.00	\$2,646.00	\$12,000.00	\$2,520.00	\$13,980.00	\$2,935.80
Section F Total				\$79,100.50		\$84,290.27		\$63,696.75		\$83,906.88		\$69,620.72	
Section G: Born St.													
1	Mobilization	1	LUMP	\$5,000.00	\$5,000.00	\$3,757.00	\$3,757.00	\$14,197.73	\$14,197.73	\$8,274.00	\$8,274.00	\$1,000.00	\$1,000.00
2	Traffic Control (GDOT #150-1000)	1	LUMP	\$5,000.00	\$5,000.00	\$11,615.00	\$11,615.00	\$9,607.51	\$9,607.51	\$13,379.48	\$13,379.48	\$5,250.00	\$5,250.00
3	Temporary Striping	1	LUMP	\$6,250.00	\$6,250.00	\$1,650.00	\$1,650.00	\$1,050.00	\$1,050.00	\$2,750.00	\$2,750.00	\$3,000.00	\$3,000.00
4	FULL MILL ASPH CONC PVMT	4,379	SY	\$3.00	\$13,137.00	\$3.00	\$13,137.00	\$4.48	\$19,617.92	\$8.07	\$35,338.53	\$4.68	\$20,493.72
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	372	TON	\$150.00	\$55,800.00	\$145.00	\$53,940.00	\$149.60	\$55,651.20	\$136.48	\$50,770.56	\$147.60	\$54,907.20
6	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) – From N Perry St to N Clayton St. AND BITUM TACK COAT	87	TON	\$150.00	\$13,050.00	\$215.00	\$18,705.00	\$176.57	\$15,361.59	\$291.43	\$25,354.41	\$174.65	\$15,194.55
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.216	MILES	\$15,000.00	\$3,240.00	\$890.00	\$192.24	\$12,600.00	\$2,721.60	\$12,222.22	\$2,640.00	\$13,980.00	\$3,019.68
8	Thermoplastic STRIPING 24" STOP BAR	75	LF	\$12.50	\$937.50	\$7.22	\$541.50	\$10.50	\$787.50	\$10.00	\$750.00	\$11.65	\$873.75
9	X-WALK per walking Thermoplastic (8" SOLID WHITE)	146	SY	\$18.75	\$2,737.50	\$4.10	\$598.60	\$15.75	\$2,299.50	\$15.00	\$2,190.00	\$17.48	\$2,552.08
10	SEWER MANHOLE RINGS/RISERS	2	EACH	\$312.50	\$625.00	\$400.00	\$800.00	\$667.28	\$1,334.56	\$2,404.69	\$4,809.38	\$500.00	\$1,000.00
11	WATER VALVE RINGS/RISERS	3	LF	\$312.50	\$937.50	\$400.00	\$1,200.00	\$330.60	\$991.80	\$1,903.46	\$5,710.38	\$350.00	\$1,050.00
Section G Total				\$106,714.50		\$106,136.34		\$123,620.91		\$151,966.74		\$108,340.98	
Section H: Paper Mill Rd./Springlake Rd.													
1	Mobilization	1	LUMP	\$7,500.00	\$7,500.00	\$14,490.00	\$14,490.00	\$31,607.49	\$31,607.49	\$20,094.00	\$20,094.00	\$1,500.00	\$1,500.00
2	Traffic Control	1	LUMP	\$15,000.00	\$15,000.00	\$64,155.00	\$64,155.00	\$37,758.01	\$37,758.01	\$23,158.98	\$23,158.98	\$7,000.00	\$7,000.00
3	Temporary Striping	1	LUMP	\$6,500.00	\$6,500.00	\$6,168.00	\$6,168.00	\$4,200.00	\$4,200.00	\$2,750.00	\$2,750.00	\$6,000.00	\$6,000.00
4	FULL MILL ASPH CONC PVMT (GDOT #432-5010)	15,866	SY	\$2.75	\$43,631.50	\$3.00	\$47,598.00	\$3.96	\$62,829.36	\$5.41	\$85,835.06	\$4.89	\$77,584.74
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	1,348	TON	\$150.00	\$202,200.00	\$150.00	\$202,200.00	\$143.87	\$193,936.76	\$119.55	\$161,153.40	\$149.60	\$201,660.80

