LAWRENCEVILLE
GEORGIA

CITY COUNCIL WORK SESSION
AGENDA

Wednesday, August 07, 2024
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

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

1. Ride Gwinnett Transit Plan
2. Presentation on the Deauville Relocation Project Update
3. RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway
4. RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive
5. Purchase of Diaphragm Gas Meters on an Annual Contract
6. King Arthur Drive Drainage Repair Project
7. Wayside Underground Electric Project Change Order 1
8. Tritech Software Systems, a CentralSquare Company
9. Farber Specialty Vehicles Mobile Command Vehicle
10. Resolution for Abandonment of University Center Lane Right of Way on the Georgia Gwinnett College Campus

11. Resolution for Condemnation of Pine Tree Property
12. Resolution of the City of Lawrenceville for rules of mayor and council conduct
13. ReCAST Behavioral Health Subrecipient Contract
14. ReCAST Lawrenceville – Year 3 Recap Presentation
15. City Records Management and Retention Update
16. Round-up Program Use of Funds

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment

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AGENDA REPORT
MEETING: WORK SESSION, AUGUST 07, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Ride Gwinnett Transit Plan
Department:	Cite Manager
Date of Meeting:	Wednesday, August 7, 2024
Fiscal Impact:	None
Presented By:	China Thomas, Gwinnett County Transit Director
Action Requested:	No Action Required – Presentation only

Summary: Presentation of Ride Gwinnett Transit Plan.

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AGENDA REPORT
MEETING: WORK SESSION, AUGUST 07, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Deauville Relocation Update
Department:	City Manager
Date of Meeting:	Wednesday, August 7, 2024
Fiscal Impact:	None
Presented By:	Jen Young, Executive Director, Impact46
Action Requested:	Presentation on the Update for the Deauville Relocation Project

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Summary: Presentation on the Update for the Deauville Relocation Project

Attachments/Exhibits:
Presentation

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	RZR2024-00022 & SUP2024-00090; Embry Development Company LLC; 448 Grayson Highway
Department:	Planning and Development
Date of Meeting:	Wednesday, August 7, 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 Staff Conditions**

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_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)

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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

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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 Kubol 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

ZR2024-00022 & SUP2024-00090

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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

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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

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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).

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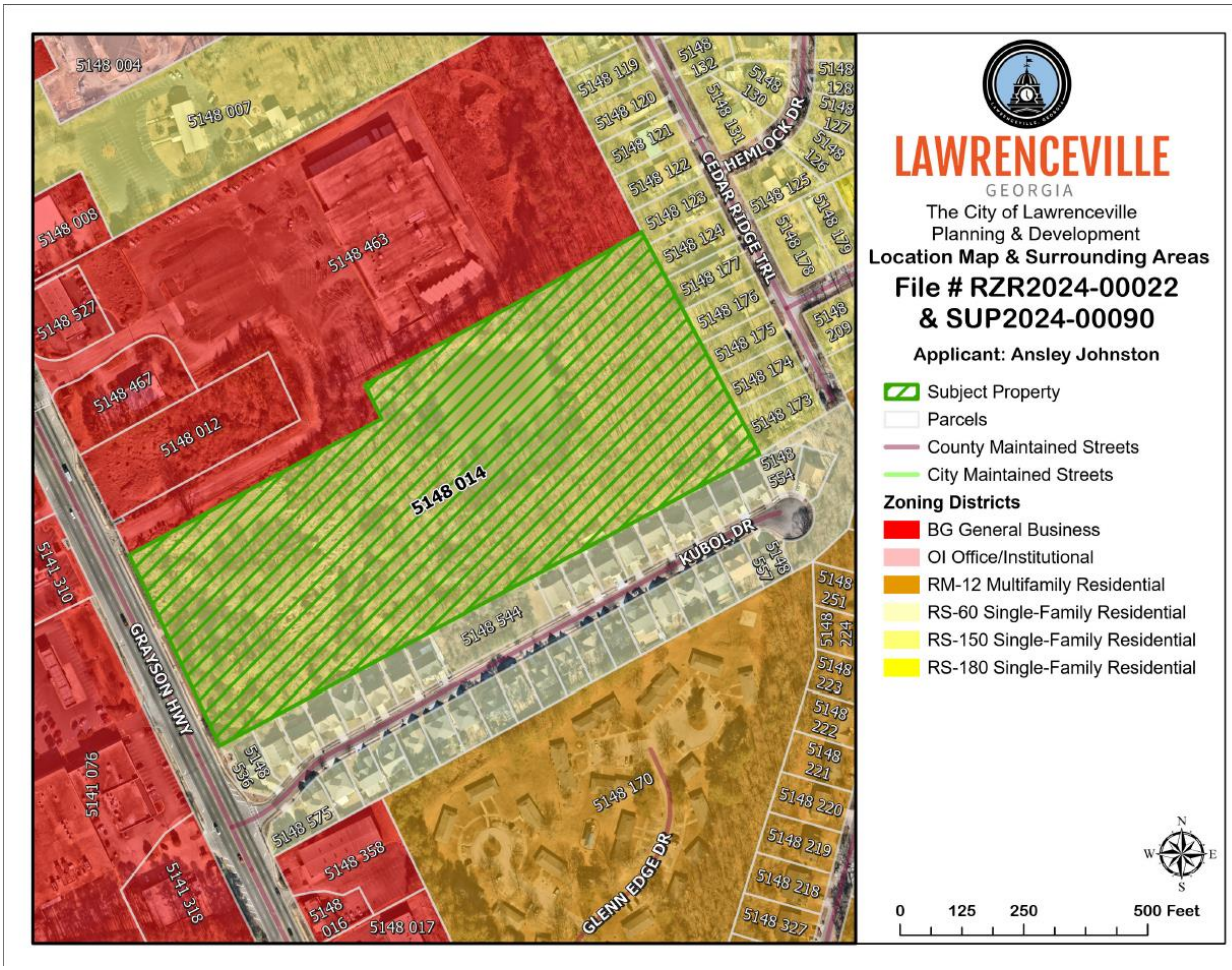
The proposed request to rezone the property to RM-8 is consistent with the existing zoning patterns and uses in the general area. Indeed, there is recent precedent for such rezoning actions in the general vicinity; both the Towns at Enclave and the Alexander Towns townhouse developments along Gwinnett 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



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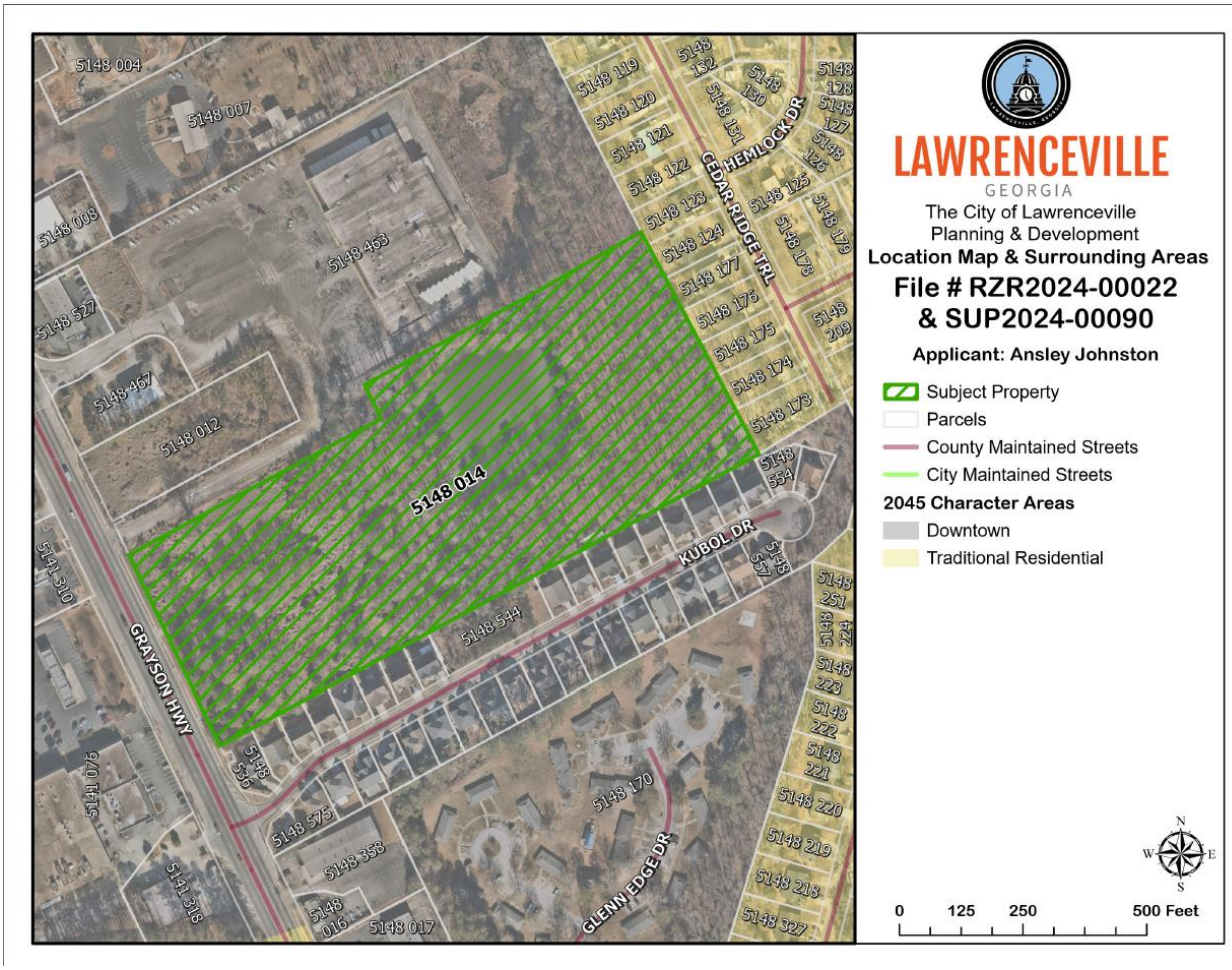
2045 COMPREHENSIVE PLAN

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



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.

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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

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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.

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. <u>To satisfy the following site development considerations:</u>

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.

LAWRENCEVILLE
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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.

RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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

_____ _____

AKNOWLEDGED BY (PRINT NAME) SIGNATURE

ZR2024-00022
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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.

RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
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REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Embry Development Company LLC	NAME: Lorene T Bowen Trustee Credit Shelter Trust
ADDRESS: 667 Main St	ADDRESS: 130 Greenfield Way
CITY: Suwanee	CITY: Covington
STATE: GA ZIP: 30024	STATE: GA ZIP: 30016

CONTACT PERSON: Mike Embry PHONE: 404-569-9756

* 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): Residential Vacant REQUESTED ZONING DISTRICT: RM-8

PARCEL NUMBER(S): R5148-014 ACREAGE: 14

ADDRESS OF PROPERTY: 448 Grayson Highway

SIGNATURE OF APPLICANT DATE	SIGNATURE OF OWNER DATE
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
NOTARY PUBLIC DATE	NOTARY PUBLIC DATE

VR2024-00022
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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: _____

4-9-24
SIGNATURE OF APPLICANT DATE

Brenda Williams
SIGNATURE OF OWNER DATE

Mike Embry
TYPED OR PRINTED NAME

Brenda Williamson
TYPED OR PRINTED NAME

Terri L Daniel 4/9/24
NOTARY PUBLIC DATE

TERRI L DANIEL NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 18, 2025

Adelaide Anderson
NOTARY PUBLIC DATE

ADELAIDE ANDERSON NOTARY PUBLIC WALTON COUNTY, GEORGIA EXP. MAR 23, 2027

RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT
ZR2024-00022

LAWRENCEVILLE
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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

VR2024-00022
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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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

VR2024-00022
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

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

VR2024-00022
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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

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

Exhibit "A"

A one-half (½) 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 (½) 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

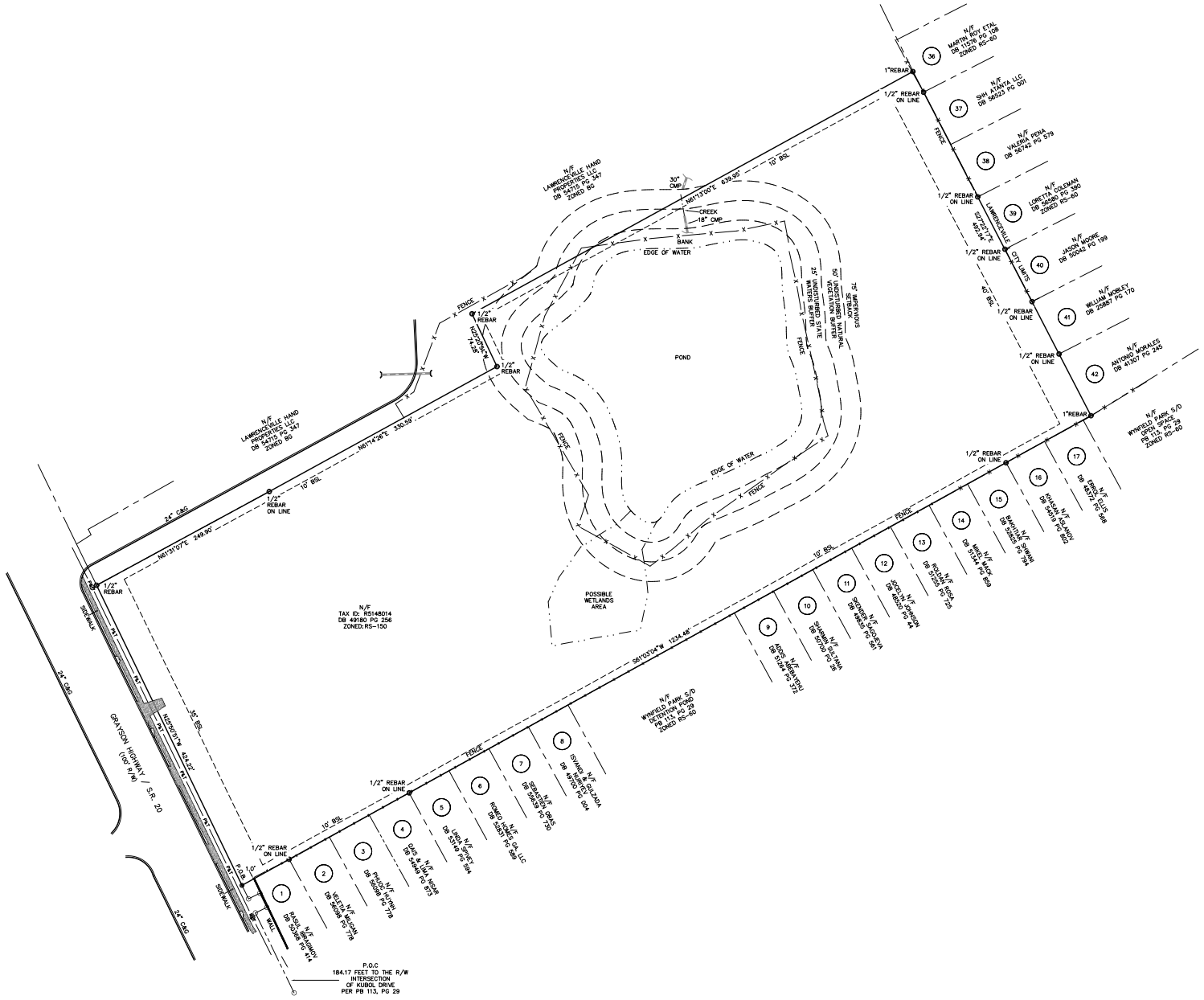
RZR2024-00022 & SUP2024-00090
RECEIVED: MAY 2, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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



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.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, 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 COMPLIES 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 15-6-67.