6	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) – From Pike to The Carolina Apt Complex. AND BITUM TACK COAT	372	TON	\$150.00	\$55,800.00	\$170.00	\$63,240.00	\$173.21	\$64,434.12	\$131.67	\$48,981.24	\$151.19	\$56,242.68
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.71	MILES	\$15,000.00	\$10,650.00	\$10,257.00	\$7,282.47	\$12,600.00	\$8,946.00	\$12,000.00	\$8,520.00	\$13,980.00	\$9,925.80
8	STRIPING SOLID 5" WHITE line Thermoplastic	1.83	MILES	\$7,500.00	\$13,725.00	\$4,488.00	\$8,213.04	\$6,300.00	\$11,529.00	\$6,000.00	\$10,980.00	\$6,990.00	\$12,791.70
9	STRIPING SKIP 5" WHITE line Thermoplastic	0.06	MILES	\$5,000.00	\$300.00	\$4,171.20	\$250.27	\$4,200.00	\$252.00	\$4,000.00	\$240.00	\$4,660.00	\$279.60
10	Thermoplastic STRIPING 24" STOP BAR	25	LF	\$12.50	\$312.50	\$7.22	\$180.50	\$10.50	\$262.50	\$10.00	\$250.00	\$11.65	\$291.25
11	X-WALK per walking Thermoplastic (8" SOLID WHITE)	123	SY	\$18.75	\$2,306.25	\$4.10	\$504.30	\$15.75	\$1,937.25	\$15.00	\$1,845.00	\$17.48	\$2,150.04
12	THERMOPLASTIC PVMT MARKING ARROW	10	EACH	\$125.00	\$1,250.00	\$177.00	\$1,770.00	\$105.00	\$1,050.00	\$100.00	\$1,000.00	\$116.50	\$1,165.00
13	THERMOPLASTIC PVMT MARKING WORD	5	EACH	\$250.00	\$1,250.00	\$222.00	\$1,110.00	\$210.00	\$1,050.00	\$200.00	\$1,000.00	\$233.00	\$1,165.00
14	YELLOW THERMOPLASTIC DETAIL "B" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	443	SY	\$9.50	\$4,208.50	\$20.86	\$9,240.98	\$7.88	\$3,490.84	\$7.50	\$3,322.50	\$8.74	\$3,871.82
15	WHITE THERMOPLASTIC DETAIL "A" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	100	SY	\$9.50	\$950.00	\$20.55	\$2,055.00	\$7.88	\$788.00	\$7.50	\$750.00	\$8.74	\$874.00
16	WATER VALVE RINGS/RISERS	2	EACH	\$312.50	\$625.00	\$400.00	\$800.00	\$667.28	\$1,334.56	\$1,560.10	\$3,120.20	\$350.00	\$700.00
17	SEWER VALVE RINGS/RISERS	2	EACH	\$312.50	\$625.00	\$400.00	\$800.00	\$330.37	\$660.74	\$1,374.60	\$2,749.20	\$500.00	\$1,000.00
Section H Total				\$366,833.75		\$430,057.56		\$426,066.63		\$375,749.58		\$384,202.43	
Section I: Saddle Shoals Neighborhood.													
1	Mobilization	1	LUMP	\$7,500.00	\$7,500.00	\$19,855.00	\$19,855.00	\$35,959.92	\$35,959.92	\$4,137.00	\$4,137.00	\$1,000.00	\$1,000.00
2	Traffic Control	1	LUMP	\$11,500.00	\$11,500.00	\$29,405.00	\$29,405.00	\$12,988.50	\$12,988.50	\$23,750.00	\$23,750.00	\$12,000.00	\$12,000.00
3	EDGE (6 FT WIDE EACH LANE) MILL ASPH CONC PVMT(GDOT #432-5010)	10,864	SY	\$2.95	\$32,048.80	\$9.00	\$97,776.00	\$3.88	\$42,152.32	\$7.82	\$84,956.48	\$6.08	\$66,053.12
4	FULL MILL ASPH CONC PVMT FOR SADDLE SHOAL TRL ONLY.	2,220	SY	\$2.95	\$6,549.00	\$4.90	\$10,878.00	\$4.44	\$9,856.80	\$10.15	\$22,533.00	\$7.78	\$17,271.60
5	1.5 INCHES RECYCLED ASPH CONC 9.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY)	2,035	TON	\$150.00	\$305,250.00	\$165.00	\$335,775.00	\$147.30	\$299,755.50	\$130.72	\$266,015.20	\$140.03	\$284,961.05
6	MANHOLES/VALVES RINGS/RISERS	40	EACH	\$312.50	\$12,500.00	\$400.00	\$16,000.00	\$610.13	\$24,405.20	\$1,586.59	\$63,463.60	\$350.00	\$14,000.00
7	Thermoplastic STRIPING 24" STOP BAR	12	LF	\$12.50	\$150.00	\$137.50	\$1,650.00	\$10.50	\$126.00	\$10.00	\$120.00	\$11.65	\$139.80
Section I Total				\$375,497.80		\$511,339.00		\$425,244.24		\$464,975.28		\$395,425.57	
Section J: Warranty and Bonds				15,000.00		6,400.00		9,126.07		111,764.08		25,000.55	
BID TOTAL				\$1,783,923.35		\$2,036,418.50		\$1,984,466.32		\$2,089,392.11		\$1,926,475.98	

			Magnum Paving Buyer, LLC d/b/a Magnum Paving		Stewart Brothers, Inc.		The Scruggs Company d/b/a Sunbelt Asphalt Services, Inc.		Vertical Earth, Inc.		
ITEM #	DESCRIPTION	APPROX. QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
Section A: Stone Mountain St.											
1	Mobilization	1	LUMP	\$1,522.50	\$1,522.50	\$16,900.36	\$16,900.36	\$948.40	\$948.40	\$2,475.00	\$2,475.00
2	Traffic Control (GDOT #150-1000)	1	LUMP	\$6,090.00	\$6,090.00	\$30,088.00	\$30,088.00	\$500.00	\$500.00	\$10,534.34	\$10,534.34
3	Temporary Striping	1	LUMP	\$5,075.00	\$5,075.00	\$4,400.00	\$4,400.00	\$169.10	\$169.10	\$3,850.00	\$3,850.00
4	FULL MILL ASPH CONC PVMT (GDOT #432-5010)	5,894	SY	\$4.17	\$24,577.98	\$6.91	\$40,727.54	\$1.40	\$8,251.60	\$3.60	\$21,218.40
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	500	TON	\$133.03	\$66,515.00	\$155.00	\$77,500.00	\$150.00	\$75,000.00	\$129.23	\$64,615.00

6	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	500	TON	\$133.03	\$66,515.00	\$155.00	\$77,500.00	\$150.00	\$75,000.00	\$129.23	\$64,615.00
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.29	MILES	\$14,007.00	\$4,062.03	\$3,520.00	\$1,020.80	\$13,200.00	\$3,828.00	\$7,700.00	\$2,233.00
8	STRIPING SOLID 5" WHITE line Thermoplastic	0.6	MILES	\$7,003.50	\$4,202.10	\$3,520.00	\$2,112.00	\$6,600.00	\$3,960.00	\$3,300.00	\$1,980.00
9	STRIPING SKIP 5" WHITE line Thermoplastic	0.08	MILES	\$4,669.00	\$373.52	\$3,520.00	\$281.60	\$4,400.00	\$352.00	\$3,025.00	\$242.00
10	Thermoplastic STRIPING 24" STOP BAR	24	LF	\$11.67	\$280.08	\$8.25	\$198.00	\$11.00	\$264.00	\$9.90	\$237.60
11	X-WALK per walking Thermoplastic (8" SOLID WHITE)	126	SY	\$17.51	\$2,206.26	\$8.25	\$1,039.50	\$16.50	\$2,079.00	\$16.50	\$2,079.00
12	THERMOPLASTIC PVMT MARKING ARROW	5	EACH	\$116.73	\$583.65	\$137.50	\$687.50	\$110.00	\$550.00	\$220.00	\$1,100.00
13	THERMOPLASTIC PVMT MARKING WORD	1	EACH	\$350.18	\$350.18	\$220.00	\$220.00	\$220.00	\$220.00	\$385.00	\$385.00
14	YELLOW THERMOPLASTIC DETAIL "B" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	115	SY	\$8.76	\$1,007.40	\$8.25	\$948.75	\$8.25	\$948.75	\$11.00	\$1,265.00
15	WHITE THERMOPLASTIC DETAIL "A" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	115	SY	\$8.76	\$1,007.40	\$8.25	\$948.75	\$8.25	\$948.75	\$11.00	\$1,265.00
16	WATER VALVE RINGS/RISERS	1	EACH	\$507.50	\$507.50	\$50.00	\$50.00	\$300.00	\$300.00	\$384.15	\$384.15
Section A Total				\$184,875.60		\$254,622.80		\$173,319.60		\$178,478.49	
Section B: Wilson Ct.											
1	Mobilization	1	LUMP	\$1,522.50	\$1,522.50	\$16,900.10	\$16,900.10	\$143.50	\$143.50	\$1,980.00	\$1,980.00
2	Traffic Control	1	LUMP	\$1,015.00	\$1,015.00	\$3,761.00	\$3,761.00	\$150.00	\$150.00	\$5,030.93	\$5,030.93
3	FULL MILL ASPH CONC PVMT	1090	SY	\$4.90	\$5,341.00	\$6.91	\$7,531.90	\$2.00	\$2,180.00	\$7.25	\$7,902.50
4	1.5 INCHES RECYCLED ASPH CONC 9.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	93	TON	\$160.17	\$14,895.81	\$145.00	\$13,485.00	\$153.50	\$14,275.50	\$203.87	\$18,959.91
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME (165LB/SY), AND BITUM TACK COAT AND BITUM TACK COAT	30	TON	\$215.75	\$6,472.50	\$463.00	\$13,890.00	\$150.00	\$4,500.00	\$203.93	\$6,117.90
Section B Total				\$29,246.81		\$55,568.00		\$21,249.00		\$39,991.24	
Section C: S. Clayton St.											
1	Mobilization	1	LUMP	\$2,537.50	\$2,537.50	\$16,900.47	\$16,900.47	\$4,011.00	\$4,011.00	\$2,475.00	\$2,475.00
2	Traffic Control (GDOT #150-1000)	1	LUMP	\$10,657.50	\$10,657.50	\$45,132.00	\$45,132.00	\$5,000.00	\$5,000.00	\$16,803.83	\$16,803.83
3	Temporary Striping	1	LUMP	\$10,150.00	\$10,150.00	\$4,400.00	\$4,400.00	\$250.00	\$250.00	\$6,397.60	\$6,397.60
4	FULL MILL ASPH CONC PVMT	19,840	SY	\$4.00	\$79,360.00	\$6.91	\$137,094.40	\$1.10	\$21,824.00	\$2.12	\$42,060.80
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	1,686	TON	\$134.26	\$226,362.36	\$155.00	\$261,330.00	\$150.00	\$252,900.00	\$127.35	\$214,712.10
6	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) – FOR NORTHBOUND LANE ONLY (From Church St to Crogan St). AND BITUM TACK COAT	300	TON	\$142.42	\$42,726.00	\$463.00	\$138,900.00	\$150.00	\$45,000.00	\$156.54	\$46,962.00
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.204	MILES	\$14,007.00	\$2,857.43	\$3,520.00	\$718.08	\$13,200.00	\$2,692.80	\$7,700.00	\$1,570.80
8	STRIPING SKIP & SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.66	MILES	\$11,672.50	\$7,703.85	\$3,520.00	\$2,323.20	\$11,000.00	\$7,260.00	\$3,300.00	\$2,178.00
9	STRIPING SOLID 5" WHITE line Thermoplastic	1.23	MILES	\$7,003.50	\$8,614.31	\$3,520.00	\$4,329.60	\$6,600.00	\$8,118.00	\$3,300.00	\$4,059.00
10	STRIPING SKIP 5" WHITE line Thermoplastic	0.6	MILES	\$4,669.00	\$2,801.40	\$3,520.00	\$2,112.00	\$4,400.00	\$2,640.00	\$3,025.00	\$1,815.00
11	Thermoplastic STRIPING 24" STOP BAR	144	LF	\$11.67	\$1,680.48	\$8.25	\$1,188.00	\$11.00	\$1,584.00	\$9.90	\$1,425.60
12	X-WALK per walking Thermoplastic (8" SOLID WHITE)	428	SY	\$17.51	\$7,494.28	\$8.25	\$3,531.00	\$16.50	\$7,062.00	\$16.50	\$7,062.00