GEORGIA REGISTERED No. 2313 LAND SURVEYOR MICHAEL STEWART KELLEY

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

08/28/2019
MICHAEL S. KELLEY-RLS #2313 DATE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2019 - BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 12.956 ACRES / 564,362 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 49180, PAGE 256, PLAT BOOK "D", PAGE 180
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 571,626 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

LEGEND:

○ PROPERTY CORNER FOUND (AS NOTED)	⊸◇⊸ POWER/LIGHT POLE	GM GAS METER	—T— TELEPHONE LINE	C.B. CATCH BASIN	● BOLLARDS
● 1/2" REBAR WITH CAP SET LSF# 839	—c— GUY WIRE	GV GAS VALVE	—X— FENCE LINE	CNT CANTILEVER	FLAG POLE
□ R/W MONUMENT	PM POWER METER	CB CABLE BOX	-xxx- CONTOUR LINE	FFE FINISHED FLOOR ELEVATION	LANDSCAPED LIGHT
FIRE HYDRANT	PB POWER BOX	TB TELEPHONE BOX	BSL BUILDING SETBACK LINE	BFE BASEMENT FLOOR ELEVATION	S/W SIDEWALK
WATER METER	AC A/C UNIT	SIGN	CONC.CONCRETE	GFE GARAGE FLOOR ELEVATION	F.K.A. FORMERLY KNOWN AS
WV WATER VALVE	MH MANHOLE	—W— WATER LINE	EOP EDGE OF PAVEMENT	DB DEED BOOK	NAD NORTH AMERICAN DATUM
POWER POLE	CO CLEAN OUT	—U— OVERHEAD UTILITY LINE	L.L. LAND LOT	PB PLAT BOOK	NAVD NORTH AMERICAN VERTICAL DATUM
LIGHT POLE	JB JUNCTION BOX	—S— SEWER LINE	N/F NOW OR FORMERLY	PG PAGE	HARDWOOD TREE
	OS OUTFLOW STRUCTURE	—G— GAS LINE	R/W RIGHT-OF-WAY	POB POINT OF BEGINNING	PINE TREE
	DRAINAGE INLET	—C— CABLE LINE	P/L PROPERTY LINE	POC POINT OF COMMENCEMENT	
				A.K.A. ALSO KNOWN AS	

Know what's below. Call before you dig. 811

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

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW (678) 730-4393
975 COBB PLACE BLVD., SUITE 101
KENNESAW, GA 30144

MAGNETIC NORTH
SCALE: 1" = 60'

GRAPHIC SCALE - IN FEET
0 60 120 180 240
50

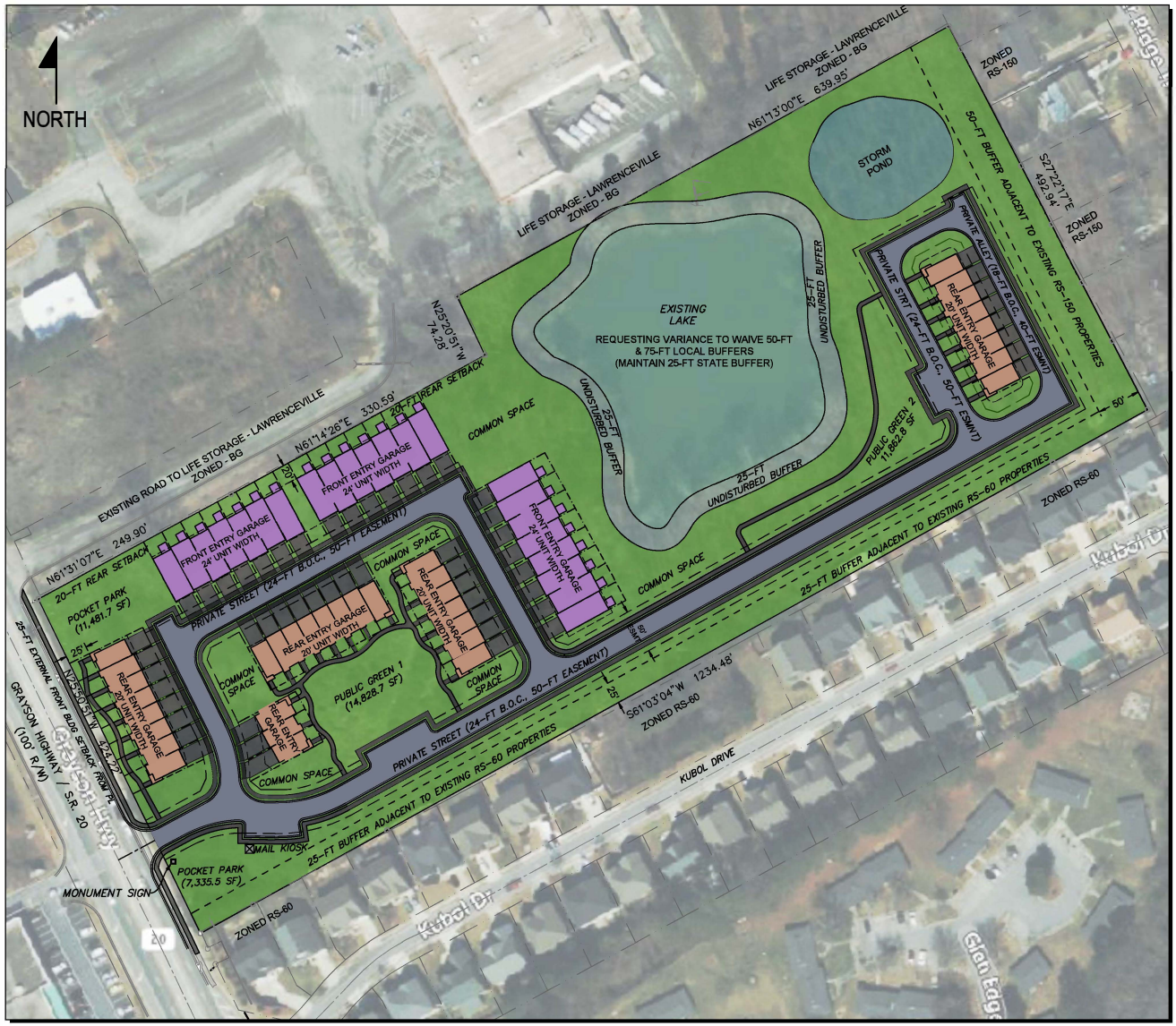
NO.	REVISION	DATE

BOUNDARY SURVEY

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

PROJECT 2107101
SHEET 1 OF 1
DWN:BH

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



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	15%
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

SITE LOCATION MAP (NOT TO SCALE)

LAND DESIGN SOLUTIONS LLC
CIVIL ENGINEERING & LAND PLANNING
E-mail: LandDesignSolutions.ga@gmail.com
Phone: 404-941-0644

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

RZR2024-00022 & SUP2024-00090
RECEIVED: JUNE 25, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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

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

TOWNHOMES
FRONT ELEVATION OF A REAR ENTRY GARAGE STYLE DWELLING

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

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

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

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

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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

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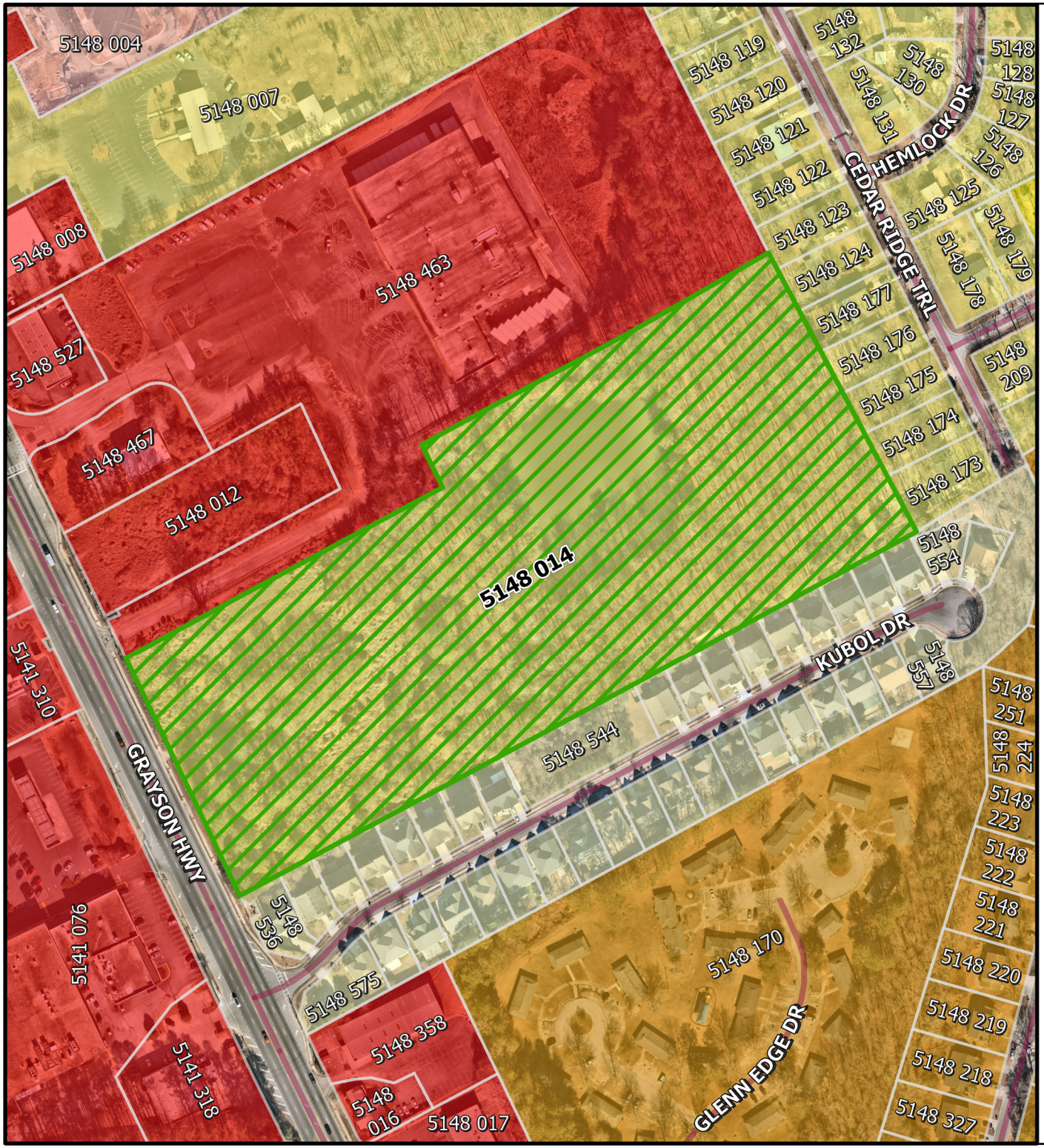

LAWRENCEVILLE
GEORGIA

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

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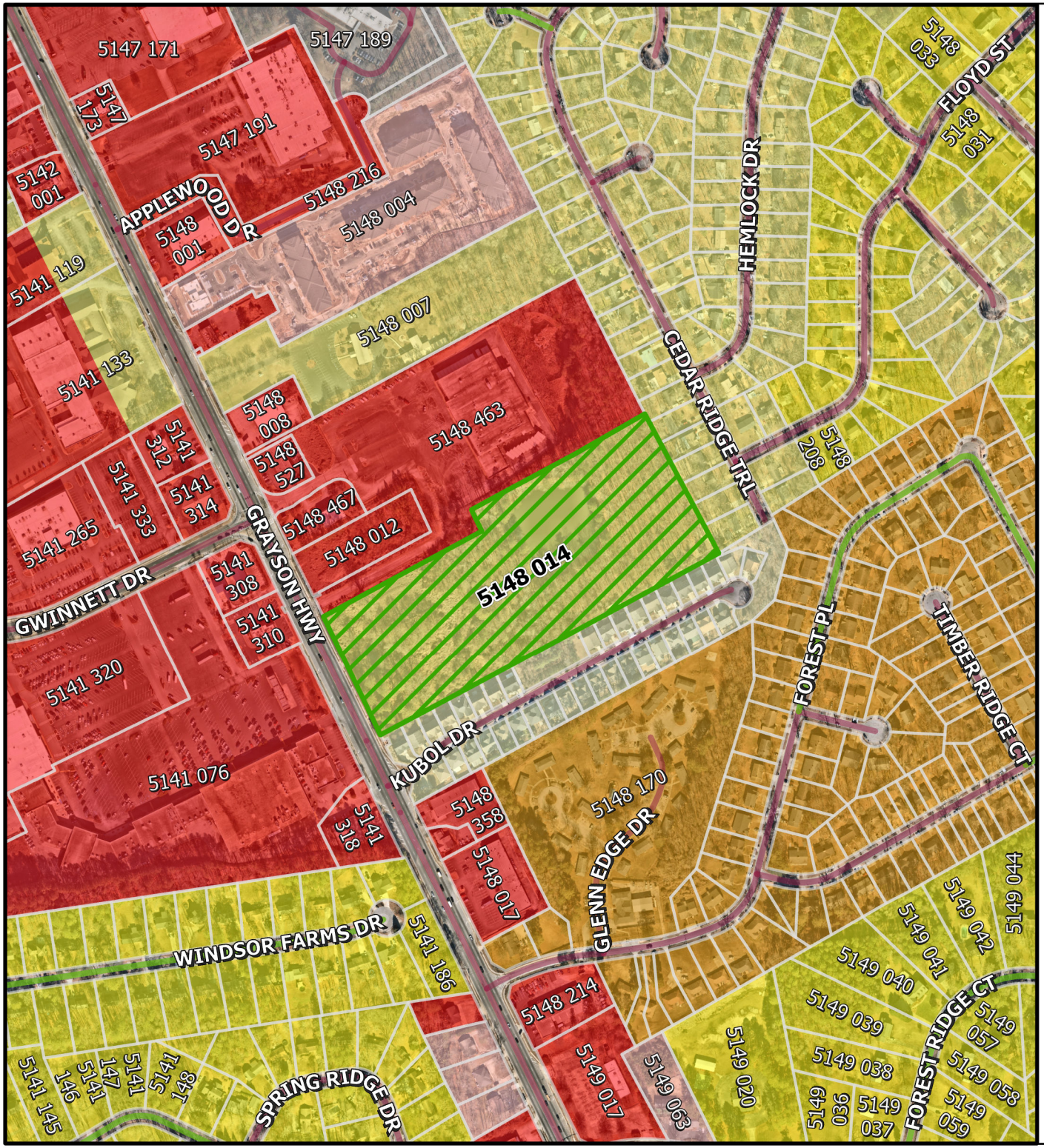

LAWRENCEVILLE
GEORGIA

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

N W E S

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LAWRENCEVILLE
GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2024-00022 & SUP2024-00090

Applicant: Ansley Johnston

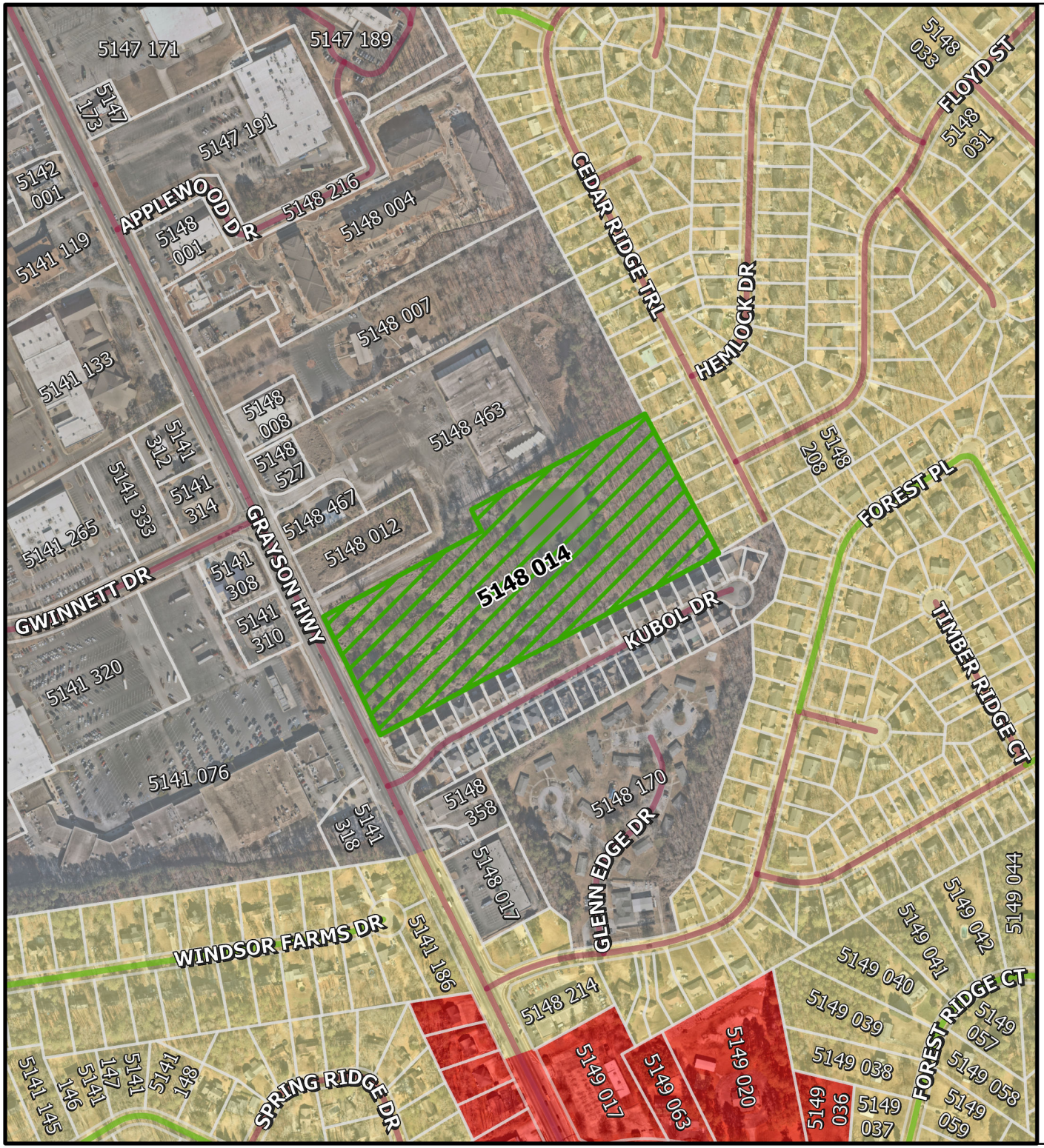
- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets

2045 Character Areas

- Downtown
- Traditional Residential

N W E S

0 125 250



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

N W E S

0 250 500 1,

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive
Department:	Planning and Development
Date of Meeting:	Wednesday, August 7, 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_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

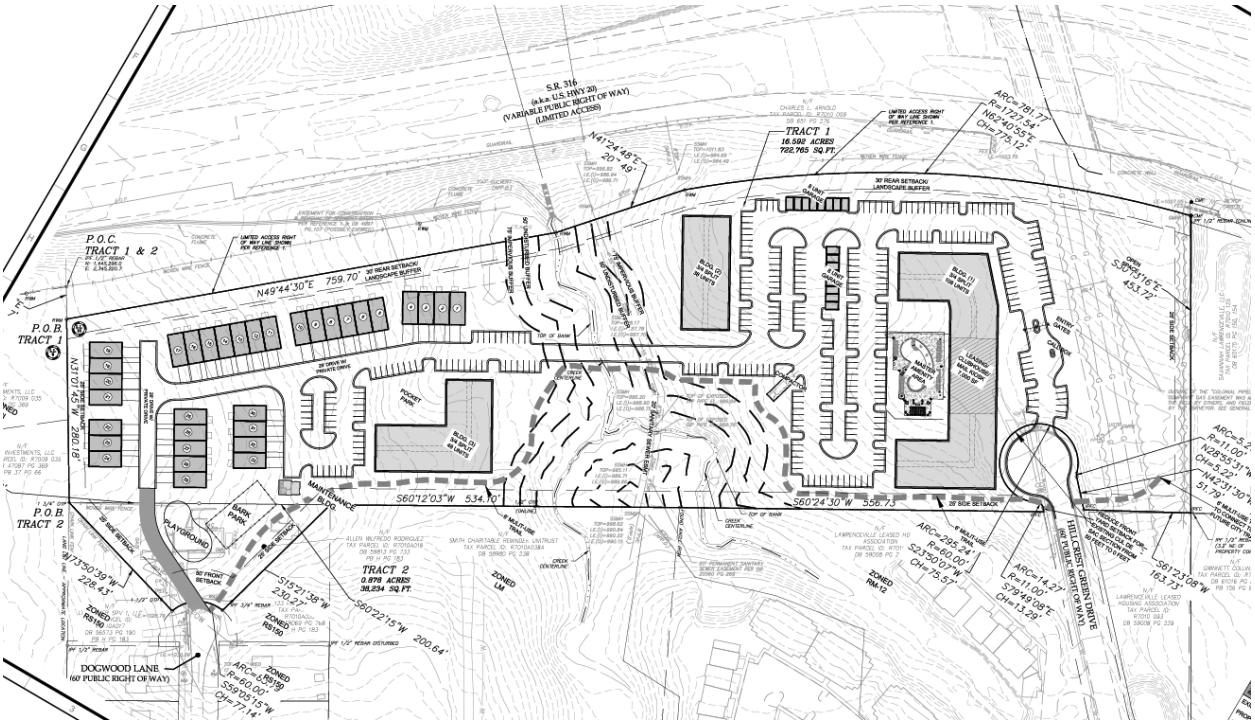
ZONING HISTORY

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)

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

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.).

Article 4 Buffers, 403 Buffers Table (CMU)

403 Buffers Table

MINIMUM BUFFER REQUIREMENTS																			
	Existing Adjacent Development																		
New 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		
HM	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.

SURROUNDING ZONING AND USE

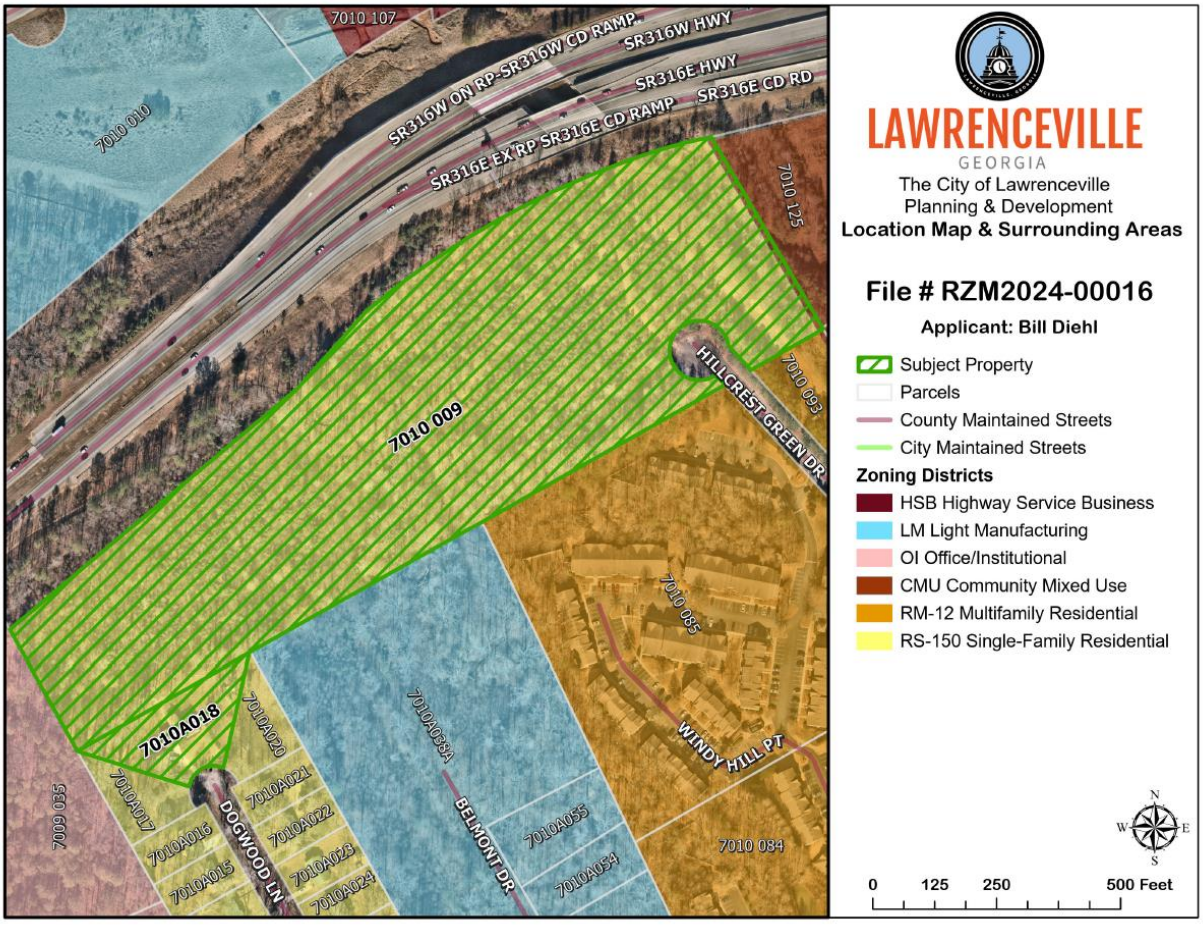
The area around the subject property consists of a wide variety of use and zoning categories. Immediately to the east of the property exists the Lawrenceville Gateway mixed use development zoned CMU (Community Mixed Use District), which is currently under construction. To the southeast are the Greens 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



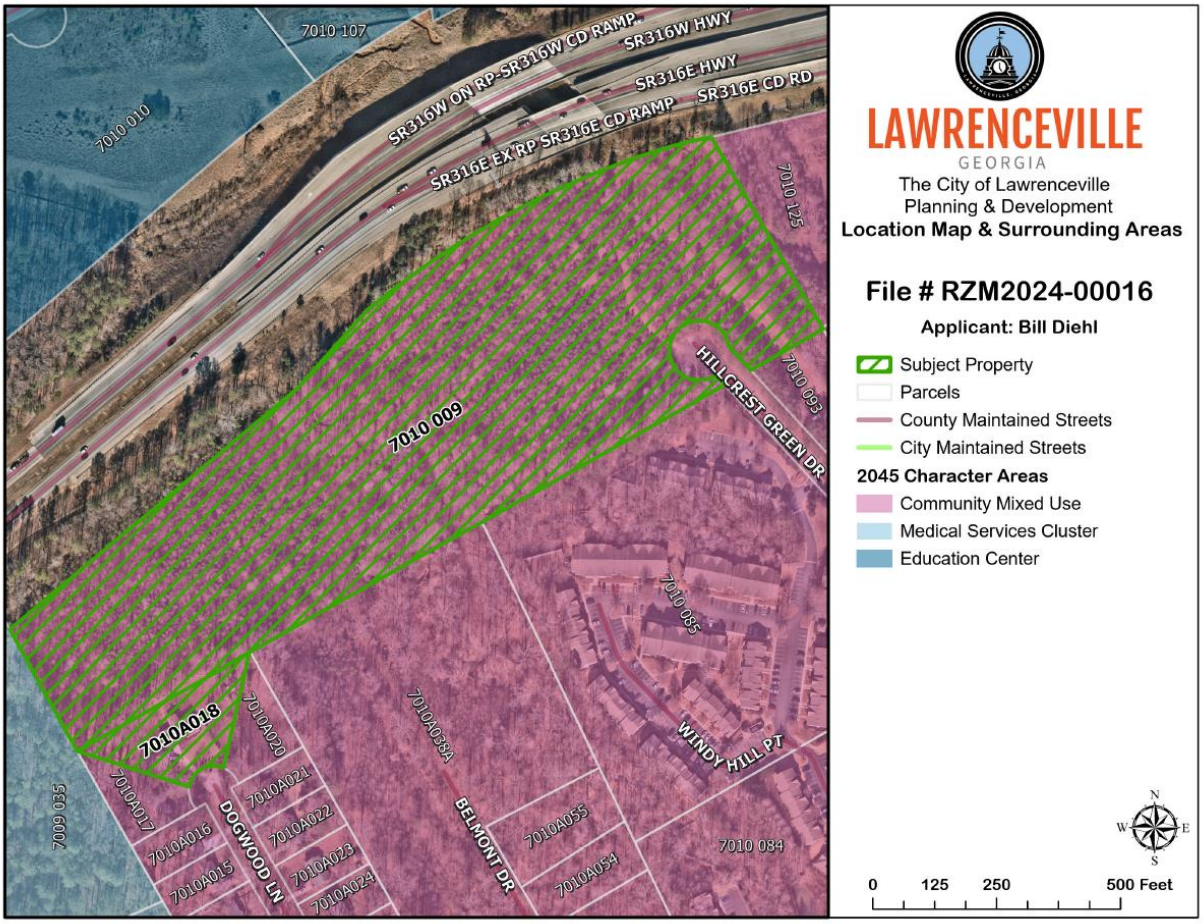
LAWRENCEVILLE

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.

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. <u>The following variances are requested:</u>

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.

M2024-00016_CM RECO COND (CLN)_07032024

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.

M2024-00016_CM RECO COND (CLN)_07032024

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. <u>The following variances are requested:</u>

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.

M2024-00016_CM RECO COND (CLN)_07032024

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).

M2024-00016_CM RECO COND (CLN)_07032024

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.).