13	THERMOPLASTIC PVMT MARKING ARROW	28	EACH	\$116.73	\$3,268.44	\$137.50	\$3,850.00	\$110.00	\$3,080.00	\$220.00	\$6,160.00
14	THERMOPLASTIC PVMT MARKING WORD	5	EACH	\$233.45	\$1,167.25	\$220.00	\$1,100.00	\$220.00	\$1,100.00	\$385.00	\$1,925.00
15	YELLOW THERMOPLASTIC DETAIL "B" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	122	SY	\$8.76	\$1,068.72	\$8.25	\$1,006.50	\$8.25	\$1,006.50	\$11.00	\$1,342.00
16	WHITE THERMOPLASTIC DETAIL "A" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	601	SY	\$8.76	\$5,264.76	\$8.25	\$4,958.25	\$8.25	\$4,958.25	\$11.00	\$6,611.00
17	HANDICAP SYMBOL (5 FT X 5 FT)	5	EA	\$408.54	\$2,042.70	\$357.50	\$1,787.50	\$385.00	\$1,925.00	\$313.50	\$1,567.50
18	WATER VALVE RINGS/RISERS	20	EACH	\$507.50	\$10,150.00	\$50.00	\$1,000.00	\$300.00	\$6,000.00	\$384.14	\$7,682.80
19	SEWER VALVE RINGS/RISERS	12	EACH	\$507.50	\$6,090.00	\$50.00	\$600.00	\$300.00	\$3,600.00	\$384.14	\$4,609.68
Section C Total				\$431,996.97		\$632,261.00		\$380,011.55		\$377,419.71	
Section D: Applewood Dr.											
1	Mobilization	1	LUMP	\$1,522.50	\$1,522.50	\$16,900.50	\$16,900.50	\$5,000.00	\$5,000.00	\$1,980.00	\$1,980.00
2	Traffic Control (GDOT #150-1000)	1	LUMP	\$3,045.00	\$3,045.00	\$11,283.00	\$11,283.00	\$704.50	\$704.50	\$6,130.93	\$6,130.93
3	FULL MILL ASPH CONC PVMT	3,990	SY	\$4.00	\$15,960.00	\$6.91	\$27,570.90	\$1.10	\$4,389.00	\$2.30	\$9,177.00
4	1.5 INCHES RECYCLED ASPH CONC 9.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	340	TON	\$142.75	\$48,535.00	\$145.00	\$49,300.00	\$153.50	\$52,190.00	\$142.70	\$48,518.00
5	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.23	MILES	\$14,007.00	\$3,221.61	\$3,520.00	\$809.60	\$13,200.00	\$3,036.00	\$7,700.00	\$1,771.00
Section D Total				\$72,284.11		\$105,864.00		\$65,319.50		\$67,576.93	
Section E: Culver St.											
1	Mobilization	1	LUMP	\$1,522.50	\$1,522.50	\$16,900.66	\$16,900.66	\$3,000.00	\$3,000.00	\$2,475.00	\$2,475.00
2	Traffic Control (GDOT #150-1000)	1	LUMP	\$1,522.50	\$1,522.50	\$7,522.00	\$7,522.00	\$1,698.20	\$1,698.20	\$6,130.93	\$6,130.93
3	Temporary Striping	1	LUMP	\$1,522.50	\$1,522.50	\$4,400.00	\$4,400.00	\$250.00	\$250.00	\$2,585.00	\$2,585.00
4	FULL MILL ASPH CONC PVMT	1,974	SY	\$4.05	\$7,994.70	\$6.91	\$13,640.34	\$1.10	\$2,171.40	\$4.67	\$9,218.58
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	169	TON	\$144.50	\$24,420.50	\$155.00	\$26,195.00	\$150.00	\$25,350.00	\$173.71	\$29,356.99
6	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.125	MILES	\$14,007.00	\$1,750.88	\$3,520.00	\$440.00	\$13,200.00	\$1,650.00	\$7,700.00	\$962.50
7	STRIPING SOLID 5" WHITE line Thermoplastic	0.1	EACH	\$11,672.50	\$1,167.25	\$3,520.00	\$352.00	\$6,600.00	\$660.00	\$3,300.00	\$330.00
8	WATER VALVE RINGS/RISERS	3	EACH	\$507.50	\$1,522.50	\$50.00	\$150.00	\$300.00	\$900.00	\$384.16	\$1,152.48
9	SEWER MANHOLE RINGS/RISERS	2	EACH	\$507.50	\$1,015.00	\$50.00	\$100.00	\$300.00	\$600.00	\$384.15	\$768.30
10	TRAFFIC LOOP REPLACEMENT (6FT X 40 FT PRESENCE LOOPS). ALL INCLUDED	1	LUMP	\$18,000.00	\$18,000.00	\$4,180.00	\$4,180.00	\$4,235.00	\$4,235.00	\$6,050.00	\$6,050.00
Section E Total				\$60,438.33		\$73,880.00		\$40,514.60		\$59,029.78	
Section F: Pike Blvd.											
1	Mobilization	1	LUMP	\$1,522.50	\$1,522.50	\$16,900.63	\$16,900.63	\$2,020.85	\$2,020.85	\$2,475.00	\$2,475.00
2	Traffic Control	1	LUMP	\$1,522.50	\$1,522.50	\$11,283.00	\$11,283.00	\$1,000.00	\$1,000.00	\$6,130.93	\$6,130.93
3	Temporary Striping	1	LUMP	\$1,522.50	\$1,522.50	\$4,400.00	\$4,400.00	\$250.00	\$250.00	\$2,662.00	\$2,662.00
4	EDGE (6 FT WIDE EACH LANE) MILL ASPH CONC PVMT	1,587	SY	\$6.05	\$9,601.35	\$6.91	\$10,966.17	\$1.10	\$1,745.70	\$5.81	\$9,220.47
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	294	TON	\$142.50	\$41,895.00	\$155.00	\$45,570.00	\$150.00	\$44,100.00	\$149.30	\$43,894.20
6	SEWER MANHOLE RINGS/RISERS	2	EACH	\$507.50	\$1,015.00	\$50.00	\$100.00	\$300.00	\$600.00	\$384.16	\$768.32
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.21	MILES	\$14,007.00	\$2,941.47	\$3,520.00	\$739.20	\$13,200.00	\$2,772.00	\$7,700.00	\$1,617.00
Section F Total				\$60,020.32		\$89,959.00		\$52,488.55		\$66,767.92	

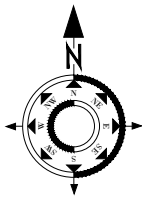
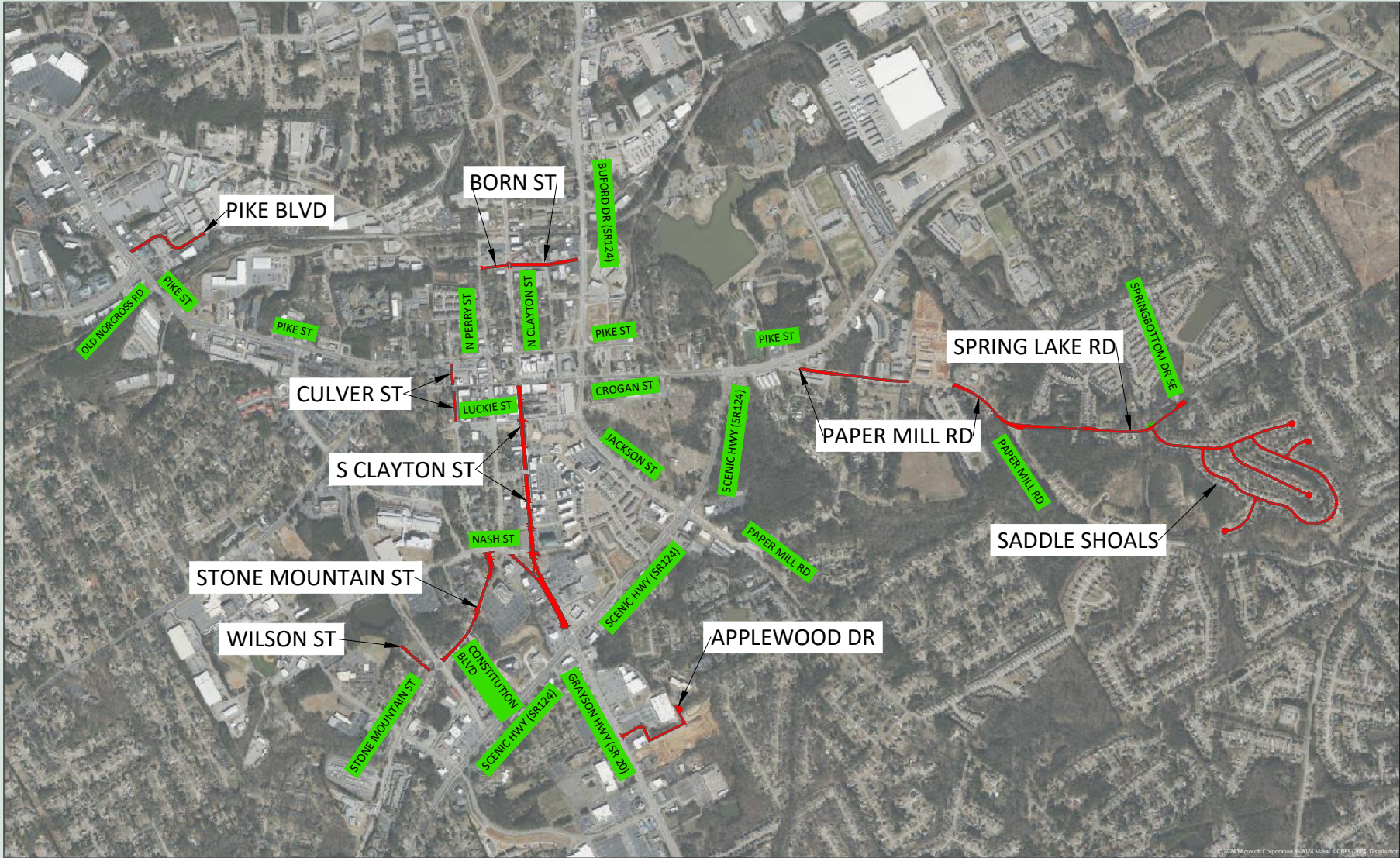
Section G: Born St.										
1	Mobilization	1 LUMP	\$1,522.50	\$1,522.50	\$16,900.54	\$16,900.54	\$4,295.95	\$4,295.95	\$2,475.00	\$2,475.00
2	Traffic Control (GDOT #150-1000)	1 LUMP	\$3,045.00	\$3,045.00	\$11,283.00	\$11,283.00	\$2,500.00	\$2,500.00	\$6,130.93	\$6,130.93
3	Temporary Striping	1 LUMP	\$2,030.00	\$2,030.00	\$4,400.00	\$4,400.00	\$250.00	\$250.00	\$3,252.70	\$3,252.70
4	FULL MILL ASPH CONC PVMT	4,379 SY	\$4.90	\$21,457.10	\$6.91	\$30,258.89	\$1.10	\$4,816.90	\$3.36	\$14,713.44
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	372 TON	\$134.50	\$50,034.00	\$155.00	\$57,660.00	\$150.00	\$55,800.00	\$134.13	\$49,896.36
6	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) – From N Perry St to N Clayton St. AND BITUM TACK COAT	87 TON	\$151.40	\$13,171.80	\$463.00	\$40,281.00	\$150.00	\$13,050.00	\$140.59	\$12,231.33
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.216 MILES	\$14,007.00	\$3,025.51	\$3,520.00	\$760.32	\$13,200.00	\$2,851.20	\$7,700.00	\$1,663.20
8	Thermoplastic STRIPING 24" STOP BAR	75 LF	\$11.67	\$875.25	\$8.25	\$618.75	\$11.00	\$825.00	\$9.90	\$742.50
9	X-WALK per walking Thermoplastic (8" SOLID WHITE)	146 SY	\$17.51	\$2,556.46	\$8.25	\$1,204.50	\$16.50	\$2,409.00	\$16.50	\$2,409.00
10	SEWER MANHOLE RINGS/RISERS	2 EACH	\$507.50	\$1,015.00	\$50.00	\$100.00	\$300.00	\$600.00	\$384.16	\$768.32
11	WATER VALVE RINGS/RISERS	3 LF	\$507.50	\$1,522.50	\$50.00	\$150.00	\$300.00	\$900.00	\$384.15	\$1,152.45
Section G Total			\$100,255.12		\$163,617.00		\$88,298.05		\$95,435.23	
Section H: Paper Mill Rd./Springlake Rd.										
1	Mobilization	1 LUMP	\$2,537.50	\$2,537.50	\$16,900.19	\$16,900.19	\$2,772.30	\$2,772.30	\$2,475.00	\$2,475.00
2	Traffic Control	1 LUMP	\$10,657.50	\$10,657.50	\$33,849.00	\$33,849.00	\$9,000.00	\$9,000.00	\$16,683.78	\$16,683.78
3	Temporary Striping	1 LUMP	\$10,150.00	\$10,150.00	\$4,400.00	\$4,400.00	\$250.00	\$250.00	\$6,023.60	\$6,023.60
4	FULL MILL ASPH CONC PVMT (GDOT #432-5010)	15,866 SY	\$4.00	\$63,464.00	\$6.91	\$109,634.06	\$1.10	\$17,452.60	\$2.67	\$42,362.22
5	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) AND BITUM TACK COAT	1,348 TON	\$139.00	\$187,372.00	\$155.00	\$208,940.00	\$150.00	\$202,200.00	\$135.69	\$182,910.12
6	1.5 INCHES RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2 ONLY, INCL BITUM MATL & H LIME (165LB/SY) – From Pike to The Carolina Apt Complex. AND BITUM TACK COAT	372 TON	\$135.50	\$50,406.00	\$463.00	\$172,236.00	\$150.00	\$55,800.00	\$141.36	\$52,585.92
7	STRIPING DOUBLE SOLID 5" YELLOW line Thermoplastic, INCL. REFLECTIVE PAVEMENT MARKERS all colors.	0.71 MILES	\$14,007.00	\$9,944.97	\$3,520.00	\$2,499.20	\$13,200.00	\$9,372.00	\$7,700.00	\$5,467.00
8	STRIPING SOLID 5" WHITE line Thermoplastic	1.83 MILES	\$7,003.50	\$12,816.41	\$3,520.00	\$6,441.60	\$6,600.00	\$12,078.00	\$3,300.00	\$6,039.00
9	STRIPING SKIP 5" WHITE line Thermoplastic	0.06 MILES	\$4,669.00	\$280.14	\$3,520.00	\$211.20	\$4,400.00	\$264.00	\$3,025.00	\$181.50
10	Thermoplastic STRIPING 24" STOP BAR	25 LF	\$11.67	\$291.75	\$8.25	\$206.25	\$11.00	\$275.00	\$9.90	\$247.50
11	X-WALK per walking Thermoplastic (8" SOLID WHITE)	123 SY	\$17.51	\$2,153.73	\$8.25	\$1,014.75	\$16.50	\$2,029.50	\$16.50	\$2,029.50
12	THERMOPLASTIC PVMT MARKING ARROW	10 EACH	\$116.73	\$1,167.30	\$137.50	\$1,375.00	\$110.00	\$1,100.00	\$220.00	\$2,200.00
13	THERMOPLASTIC PVMT MARKING WORD	5 EACH	\$233.45	\$1,167.25	\$220.00	\$1,100.00	\$220.00	\$1,100.00	\$385.00	\$1,925.00
14	YELLOW THERMOPLASTIC DETAIL "B" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	443 SY	\$8.76	\$3,880.68	\$8.25	\$3,654.75	\$8.25	\$3,654.75	\$11.00	\$4,873.00
15	WHITE THERMOPLASTIC DETAIL "A" (GDOT T-14) INCL. REFLECTIVE PAVEMENT MARKERS all colors.	100 SY	\$8.76	\$876.00	\$8.25	\$825.00	\$8.25	\$825.00	\$11.00	\$1,100.00
16	WATER VALVE RINGS/RISERS	2 EACH	\$507.50	\$1,015.00	\$50.00	\$100.00	\$300.00	\$600.00	\$384.16	\$768.32
17	SEWER VALVE RINGS/RISERS	2 EACH	\$507.50	\$1,015.00	\$50.00	\$100.00	\$300.00	\$600.00	\$384.16	\$768.32
Section H Total			\$359,195.23		\$563,487.00		\$319,373.15		\$328,639.78	