M2024-00016_CM RECO COND (CLN)_07032024

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP	NAME: (See Attached Pages)
ADDRESS: 1105 West Peachtree Street, Suite 1000	ADDRESS:
CITY: Atlanta	CITY:
STATE: GA ZIP: 30309	STATE: ZIP:

CONTACT PERSON: Dennis Webb PHONE: 404-815-3620

* 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): RS-150 REQUESTED ZONING DISTRICT: RM-24

PARCEL NUMBER(S): R7010-009 ACREAGE: 16.43

ADDRESS OF PROPERTY: 0 Hillcrest Green Drive, Lawrenceville, Georgia 30046

SIGNATURE OF APPLICANT	DATE	SIGNATURE OF OWNER	DATE
TYPED OR PRINTED NAME		TYPED OR PRINTED NAME	
NOTARY PUBLIC	DATE 05-02-2024	NOTARY PUBLIC	DATE

QINGZI Y JENKINS
Notary Public
Gwinnett County, Georgia
My Commission Expires
05-31-2026

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

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP	NAME: Donald G. Loggins
ADDRESS: 1105 West Peachtree Street, Suite 1000	ADDRESS: 3770 Bold Springs Road
CITY: Atlanta	CITY: Monroe
STATE: GA ZIP: 30309	STATE: GA ZIP: 30656

CONTACT PERSON: Dennis Webb PHONE: 404-815-3620

* 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): RS-150 REQUESTED ZONING DISTRICT: RM-24

PARCEL NUMBER(S): R7010-009 ACREAGE: 16.43

ADDRESS OF PROPERTY: 0 Hillcrest Green Drive, Lawrenceville, Georgia 30046

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		Donald G. Loggins	4/19/2024
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF OWNER	DATE
		Donald G Loggins	
TYPED OR PRINTED NAME		TYPED OR PRINTED NAME	
		Judith S. Hallum	4/19/2024
NOTARY PUBLIC	DATE	NOTARY PUBLIC	DATE

JUDITH S. HALLUM NOTARY PUBLIC WALTON COUNTY, GA EXP. JULY 29, 2026

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP	NAME: Estate of Charles L. Arnold
ADDRESS: 1105 West Peachtree Street, Suite 1000	ADDRESS: 1645 Ivy Lea Court
CITY: Atlanta	CITY: Lawrenceville
STATE: GA ZIP: 30309	STATE: GA ZIP: 30045

CONTACT PERSON: Dennis Webb PHONE: 404-815-3620

* 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): RS-150 REQUESTED ZONING DISTRICT: RM-24

PARCEL NUMBER(S): R7010-009 ACREAGE: 16.43

ADDRESS OF PROPERTY: 0 Hillcrest Green Drive, Lawrenceville, Georgia 30046

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SIGNATURE OF APPLICANT 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	TYPED OR PRINTED NAME
NOTARY PUBLIC DATE	A Williams 04/26/2024 NOTARY PUBLIC DATE

WILLIAMS NOTARY PUBLIC WALTON COUNTY, GEORGIA MY COMM. EXPIRES 01/16/2027

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP	NAME: Estate of Salena O. Arnold
ADDRESS: 1105 West Peachtree Street, Suite 1000	ADDRESS: 1376 Joe Cooper Road
CITY: Atlanta	CITY: Danielsville
STATE: GA ZIP: 30309	STATE: GA ZIP: 30633

CONTACT PERSON: Dennis Webb PHONE: 404-815-3620

* 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): RS-150 REQUESTED ZONING DISTRICT: _____

PARCEL NUMBER(S): R7010-009 ACREAGE: 16.43

ADDRESS OF PROPERTY: 0 Hillcrest Green Drive, Lawrenceville, Georgia 30046

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_____ _____
SIGNATURE OF APPLICANT DATE

4-23-24
SIGNATURE OF OWNER DATE

_____ John N. Taylor, executor
TYPED OR PRINTED NAME

TYPED OR PRINTED NAME

_____ 4-23-24
NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

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

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP	NAME: Allen Wilfredo & Juana Ardon Rodriguez
ADDRESS: 1105 West Peachtree Street, Suite 1000	ADDRESS: 298 Dogwood Lane
CITY: Atlanta	CITY: Lawrenceville
STATE: GA ZIP: 30309	STATE: GA ZIP: 30046

CONTACT PERSON: Dennis J. Webb Jr. PHONE: 404-815-3620

* 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): RS-150 REQUESTED ZONING DISTRICT: RM-24

PARCEL NUMBER(S): R7010-A018 ACREAGE: 1.170

ADDRESS OF PROPERTY: 298 Dogwood Lane, Lawrenceville GA (made in connection with 0 Hillcrest Drive)

05/20/2024
SIGNATURE OF APPLICANT DATE

05/20/2024
SIGNATURE OF OWNER DATE

Juana Ardon Chavez De Rodriguez
TYPED OR PRINTED NAME

Allen Wilfredo Rodriguez
TYPED OR PRINTED NAME

NOTARY PUBLIC 5/20/24 DATE

NOTARY PUBLIC 5/20/24 DATE

NATALIA MORA CIFUENTES NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES Sept. 1, 2024

NATALIA MORA CIFUENTES NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES Sept. 1, 2024

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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)

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

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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: R7 - 010 - A018
(Map Reference Number) District Land Lot Parcel

_____
Signature of Applicant Date

_____
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)

Jacqueleen Garcia
NAME

Tax Associate II
TITLE

05/15/2024
DATE

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

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: R7 - 010 - 009
(Map Reference Number) District Land Lot Parcel

Signature of Applicant Date

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)

Jacqueleen Garcia
NAME

Tax Associate II
TITLE

05/15/2024
DATE

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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,

Jacqueleen 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.

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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

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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

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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.

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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

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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

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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

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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 trial. 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.

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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

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administration industries. The demand arises not only from demand for new rental housing[1] 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 trial.

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).

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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-

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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.***

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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

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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.

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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,

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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

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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.

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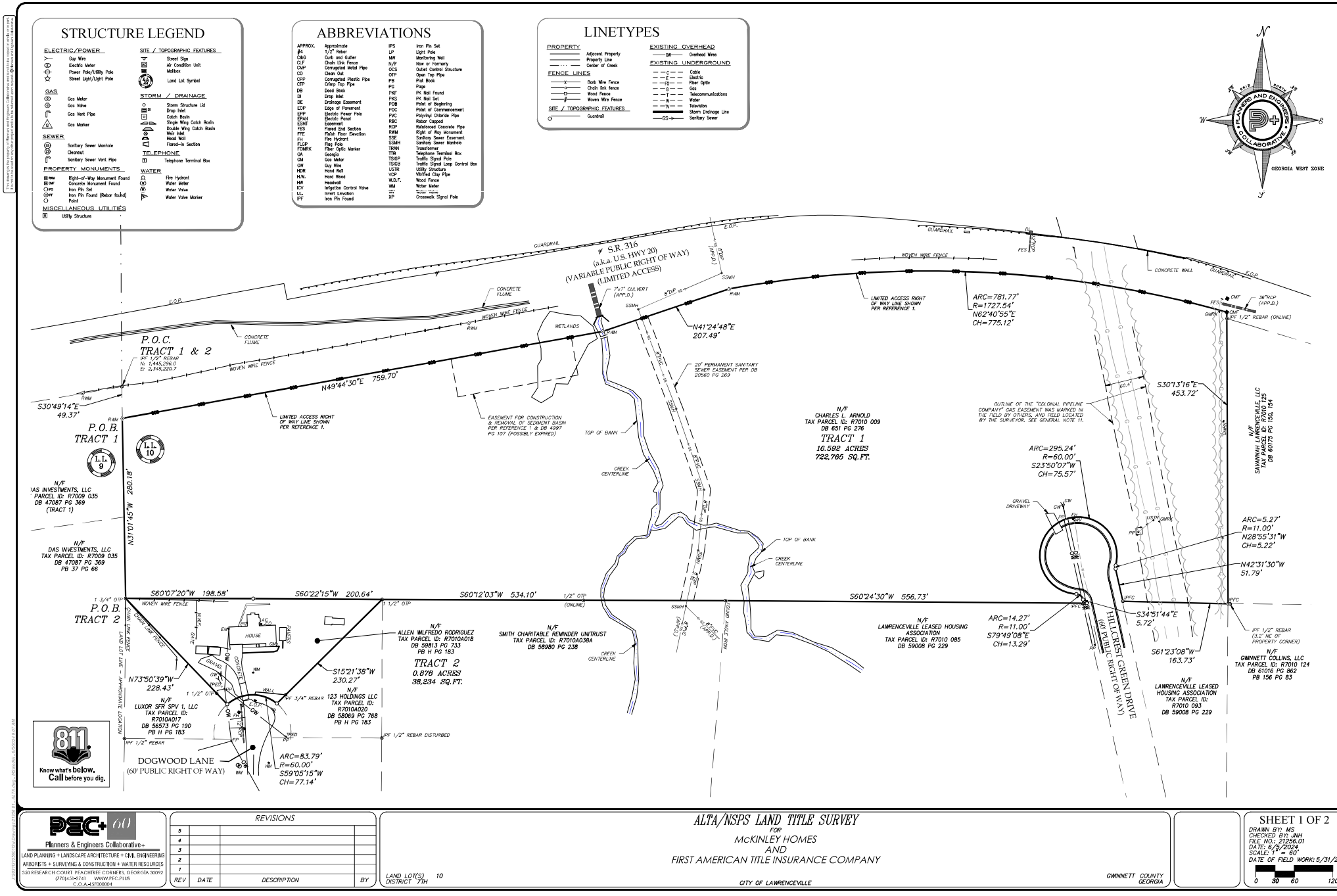

PEC+ 60
Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.#:R1000004

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

ALTA/NSPS LAND TITLE SURVEY

FOR

McKINLEY HOMES

AND

FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 10
DISTRICT 7TH
CITY OF LAWRENCEVILLE
GWINNETT COUNTY
GEORGIA

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

0 30 60 120

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RECEIVED: JUNE 17, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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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 COMPRISE 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 ARE 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 13135C0073F, 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 HEREON 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 HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 24-0072A WITH AN EFFECTIVE DATE OF 04/16/2024 @ 5:00 PM 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 SUGGEST 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, LSL00-0004-00(086), GWINNETT COUNTY, FEDERAL AID PROJECT, PLANS PREPARED BY PBS&J, 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 Northern Heights Subdivision as shown on plat of Northern Heights Subdivision as same is recorded in Plat Book H, page 183, 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 298 Dogwood Lane according to the present system of numbering houses in the City of Lawrenceville, Gwinnett County, Georgia.

Know what's below. Call before you dig.

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 THOSE 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 SOWN 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 BY THE CONTROLLING JURISDICTION. NO 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, 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.

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 US, 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, 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 60 degrees 22 minutes 15 seconds West a distance of 200.64 feet to a point; thence South 60 degrees 07 minutes 20 seconds West a distance of 198.58 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 722,765 square feet or 16.592 acres.

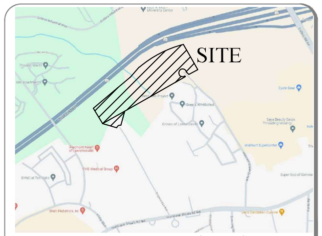
LEGAL DESCRIPTION – TRACT 2 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, 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; thence leaving said southeasterly right of way of S.R. 316 said continue along said common land lot line South 31 degrees 01 minutes 45 seconds East a distance of 280.18 feet to a found 1 3/4 inch open top pipe, said pipe 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 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, said pipe being the TRUE POINT OF BEGINNING.

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



SITE MAP (NTS)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL 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.

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, 8, 9, 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

PEC+ 60
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
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4			
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1			

ALTA/NSPS LAND TITLE SURVEY
FOR
McKINLEY HOMES
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 10
DISTRICT 7TH

CITY OF LAWRENCEVILLE

GWINNETT COUNTY
GEORGIA

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

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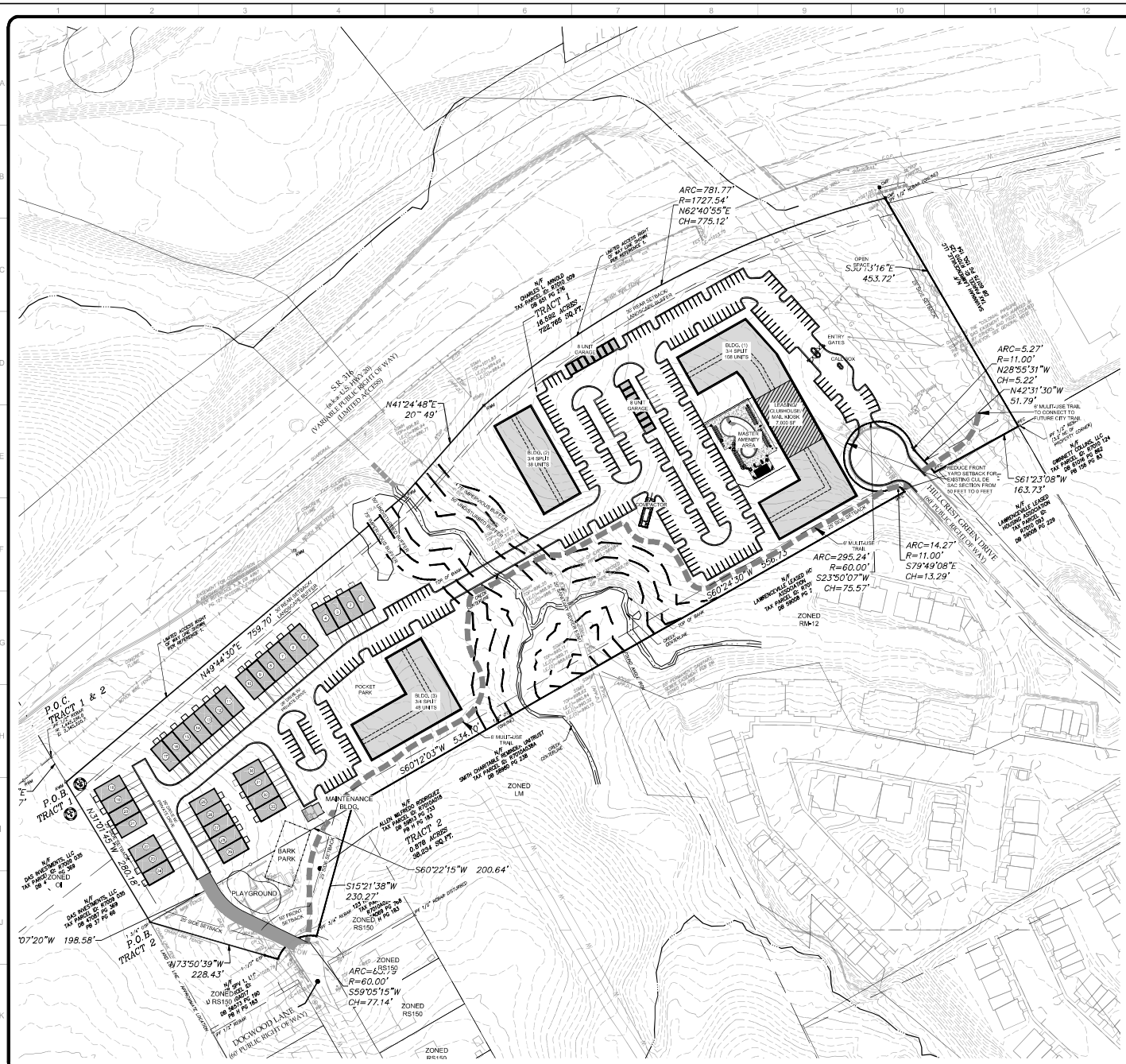
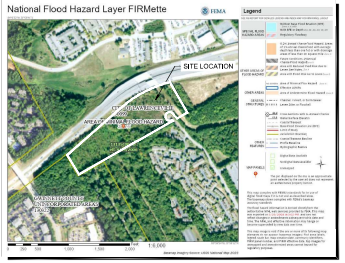
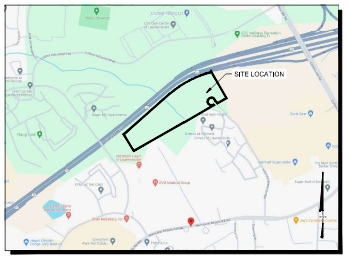
RECEIVED: JUNE 17, 2024
PLANNING AND DEVELOPMENT DEPARTMENT



National Flood Hazard Layer FIRMette



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
TOTAL SITE AREA	17.47 ACRES
TRACT 1 SITE AREA	16.592 ACRES
TRACT 2 SITE AREA	0.878 ACRES
ZONING	
EXISTING ZONING	RS-150; BG; & LM
PROPOSED ZONING	RM-24 (MULTIFAMILY RESIDENTIAL)
ZONING JURISDICTION	CITY OF LAWRENCEVILLE
SETBACK REQUIREMENTS	
FRONT SETBACK	50 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	40 FEET
REQUIRED BUFFERS	50 FEET AGAINST RS DISTRICTS
DEVELOPMENT STANDARDS	
MIN LOT AREA	10 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 SPACE REQUIRED	2.62 ACRES (15% OF NET SITE AREA)
OPEN SPACE PROPOSED	4.88 ACRES (27.9% OF NET SITE AREA)
PARKING REQUIREMENTS	
MULTIFAMILY PARKING REQUIRED	291 SPACES (1.5 SPACES/ 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:

1. VARIANCE REQUEST FOR THE LANDSCAPE BUFFER ALONG HIGHWAY 316 FROM 50 FEET DOWN TO 30 FEET.
2. VARIANCE REQUEST FOR THE FRONT SETBACK AT HILLCREST LOCATED AT THE CUL DE SAC THAT ENTERS THE PROPERTY BE REDUCED FROM 50 FEET TO 0 FEET.