BID TABULATION

Section I: Saddle Shoals Neighborhood.											
1	Mobilization	1	LUMP	\$1,522.50	\$1,522.50	\$19,600.56	\$19,600.56	\$173.15	\$173.15	\$2,475.00	\$2,475.00
2	Traffic Control	1	LUMP	\$16,747.50	\$16,747.50	\$33,849.00	\$33,849.00	\$100.00	\$100.00	\$17,580.28	\$17,580.28
3	EDGE (6 FT WIDE EACH LANE) MILL ASPH CONC PVMT(GDOT #432-5010)	10,864	SY	\$4.00	\$43,456.00	\$6.91	\$75,070.24	\$0.25	\$2,716.00	\$5.08	\$55,189.12
4	FULL MILL ASPH CONC PVMT FOR SADDLE SHOAL TRL ONLY.	2,220	SY	\$4.05	\$8,991.00	\$6.91	\$15,340.20	\$0.25	\$555.00	\$4.77	\$10,589.40
5	1.5 INCHES RECYCLED ASPH CONC 9.5MM SUPERPAVE, GP 2 ONLY (SURFACE COURSE), INCL BITUM MATL & H LIME (165LB/SY)	2,035	TON	\$135.86	\$276,475.10	\$145.00	\$295,075.00	\$150.00	\$305,250.00	\$142.95	\$290,903.25
6	MANHOLES/VALVES RINGS/RISERS	40	EACH	\$507.50	\$20,300.00	\$50.00	\$2,000.00	\$300.00	\$12,000.00	\$384.14	\$15,365.60
7	Thermoplastic STRIPING 24" STOP BAR	12	LF	\$11.67	\$140.04	\$8.25	\$99.00	\$11.00	\$132.00	\$9.90	\$118.80
Section I Total				\$367,632.14		\$441,034.00		\$320,926.15		\$392,221.45	
Section J: Warranty and Bonds				101,500.00		25,000.00		7,499.90		17,661.17	
BID TOTAL				\$1,767,444.63		\$2,405,292.80		\$1,469,000.05		\$1,623,221.70	

Recommended Vendor:

The Scruggs Company d/b/a Sunbelt Asphalt Services, Inc.
 1410 Sunbelt Way
 Auburn, GA 30011
 770-867-5312
jason@sunbeltasphalt.com



2024 LMIG RESURFACING

REVISIONS			
NO.	BY	DATE	DESCRIPTION
Contact:		Contact Name	
Phone:		Contact Phone	
Email:		Contact Email	



LAWRENCEVILLE

GEORGIA

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

- Item:** Change order to amend Axon contract to add 19 additional in-car camera systems
- Department:** Fleet Department
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$267,931.16
- Presented By:** Michael Rudnick, Fleet Director
- Action Requested:** Approval of Purchase of In-Car Camera Systems Change Order 1 to Axon Enterprise, Inc. in the amount of \$267,931.16. Authorization for Mayor or City Manager to execute change order 1 and related documents subject to approval by the City Attorney

Summary: This is to purchase 19 new in-car camera systems. This will fully upfit all our patrol fleet with a camera system. Our original purchase of 60 camera systems did not fully encompass the entirety of the patrol fleet.

Fiscal Impact: The total cost of this purchase/contract is \$267,931.16. Funding for this purchase will be from the Speed Zone Camera Fund account 3853210-541000. Year One funding is approved and available in account 2853210-541000 for \$869,161. Year One of the project is \$53,586.24. Upon Approval \$815,574.76 will be remaining in the account. This purchase is spread annually until the end of the contract in 2029.

Attachments/Exhibits: Quotes they contracted systems and applications for the remainder of the contract until 2/28/2029.