24 HOUR CONTACT:
HENRY MASSIE

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 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	06-05-2024	kw	Lower Density Site

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

GEORGIA REGISTERED No. 34330 PROFESSIONAL ENGINEER KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING SITE PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 03/27/2024
PROJECT: 21256.01

Z3
SHEET

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RECEIVED: JUNE 17, 2024
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360 STUDIO LANDSCAPE ARCHITECTURE | PEC+ Planners & Engineers Collaborative+

HILLCREST GREEN DRIVE

CITY OF LAWRENCEVILLE, GAV

SITE RENDERING

RZM2024-00016 | RECEIVED: JUNE 25, 2024 | PLANNING AND DEVELOPMENT DEPARTMENT

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

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

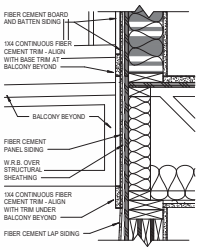
C BUILDING C - EXTERIOR ELEVATION - SOUTH
APT A2.1 1/8" = 1'-0"

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

GENERAL NOTE:
AT INSIDE CORNERS, LOCATE DOWNSPOUTS TIGHT TO BUILDING CORNER. AT FIELD LOCATIONS, CENTER DOWNSPOUTS 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 6" 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 DIAGRAM



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

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Martinson Tract Apartments
Huntsville, AL

EXTERIOR ELEVATIONS - APARTMENT LONG ELEVATIONS

PROJECT NO:	FPA #01523
DRAWN:	Author
CHECKED:	Checker
ISSUE:	90% Design
DATE:	8/25/2023

REVISIONS

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GENERAL NOTE:
AT INSIDE CORNERS, LOCATE DOWNSPOUTS TIGHT TO BUILDING CORNER. AT FIELD LOCATIONS, CENTER DOWNSPOUTS 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 8" 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
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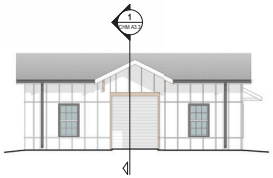
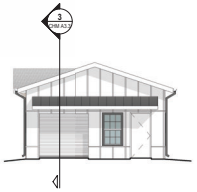
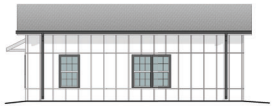


7 CHM A2.1 — MAINTENANCE EAST
1/8" = 1'-0"

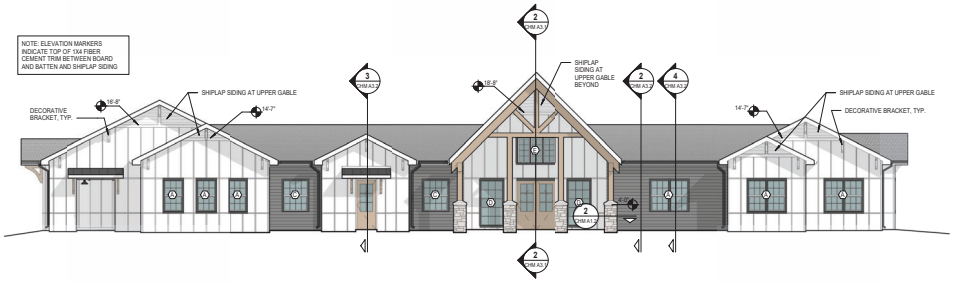


6 CHM A2.1 — MAINTENANCE NORTH
1/8" = 1'-0"

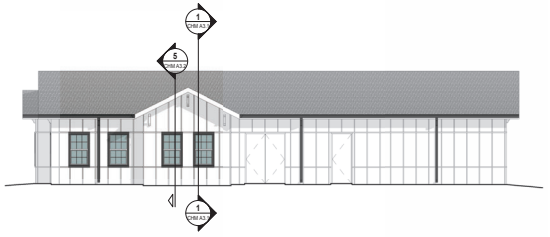


5 CHM A2.1 — MAINTENANCE WEST
1/8" = 1'-0"

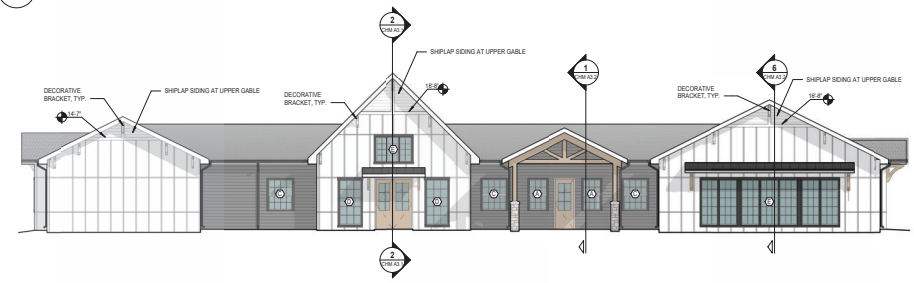
4 CHM A2.1 — MAINTENANCE SOUTH
1/8" = 1'-0"



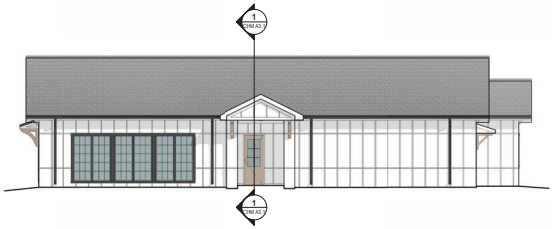
8 CHM A2.1 — CLUBHOUSE SOUTH
1/8" = 1'-0"



3 CHM A2.1 — CLUBHOUSE EAST
1/8" = 1'-0"



2 CHM A2.1 — CLUBHOUSE NORTH
1/8" = 1'-0"



1 CHM A2.1 — CLUBHOUSE WEST
1/8" = 1'-0"

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Martinson Tract Apartments
Huntsville, AL

EXTERIOR ELEVATIONS - CLUBHOUSE

PROJECT NO:	FPA #01523
DRAWN:	Author
CHECKED:	Checker
ISSUE:	90% Design
DATE:	8/25/2023

REVISIONS

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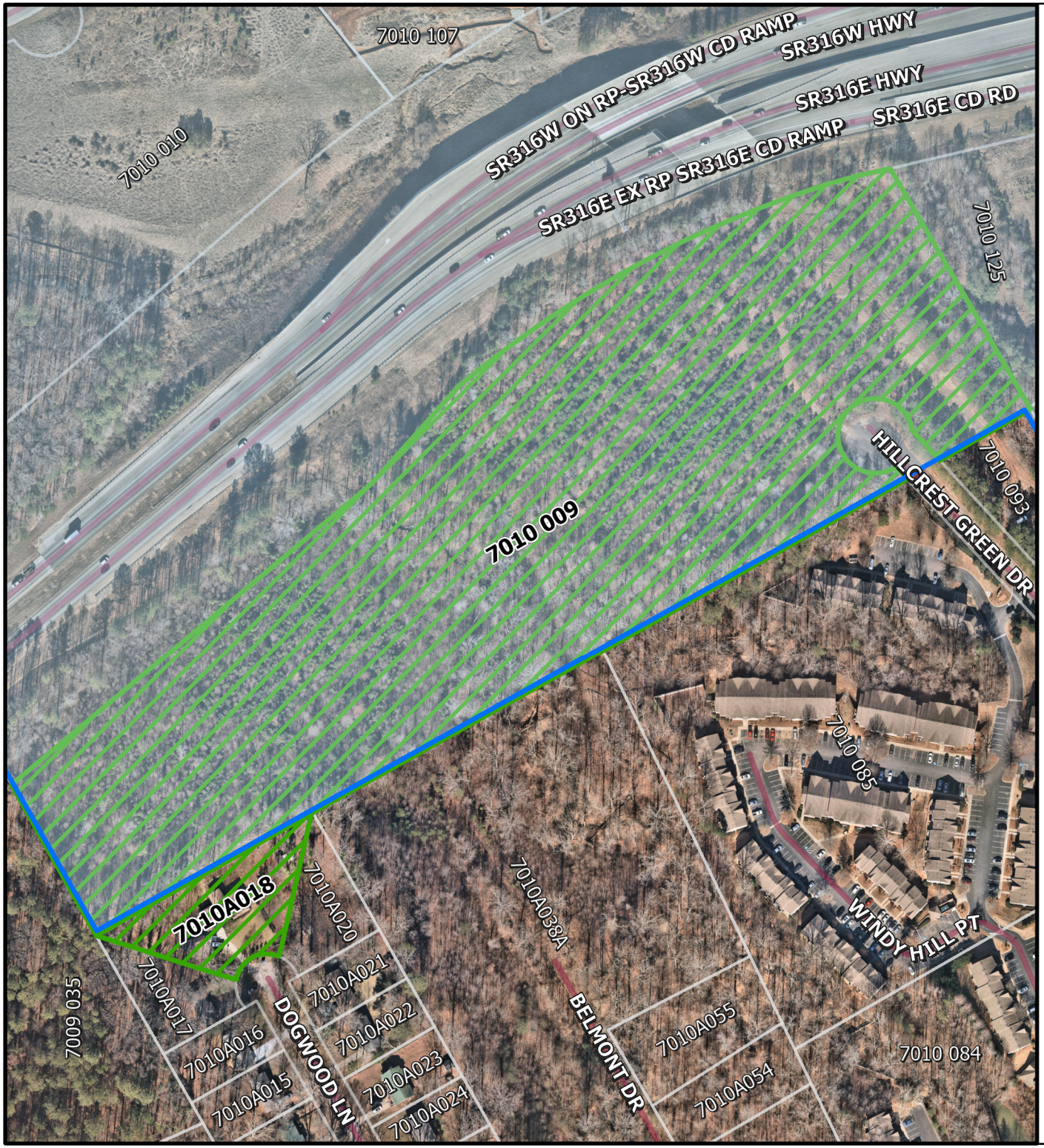

LAWRENCEVILLE
GEORGIA

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

N
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LAWRENCEVILLE

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Planning & Development

Location Map & Surrounding Areas

File # RZM2024-00016

Applicant: Bill Diehl

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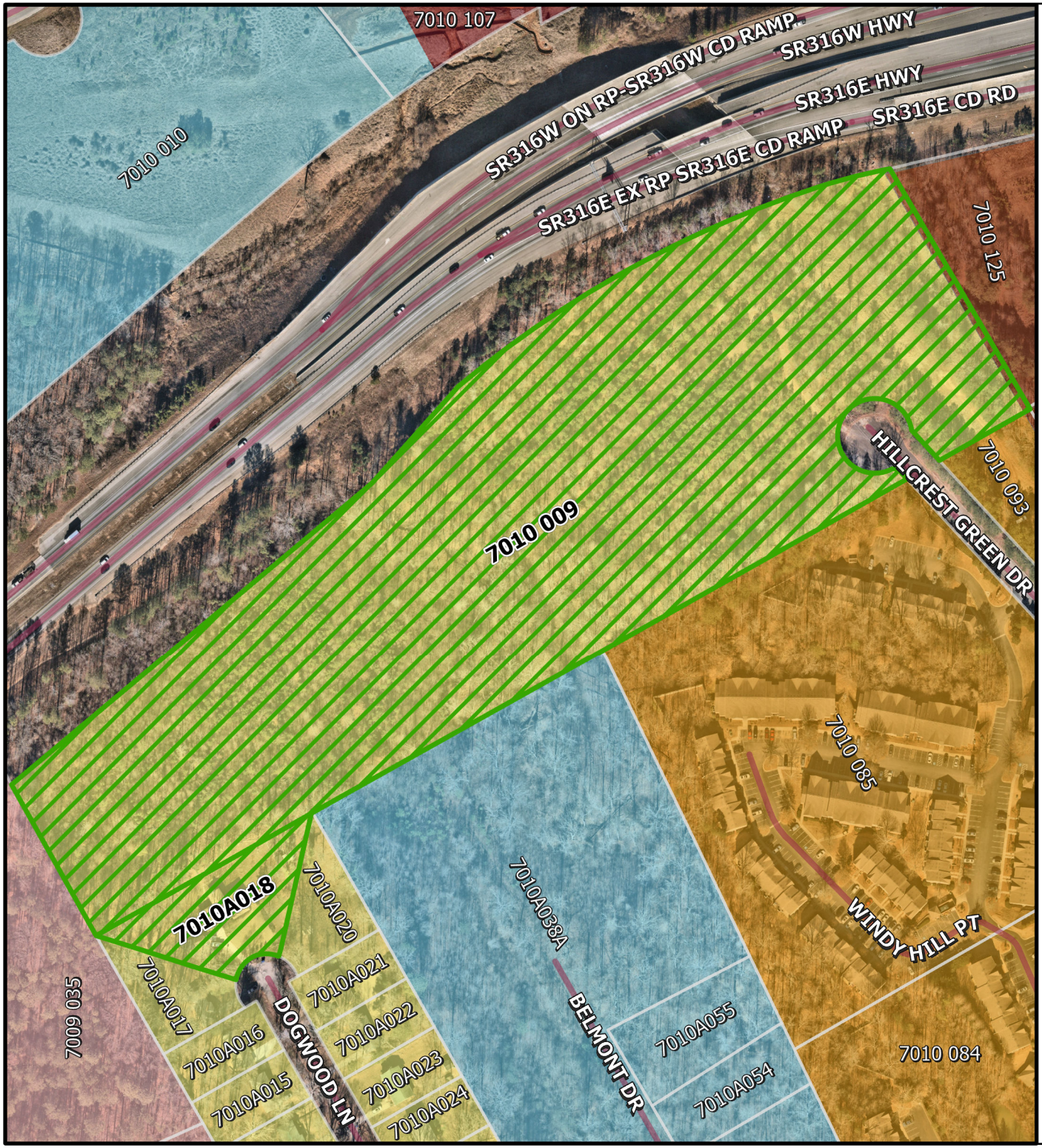

- Subject Property
- Parcels
- County Maintained Streets
- City Maintained Streets