Axon Quote 19
Change Order Axon



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-594979-45516.733

Issued: 08/12/2024

Quote Expiration: 08/30/2024

Estimated Contract Start Date: 11/01/2024

Account Number: 117733

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Lawrenceville Police Dept. - GA 300 Jackson St Lawrenceville, GA 30046-5721 USA	Lawrenceville Police Dept. - GA 300 Jackson St Lawrenceville GA 30046-5721 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Drew Patterson Phone: +1 5132038037 Email: dpatterson@axon.com Fax:	Michael Rudnick Phone: 7703550477 Email: michael.rudnick@lawrencevillega.org Fax:

Quote Summary

Program Length	52 Months
TOTAL COST	\$267,931.16
ESTIMATED TOTAL W/ TAX	\$267,931.16

Discount Summary

Average Savings Per Year	\$17,277.84
TOTAL SAVINGS	\$74,870.64

Payment Summary

Date	Subtotal	Tax	Total
Oct 2024	\$53,586.24	\$0.00	\$53,586.24
Feb 2025	\$53,586.23	\$0.00	\$53,586.23
Feb 2026	\$53,586.23	\$0.00	\$53,586.23
Feb 2027	\$53,586.23	\$0.00	\$53,586.23
Feb 2028	\$53,586.23	\$0.00	\$53,586.23
Total	\$267,931.16	\$0.00	\$267,931.16

Quote Unbundled Price:

\$342,801 19.

Quote List Price:

\$267,931.16

Quote Subtotal:

\$267,931.16

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
80462	TRUE UP - FLEET 3 ADVANCED WITH TAP	19	8		\$108.00	\$108.00	\$16,416.00	\$0.00	\$16,416.00
Fleet3A	Fleet 3 Advanced	19	52	\$330.35	\$254.57	\$254.57	\$251,515.16	\$0.00	\$251,515.16
Total							\$267,931.16	\$0.00	\$267,931.16

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
Fleet 3 Advanced	100989	AXON FLEET - CRADLEPOINT R920-C7A+5YR NETCLOUD	19	1	10/01/2024
Fleet 3 Advanced	70112	AXON SIGNAL - SIGNAL UNIT	19	1	10/01/2024
Fleet 3 Advanced	71200	AXON FLEET - AIRGAIN ANT - 5-IN-1 2LTE 2WIFI 1GNSS BL	19	1	10/01/2024
Fleet 3 Advanced	72034	AXON FLEET 3 - SIM INSERTION - VZW	19	1	10/01/2024
Fleet 3 Advanced	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	19	1	10/01/2024
Fleet 3 Advanced	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	19	1	02/01/2029

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Advanced	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	19	11/01/2024	02/28/2029
Fleet 3 Advanced	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	19	11/01/2024	02/28/2029
Fleet 3 Advanced	80402	AXON RESPOND - LICENSE - FLEET 3	19	11/01/2024	02/28/2029
Fleet 3 Advanced	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	38	11/01/2024	02/28/2029

Services

Bundle	Item	Description	QTY
Fleet 3 Advanced	73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED	19

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Advanced	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	19	10/01/2025	02/28/2029
Fleet 3 Advanced	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	19	10/01/2025	02/28/2029

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	300 Jackson St	Lawrenceville	GA	30046-5721	USA

Payment Details

Oct 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	80462	TRUE UP - FLEET 3 ADVANCED WITH TAP	19	\$3,283.20	\$0.00	\$3,283.20
Annual Payment 1	Fleet3A	Fleet 3 Advanced	19	\$50,303.04	\$0.00	\$50,303.04
Total				\$53,586.24	\$0.00	\$53,586.24

Feb 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	80462	TRUE UP - FLEET 3 ADVANCED WITH TAP	19	\$3,283.20	\$0.00	\$3,283.20
Annual Payment 2	Fleet3A	Fleet 3 Advanced	19	\$50,303.03	\$0.00	\$50,303.03
Total				\$53,586.23	\$0.00	\$53,586.23

Feb 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	80462	TRUE UP - FLEET 3 ADVANCED WITH TAP	19	\$3,283.20	\$0.00	\$3,283.20
Annual Payment 3	Fleet3A	Fleet 3 Advanced	19	\$50,303.03	\$0.00	\$50,303.03
Total				\$53,586.23	\$0.00	\$53,586.23

Feb 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	80462	TRUE UP - FLEET 3 ADVANCED WITH TAP	19	\$3,283.20	\$0.00	\$3,283.20
Annual Payment 4	Fleet3A	Fleet 3 Advanced	19	\$50,303.03	\$0.00	\$50,303.03
Total				\$53,586.23	\$0.00	\$53,586.23

Feb 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	80462	TRUE UP - FLEET 3 ADVANCED WITH TAP	19	\$3,283.20	\$0.00	\$3,283.20
Annual Payment 5	Fleet3A	Fleet 3 Advanced	19	\$50,303.03	\$0.00	\$50,303.03
Total				\$53,586.23	\$0.00	\$53,586.23

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

8/12/2024





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 19, 2024
AGENDA CATEGORY: CITY COUNCIL NEW BUSINESS

- Item:** Purchase of 2 new 2023 Dodge Chargers fully upfitted as admin criminal investigations division vehicles on contract
- Department:** Fleet Department
- Date of Meeting:** Monday, August 19, 2024
- Fiscal Impact:** \$87,831.70
- Presented By:** Michael Rudnick, Fleet Director
- Action Requested:** Approval to purchase 2 new 2023 fully upfitted admin Dodge Chargers with contracted vendor Akins Ford for the Lawrenceville criminal investigations division department.

Summary: This is to purchase 2 new 2023 Dodge Chargers fully upfitted as administrative criminal investigations division units. These will replace 2 older units in the CID fleet. These are being purchased at a discounted price because of the discontinuation of this model of police vehicle.

Fiscal Impact: The total cost of this purchase is \$87,831.70. Funding for this purchase will be from project 05-007 (Vehicle Replacement Program). 05-007 currently has 955,978.70 approved and available. Upon approval of this item \$868,147 will be remaining in the project.

Attachments/Exhibits: Quotes for the vehicles are attached.
Charger Purchase



QUOTE

August 12th,
2024

CITY OF
LAWRENCEVILLE
435 WEST PIKE STREET
LAWRENCEVILLE, GA
30046

2023 DODGE CHARGER PURSUIT

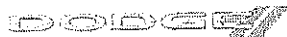
	2023 CHARGER PURSUIT VEHICLE
\$38,032.65	COST
\$5,883.20	MONSTER UPFIT

	UPFITTED VEHICLE
\$43,915.85	COST/UNIT

	TOTAL COST FOR 2 UPFITTED
\$87,831.70	UNITS

JESSICA FARRIBA

Government Sales
Manager
Akins Ford Dodge Chrysler Jeep
220 W. May
Street
Winder, GA
30680



2023 Dodge Charger Pursuit

Standard Features: 8-Spd AutoTrans; Power Driver Seat/Windows/Locks/Mirrors;Keyless Entry;2 Key Fobs;
 P225/60R 18 BSW Performance Tires;Full Size Spare, Rear Back-up Camera;Cloth Interior;Speed Control;Uconnect 4 w/7" Display;
 Voice Command w/Bluetooth;Rear Window Defroster;Daytime Running Lights;Supp. Side Curtain Frt/Rr Air Bags

Code	Vehicle Options A	Total	Code	Vehicle Options B	Total	
2	26A 5.7L BASE VEHICLE PRICE	36,101.00	72,202.00	**	STREET APPEARANCE GROUP	0.00
	E48 ALL WHEEL DRIVE 3.6L V6 300 HP	35,113.00	0.00		18" WHEEL COVERS	0.00
	TBF DELETE SPARE TIRE (TIRE SERVICE KIT)	-90.00	0.00		DUAL REMOTE USB PORT	0.00
	DLR TRUNK COVER (Creates a Flat Trunk Surface)	350.00	0.00		POWER HEATED MIRRORS	0.00
	LNK DRIVERS SPOT LAMP-HALOGEN	213.11	0.00		CARPET W/FLOOR MATS	0.00
2	LNX DRIVERS SPOT LAMP-LED	350.47	700.94		FRONT READING MAP/ LAMPS	0.00
	MDA FRONT LICENSE PLATE BRACKET	0.00	0.00		FULL LENGTH FLOOR CONSOLE	0.00
	CKJ CARPET FLOORING W/FLOOR MATS	126.25	0.00		FRONT CUP HOLDERS	0.00
	GXF ENTIRE FLEET KEYED ALIKE 6 FOBS	146.45	0.00			0.00
	GXQ 6 ADDITIONAL KEY FOBS	154.53	0.00	**	CONVENIENCE GROUP 1	0.00
2	GUK POWER HEATED MIRRORS	63.63	127.26		DRIVER LUMBAR SUPPORT	0.00
	AEB STREET APPEARANCE GROUP**	381.78	0.00		PASSENGER LUMBAR SUPPORT	0.00
2	X5X9 CLOTH FRONT/VINYL REAR BENCH	122.21	244.42		PASSENGER POWER SEAT	0.00
	W8A FULL SIZE WHEEL COVERS	40.40	0.00		POWER ADJUSTABLE PEDALS	0.00
	DLR TWO TONE PAINT (STARTING PRICE)	1,000.00	0.00			0.00
2	AHM CONVENIENCE GROUP 1 **	489.85	979.70	**	FLEET SAFETY GROUP	0.00
	CW6 DEACTIVATE REAR DOORS/WINDOWS	77.77	0.00		BLIND SPOT DETECTION MIRRORS	0.00
	AWC FLEET SAFETY GROUP **	359.56	0.00		CROSS PATH DETECTION MIRRORS	0.00
	LBG FRONT READING/MAP LIGHTS	77.77	0.00		POWER HEATED MIRRORS	0.00
	TYL P245/55R18 PERFORMANCE TIRES	181.80	0.00			0.00
	HGC REAR SHELF SILENCER INSULATION	40.40	0.00			0.00
2	LSA SECURITY ALARM	150.49	300.98			0.00
	CBT STEEL SEAT BACK PANEL INSERTS	137.36	0.00			0.00
	AYE PATROL PKG BASE PREP	2,035.15	0.00			0.00
	AYW PATROL PACKAGE WIRING PREP PKG	1,172.61	0.00		REGIONAL DELIVERY FEE:	0.00
	XDV BALLISTIC DOOR PANEL EACH SIDE	2,394.71	0.00		REGION 1	100.00
	CUF FULL LENGTH FLOOR CONSOLE	299.97	0.00		REGION 2	100.00
	W8B FULL SPARE TIRE RELOCATION BRACKET	150.49	0.00		REGION 3	100.00
	CK9 DELETE CARPET FROM OPTION AEB	0.00	0.00		REGION 4	100.00
2	CUG POLICE FLOOR CONSOLE	755.00	1,510.00		REGION 5	75.00
2	UPF MONSTER QUOTE	5,883.20	11,766.40		REGION 6	125.00
			0.00		REGION 7	100.00
			0.00		REGION 8	200.00
			0.00		REGION 9	200.00
			0.00		REGION 10	250.00
			0.00		REGION 11	250.00
			0.00		REGION 12	250.00
					DELIVERY	0.00

PAINT COLORS			
	NO CHARGE PAINTS	Special Paints (B) Add'l \$86.86	
	PR3 TORRED CLEAR COAT	GRANITE PEARL COAT	PAU
1	PX8 PITCH BLACK CLEAR COAT	TRIPLE NICKEL CLEAR COAT	PSE
	PS2 BRIGHT SILVER METALLIC	FROSTBITE	PCA
	PW7 BRIGHT WHITE	INDIGO BLUE	PBM
	Special Paints (A) Add'l \$359.56	Special Paints (C) Add'l \$510.05	
	PVP GO MANGO	MIDNIGHT BLUE PEARL	PB8
	PCD HELLRAISIN	RANGER CLEAR COAT	P82
	PRV OCTANE RED PERL COAT	ELECTRIC BLUE PEARL COAT	P85
	PEC SINAMON STICK	MICHIGAN BLUE	P79

Base Vehicle	\$72,202.00
Total Vehicle Options A	\$15,629.70
Total Vehicle Options B	\$0.00
Special Paint (A)	\$0.00
Special Paint (B)	\$0.00
Special Paint (C)	\$0.00
Delivery Zone	\$0.00
Total	\$87,831.70

Agency _____
 Agency Contact _____
 Phone # _____
 Address _____