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

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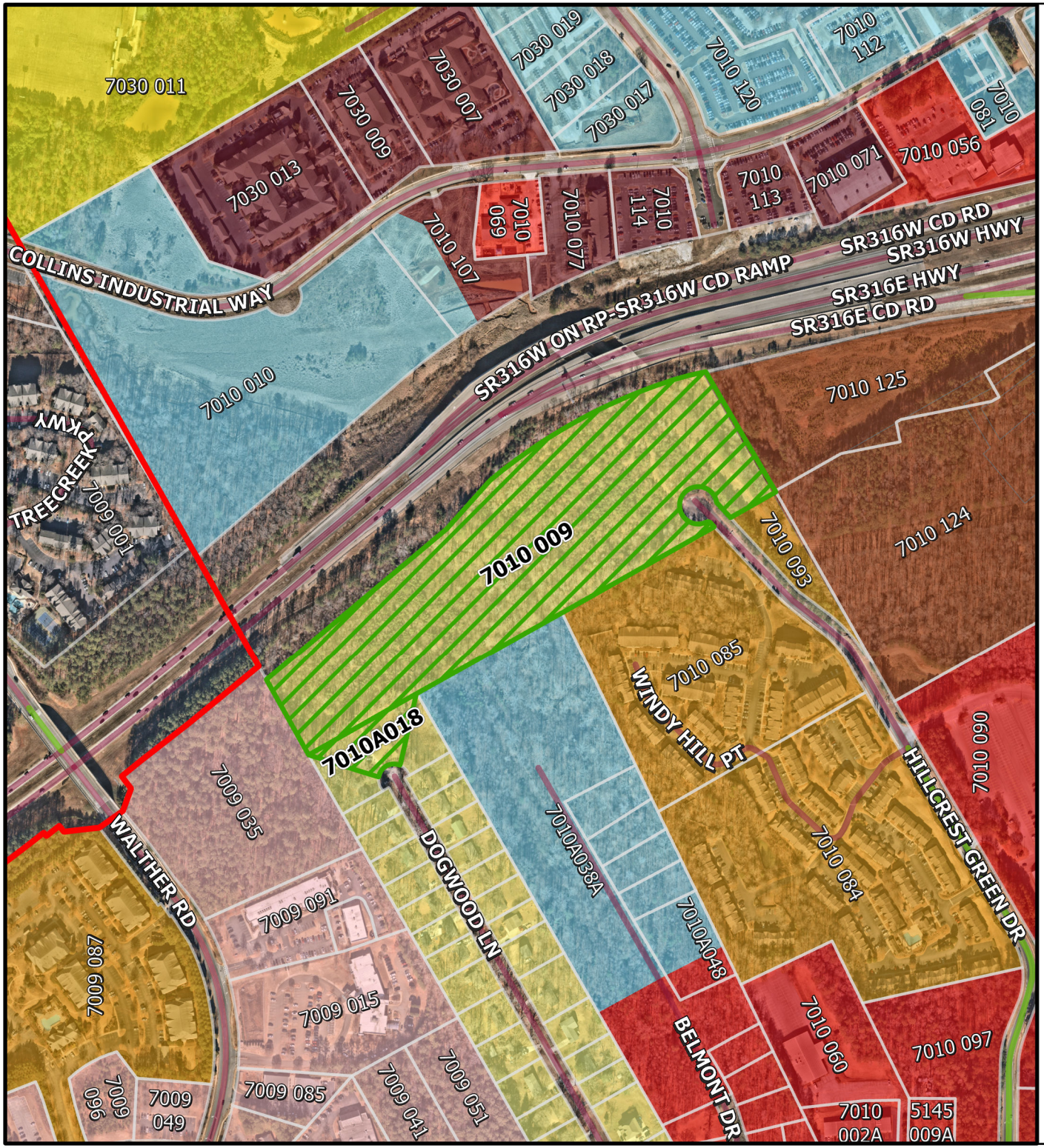

LAWRENCEVILLE

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
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Zoning Districts

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- 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

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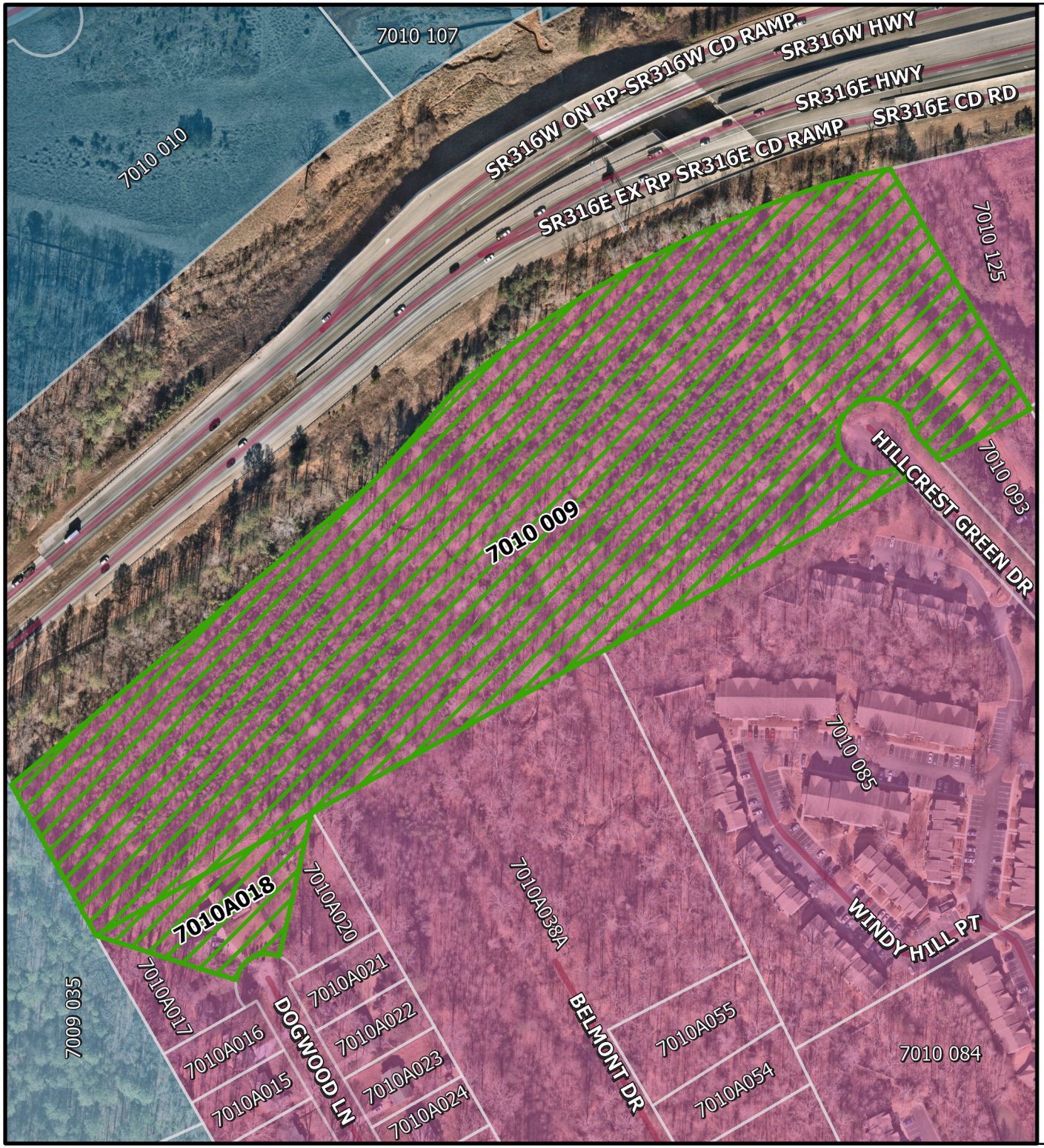

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The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

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

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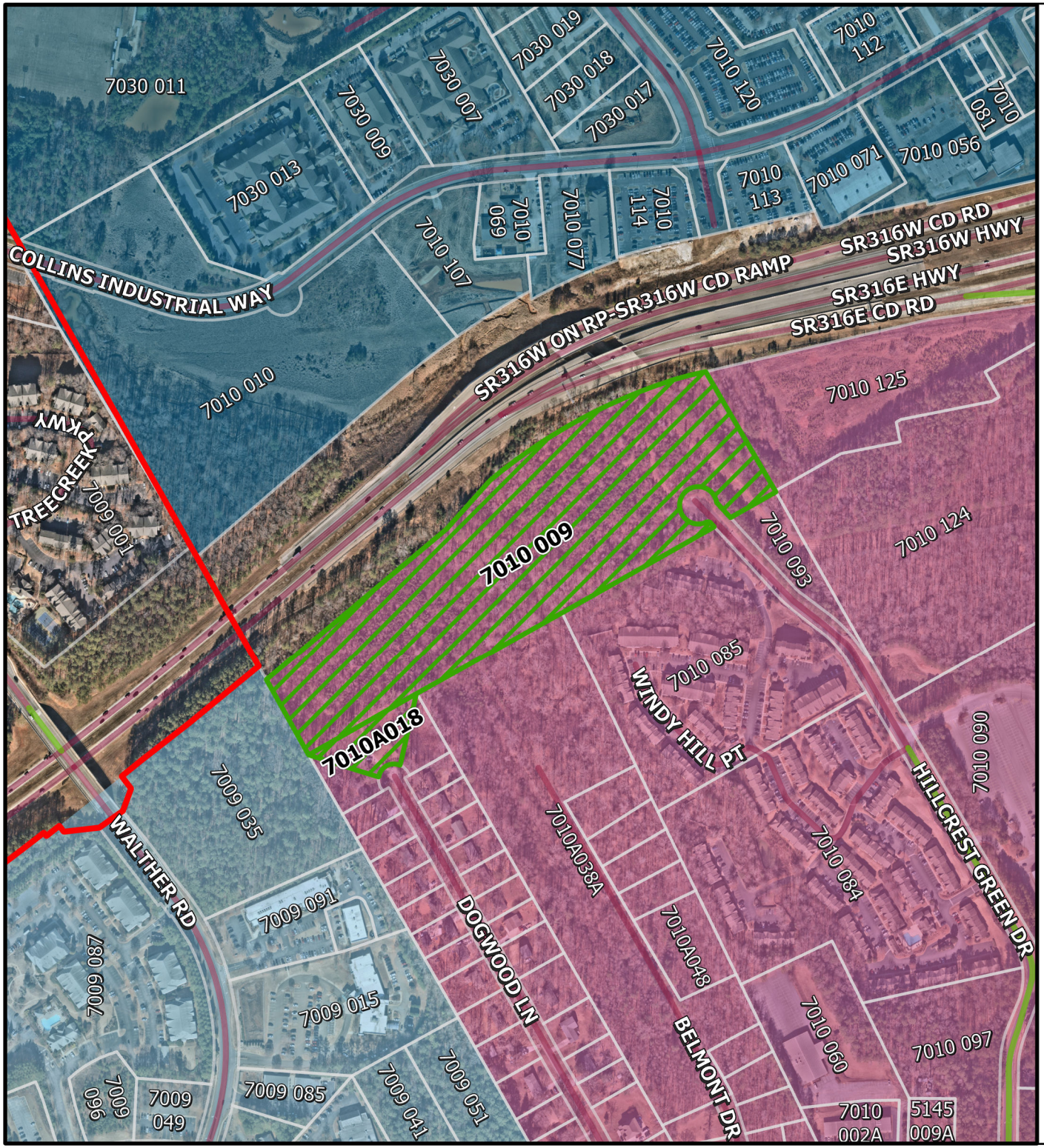

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Location Map & Surrounding Areas

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Applicant: Bill Diehl

- Lawrenceville City Limits
- Subject Property
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- City Maintained Streets

2045 Character Areas

- Community Mixed Use
- Medical Services Cluster
- Education Center

N W E S

0 250 500

LAWRENCEVILLE
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AGENDA REPORT
MEETING: WORK SESSION, AUGUST 7, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of Diaphragm Gas Meters on an Annual Contract
Department:	Gas
Date of Meeting:	Wednesday, August 7, 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

Lines 1 & 2

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

Line 3

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, AUGUST 7, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	King Arthur Drive Drainage Repair Project
Department:	Engineering
Date of Meeting:	Wednesday, August 7, 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: WORK SESSION, AUGUST 7, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Wayside Underground Electric Project Change Order 1
Department:	Electric
Date of Meeting:	Wednesday, August 7, 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: WORK SESSION, AUGUST 7, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

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)

CENTRALSQUARE TECHNOLOGIES

Invoice

8.

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

CENTRALSQUARE TECHNOLOGIES

Invoice

Invoice No (1 of 1)	Date	Page
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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

CENTRALSQUARE TECHNOLOGIES

Invoice

Invoice No (1 of 1)	Date	Page
410975	5/13/2024	3 of 6

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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

CENTRALSQUARE TECHNOLOGIES

Invoice

Invoice No (1 of 1)	Date	Page
410975	5/13/2024	4 of 6

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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

CENTRALSQUARE TECHNOLOGIES

Invoice

Invoice No (1 of 1)	Date	Page
410975	5/13/2024	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 IedsCAD - 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 IedsCAD - 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 IedsMapping 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 IedsMobile - 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 IedsMapping - 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

CENTRALSQUARE TECHNOLOGIES

Invoice

Invoice No (1 of 1)	Date	Page
410975	5/13/2024	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 Maintenance: Start:9/6/2024, End: 7/9/2025	1	3,191.42	3,191.42

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: WORK SESSION, AUGUST 7, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

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: $709,557.00 with $350,00.00 funded from 210-111111 Federal Asset Forfeiture and $359,557.00 funded from Speed Zone Funds.

Attachments/Exhibits:
Farber Specialty Vehicles Quote
MCV Schematics – LAWRENCEVILLE PD

FARBER SPECIALTY VEHICLES

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

OMNIA PARTNERS

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 (RENW)**

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	Rechargable 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 commerical 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 Gatway Wifi Package & Equipment	$	8,708.00	$	8,708.00
CONN-OPT-036	1	Dejero Gatway 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		CAD Design Engineering & electrical schematics 3%			$	20,503.00
	1	Delivery & Training	$	5,600.00	$	5,600.00
		NON-CONTRACT / Additional Options				
				TOTAL PRICE	**$**	**709,557.00**

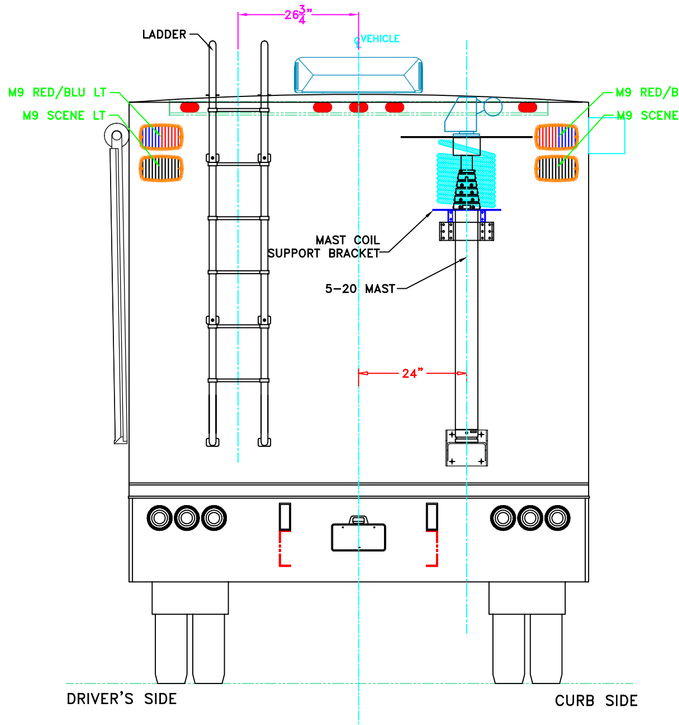
SPECIAL NOTES AND INSTRUCTIONS

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.

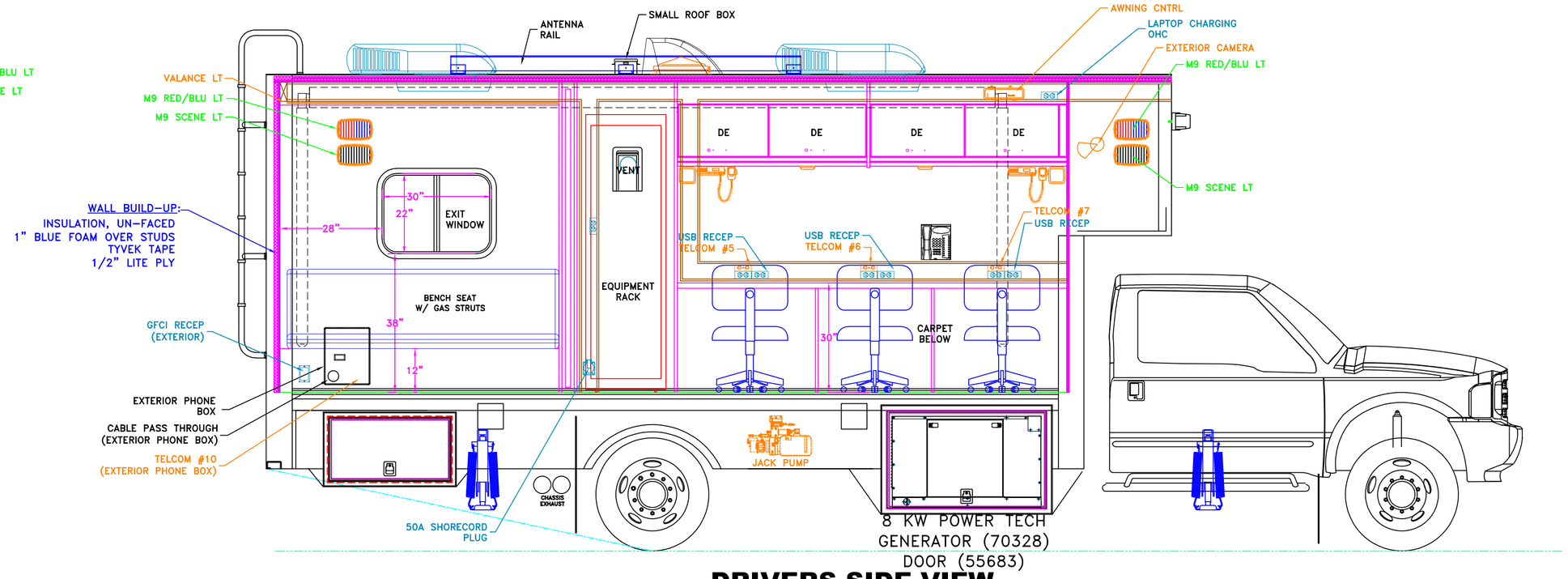
Please confirm your acceptance of this quote by signing this document.

Thank you for your business!

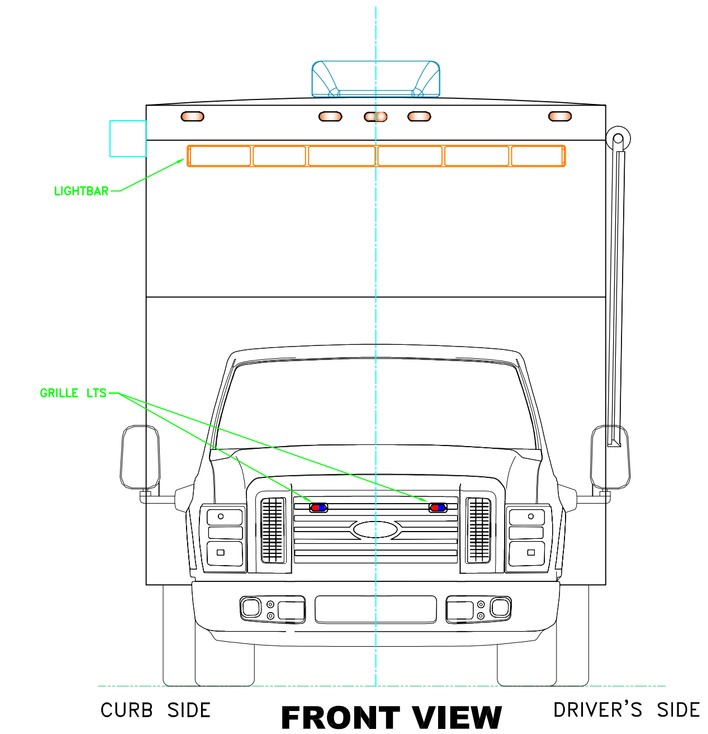
Signature Print Name Date



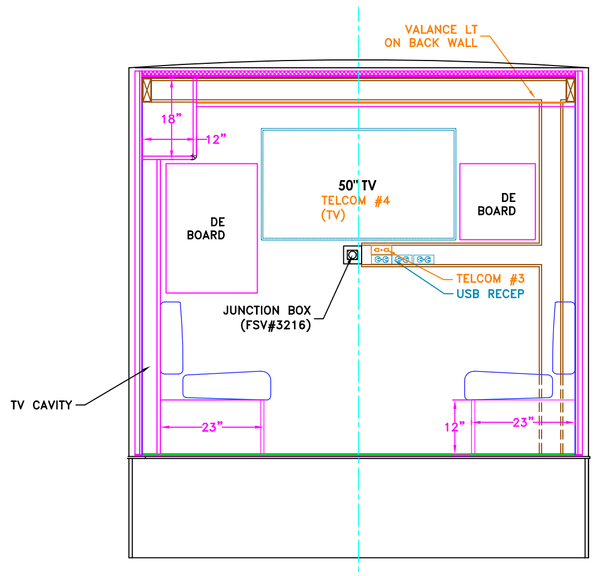
REAR VIEW



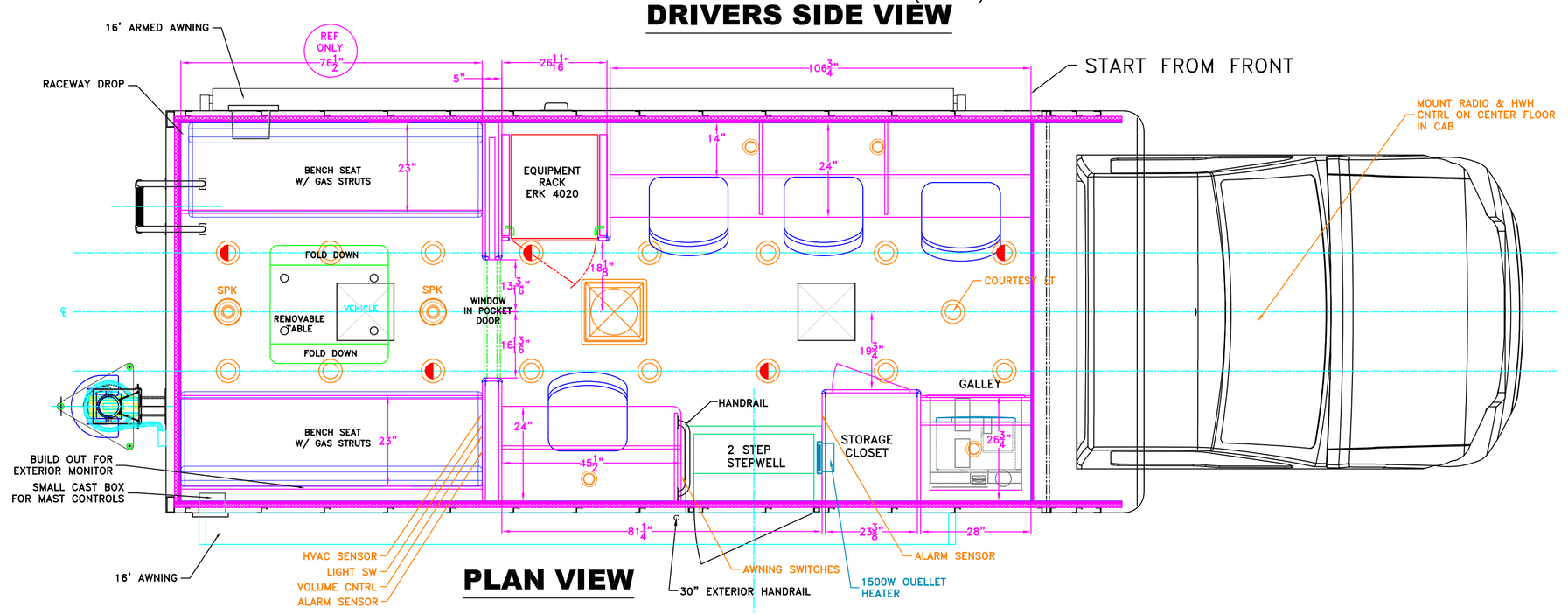
DRIVERS SIDE VIEW



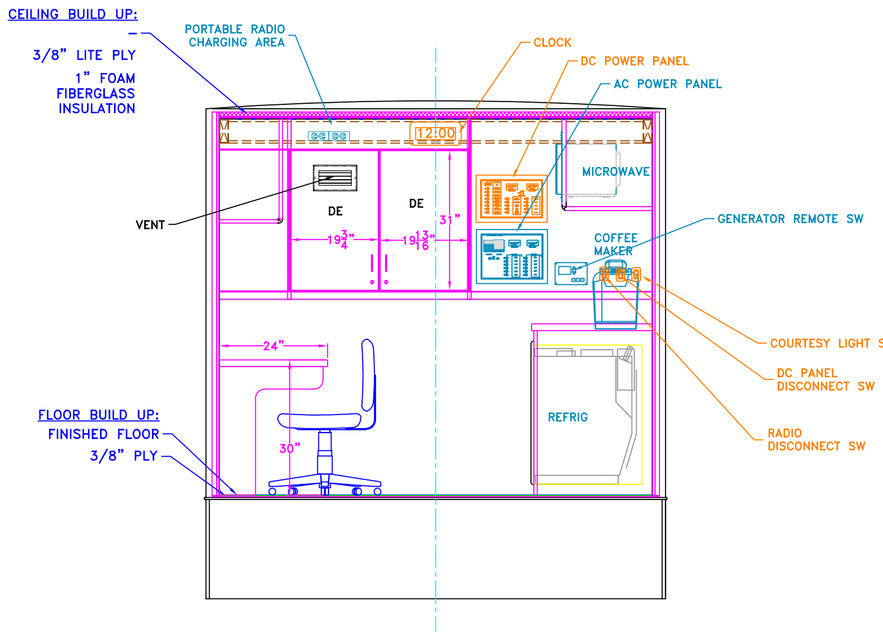
FRONT VIEW



BACK WALL



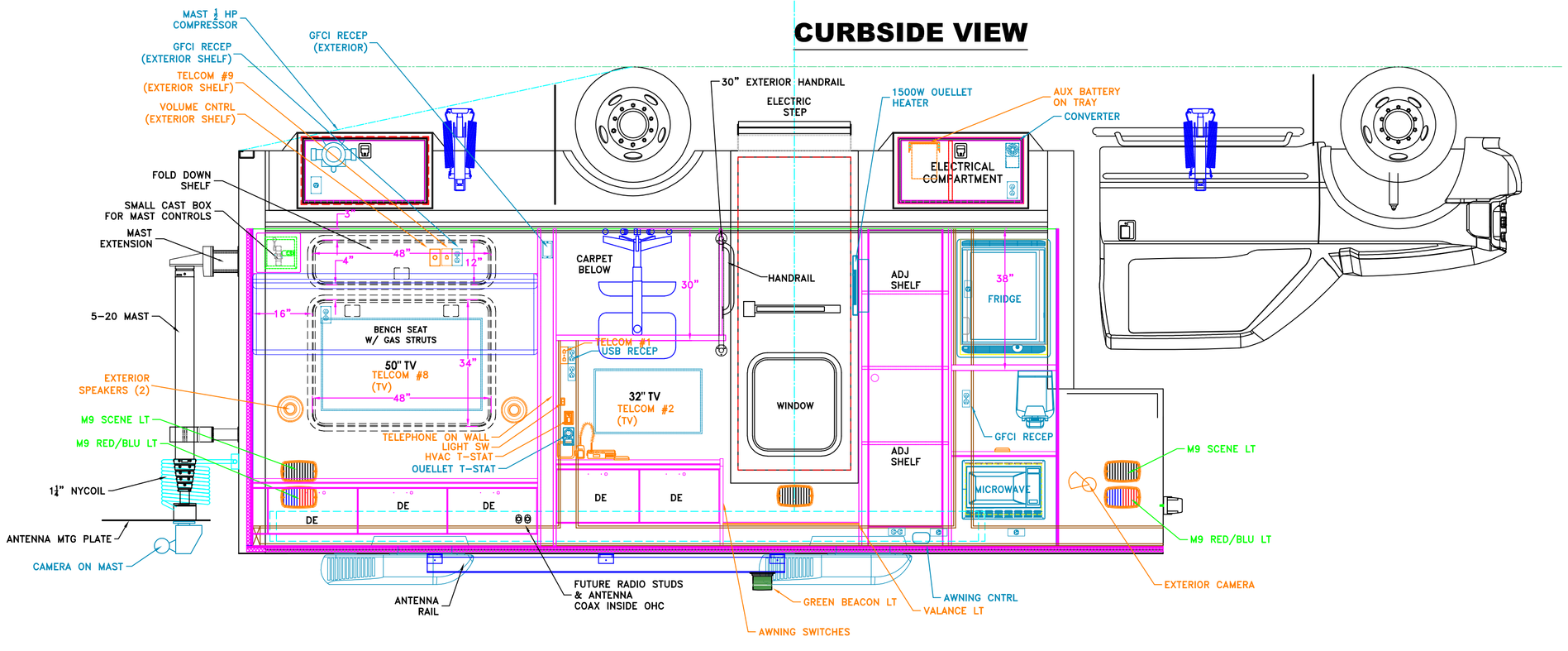
PLAN VIEW



DRIVER'S SIDE CURB SIDE

FRONT VIEW
(FRONT ROOM FORWARD WALL)

CURBSIDE VIEW



CUSTOMER APPROVAL

PRINT NAME

SIGNATURE DATE

FARBER SPECIALTY VEHICLES
7052 AMERICANA PARKWAY
COLUMBUS, OH 43068
USA

REVISION HISTORY

REV.	DESCRIPTION	ENGINEER	DATE
S.1	INITIAL FINAL RELEASE	BCN	3-1-2023

BODY	18'
CHASSIS	F550

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ± 1/8
ANGULAR: BEND ±1°
TWO PLACE DECIMAL ±.12
THREE PLACE DECIMAL ±.125

DESIGN ENGINEER	BCN	3-9-2023
ELEC. ENGINEER	BCN	
ENG MGR. APPROVAL		
SALES	RA	

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF FARBER SPECIALTY VEHICLES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF FARBER SPECIALTY VEHICLES IS PROHIBITED.

CUSTOMER: LAWRENCEVILLE PD (GA)

TITLE: SALES DRW

SHEET SIZE	SCALE	UNIT NO.	REV.
D	1" = 1'	—	S.1

SHEET 1 OF 1

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, AUGUST 07, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Resolution for Abandonment of University Center Lane Right of Way on the Georgia Gwinnett College Campus
Department:	City Manager
Date of Meeting:	Wednesday, August 7, 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 and anticipated selling price would be $75,000. Once the City abandons the right of way, the City would not be responsible for maintaining this road.

Attachments:
Resolution
Survey

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.

_____
Mayor David R. Still

ATTEST:

_____
City Clerk - Karen Pierce

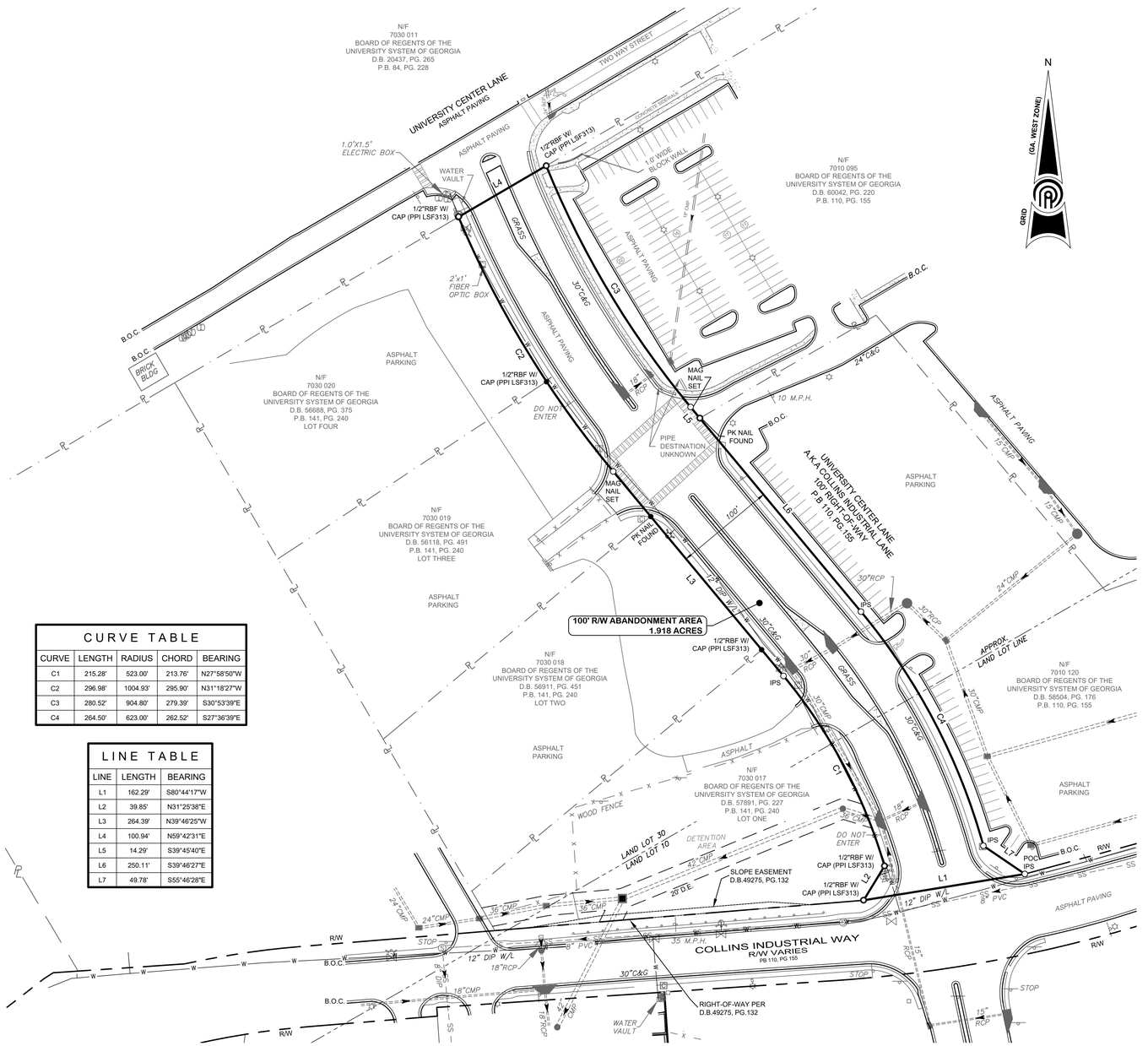
Exhibit A

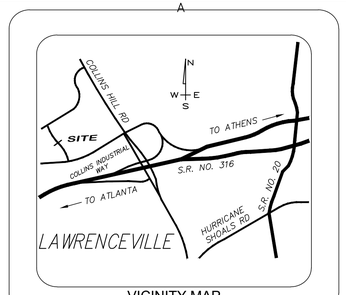
Plat of Abandoned Street

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

IPF	IRON PIN FOUND	AC.	ACRES
CMF	CONCRETE MONUMENT FOUND	A.K.A.	ALSO KNOWN AS
"X"	"X" SCRIBED IN CONC.	BOC	BACK OF CURB
	COMPUTED POINT	BM	BENCHMARK
	ROCK FOUND	BSL	BUILDING SETBACK LINE
	CONTROL POINT	CHD	CHORD
TBM/BM	BENCHMARK	C&G	CURB & GUTTER
SSMH	SANITARY SEWER MANHOLE	CTP	CRIMP TOP PIPE
GT	GREASE TRAP	CMP	CORRUGATED METAL PIPE
CO/SSCO	STORM/SANITARY CLEAN OUT	CMF	CONCRETE MONUMENT FOUND
JB	JUNCTION BOX	$\mathbb{Q}$	CENTERLINE
DWCB	DOUBLE WING CATCH BASIN (DWCB)	DIP	DUCTILE IRON PIPE
SWCB	SINGLE WING CATCH BASIN (SWCB)	D.E.	DRAINAGE EASEMENT
CI	CURB INLET	DB/PG	DEED BOOK / PAGE
GI	GRATE INLET	ELEV	ELEVATION
HW	HEADWALL	EOP	EDGE OF PAVEMENT
FES	FLARED END STRUCTURE	FFE	FINISHED FLOOR ELEVATION
OCS	OUTLET CONTROL STRUCTURE (OCS)	F.K.A.	FORMERLY KNOWN AS
RD	ROOF DRAIN	HCR	HANDICAP RAMP
AD	AREA DRAIN	HDPE	HIGH DENSITY POLYURETHANE PIPE
WELL	WELL	IE	INVERT ELEVATION
WV	WATER VALVE	IPS	IRON PIN SET (1/2" REBAR)
WM	WATER METER	IPF	IRON PIN FOUND
ICV	IRRIGATION CONTROL VALVE	LL	LAND LOT LINE
FH	FIRE HYDRANT	LL	LAND LOT
FDC	FIRE DEPARTMENT CONNECTION	MT	MARKED TREE
	WATER SPIGOT	NL	NAIL FOUND
	WATER BACKFLOW PREVENTER	N/F	NOW OR FORMERLY
WMH	WATER MANHOLE	OL	ON LINE
GV	GAS VALVE	OTP	OPEN TOP PIPE
GP	GAS PEDESTAL/BOX	PVC	POLYVINYLCHLORIDE PIPE
GM	GAS METER	PB/PG	PLAT BOOK / PAGE
GMH	GAS MANHOLE	POB	POINT OF BEGINNING
MW	MONITOR WELL	P.O.C.	POINT OF COMMENCEMENT
PP/SP	POWER POLE/SERVICE POLE	PL	PROPERTY LINE
LP	LIGHT POLE	RBF	REBAR FOUND
PLP	POWER/LIGHT POLE	RCP	REINFORCED CONCRETE PIPE
GL	GROUND LIGHT	R/W	RIGHT-OF-WAY
GP	GUY POLE	S.S.E.	SANITARY SEWER EASEMENT
GW	GUY WIRE	TPOB	TRUE POINT OF BEGINNING
XFMR	ELECTRIC TRANSFORMER	TOC	TOP OF CURB
EMH	ELECTRIC MANHOLE	TBM	TEMPORARY BENCHMARK
EB	ELECTRIC PEDESTAL/BOX	+944.2	EXISTING GROUND ELEVATION
EM	ELECTRIC METER	944.2	PROPOSED GROUND ELEVATION
TSP	TRAFFIC SIGNAL POLE	910	EXISTING CONTOUR ELEVATION
CWP	CROSS WALK POLE	910	PROPOSED CONTOUR ELEVATION
TSB	TRAFFIC SIGNAL BOX		CENTERLINE
UTP	TELEPHONE PEDESTAL		ADJOINER PROPERTY LINE
UFOP	FIBER OPTIC PEDESTAL		RIGHT OF WAY
CMH	COMMUNICATIONS MANHOLE	OHP	OVERHEAD POWER LINE
CP	COMMUNICATIONS PEDESTAL	UP	UNDERGROUND POWER
OC	OVERHEAD CAMERA	T	TELEPHONE LINE
AC	AIR CONDITIONER	UT	UNDERGROUND TELEPHONE LINE
MB	MAILBOX	G	GAS LINE
BOL	BOLLARD	CTV	CABLE T.V. LINE
	TRAFFIC ARROWS	UCTV	UNDERGROUND CABLE T.V. LINE
	HANDICAP PARKING SPACE	SS	SANITARY SEWER LINE
	SIGN	STM	STORM SEWER PIPE
	BORE HOLE	W	WATER LINE/PIPE
	TREE		FENCE LINE
	FLAGPOLE		BRANCH/CREEK/STREAM CENTERLINE
	PAYPHONE		DITCH/DRAIN CENTERLINE
			FLOOD HAZARD ZONE LIMITS
			LIMITED ACCESS
		N/F	NOW OR FORMERLY
		FM	SANITARY SEWER FORCE MAIN





VICINITY MAP
N.T.S.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	215.28'	523.00'	213.76'	N27°58'50"W
C2	296.98'	1004.93'	295.90'	N31°18'27"W
C3	280.52'	904.80'	279.39'	S30°53'39"E
C4	264.50'	623.00'	262.52'	S27°36'39"E

LINE TABLE

LINE	LENGTH	BEARING
L1	162.29'	S80°44'17"W
L2	39.85'	N31°25'38"E
L3	264.39'	N39°46'25"W
L4	100.94'	N59°42'31"E
L5	14.29'	S39°45'40"E
L6	250.11'	S39°46'27"E
L7	49.78'	S55°46'28"E

PROPERTY INFORMATION:
PORTION OF UNIVERSITY CENTER LANE

PLAT & DEED REFERENCES:
SUBDIVISION PLAT OF 316 INDUSTRIAL PARK PREPARED BY M.V. INGRAM ENTERPRISES, INC. LAST REV. 7/22/05. PLAT BOOK 110, PAGE 155.

MINOR SUBDIVISION PLAT FOR DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE PREPARED BY PRECISION PLANNING, INC., DATED 12/18/2017. RECORDED IN PLAT BOOK 141, PAGE 240.

ALTA/ACSM LAND TITLE SURVEY FOR GEORGIA BOARD OF REGENTS, PREPARED BY PRECISION PLANNING, INC., DATED 10/08/15.

SURVEY FOR THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, PREPARED BY PRECISION PLANNING, INC., DATED 06/28/18, REVISED 06/28/2019.

ALTA/ACSM LAND TITLE SURVEY FOR BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA & AUGUSTA TITLE, INC., PREPARED BY PRECISION PLANNING, INC., DATED 05/24/22.

OTHERS AS NOTED ON SURVEY.

THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:
1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2"REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS OR MAG NAIL SET, UNLESS OTHERWISE NOTED.

3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB100A (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

EQUIPMENT USED:
A TRIMBLE S8 ROBOTIC TOTAL STATION & A CARLSON BRX7 GNSS MULTI-FREQUENCY (L1,L2 & L5) RECEIVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,625 & AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 05/08/2024.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 276,988 FEET.

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 12B.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:
BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 -YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0073F, DATED SEPTEMBER 29, 2006. SUBJECT PROPERTY LIES WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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GEORGIA PROFESSIONAL ENGINEER No. LS003450 DONALD EDWARD JAMES LAND SURVEYOR
7/9/2024
STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
Georgia Land Surveying Firm COA # LSF000313
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us • info@ppi.us

CITY OF LAWRENCEVILLE

LAND LOT 10 & 30, 7th LAND DISTRICT,
CITY OF LAWRENCEVILLE,
GWINNETT COUNTY, GEORGIA

RIGHT-OF-WAY ABANDONMENT PLAT

SHEET TITLE	CHECKED	DEJ
	DRAWN	NAP
	FIELD	BRP

NO.	DESCRIPTION	DATE

RELEASE

05/20/2024
DATE

S15196D
PPI PROJECT NO.

1 of 1

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, AUGUST 07, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Resolution for Condemnation of Pine Tree Property
Department:	City Manager
Date of Meeting:	Wednesday, August 7, 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

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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: WORK SESSION, AUGUST 7, 2024
AGENDA CATEGORY: GENERAL BUSINESS ITEM

Item:	Resolution of the City of Lawrenceville for rules of mayor and council conduct
Department:	City Manager
Date of Meeting:	Wednesday, August 7, 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: Draft 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). All municipal charters are strictly construed, and powers which are not expressly, or by necessary implication, conferred cannot be exercised. *City of Midway v. Midway Nursing and Convalescent Center, Inc. 230 GA. 77 (1973).* Therefore, individual Elected Officials are not authorized to act in a supervisory manner and/or instruct City employees.

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 and supervising all city vendors rests with the City Manager under the Lawrenceville City Charter Section 3.01(c). All municipal charters are strictly construed, and powers which are not expressly, or by necessary implication, conferred cannot be exercised. *City of Midway v. Midway Nursing and Convalescent Center, Inc. 230 GA. 77 (1973).* Therefore, individual Elected Officials are not authorized to 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 or vendors.**

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, employees, and vendors of the City. Therefore, individual Elected Officials should not interfere with the administrative functions of the City by reprimanding or sanctioning staff or vendors. Staff should implement policy decisions of the majority of City Council, not individual Elected Officials.

Examples of Violations:

1) Scolding staff or vendors 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. Disciplinary action against a staff member shall be governed by the personnel rules for the City of Lawrenceville. By a vote of the majority of Council (not individual elected officials) a request may be made for the City Manager to take action against a vendor.*

4. **The Individual Elected Official shall not speak or represent themselves as speaking for the City unless authorized by the Mayor and/or 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 the City at an event or function unless the Council Member expressly states that he/she is not representing or speaking on behalf of the City, or unless the Council Member is authorized by the Mayor and/or the majority of Council to represent the City.
2) Discussing the City of Lawrenceville's position on issues with other governmental officials unless the Council Member expressly states that he/she is not representing or speaking on behalf of the City, or unless the Council Member is authorized by the Mayor and/or the majority of Council to speak on behalf of the City.
3) Negotiating the sale or purchase of real property without authorization of the majority of Council.
4) 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.
5) Create the appearance of a private event being endorsed and/or produced by the City by unclear communications created personally by the elected official.
6) Discussing bid submittals, city projects, or performance with vendors without authorization of the majority of 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 to the City or its employees about conduct of city staff except to the City Manager and the City Attorney. 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*. In the event that it is found that there was no violation of city policy, this finding shall be reported to the Mayor and Council who may take action as appropriate, up to and including public reprimand of an Elected Official for making a wrongful complaint.

6. **Violations by Elected Officials**

Basis: City staff members shall be instructed to report a violation(s) of the Rules of Mayor and Council Conduct by an Elected Official to their Department Director. The violation shall be reviewed and if there is reason to believe there has been a violation of the Rules of Mayor and Council Conduct, such violation shall be reported to the City Manager and the City Attorney. If the City Manager and the City Attorney believes that there has been a violation of the Rules of Mayor and Council Conduct by an Elected Official, they shall report their findings to the Mayor and Council in Executive Session The named Elected Official shall be notified that an alleged violation will be forthcoming to Executive Session The Mayor and Council shall determine in their sole discretion if a violation has occurred and they may act as they deem appropriate, up to and including public reprimand.

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

_____
David R. Still, Mayor

ATTEST:

_____
Karen Pierce, City Clerk

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, AUGUST 07, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	ReCAST Behavioral Health Subrecipient Contract
Department:	Community and Economic Development
Date of Meeting:	Wednesday, August 7, 2024
Fiscal Impact:	ReCAST Grant Funded
Presented By:	Marcus Thorne, ReCAST Program Manager, and Jasmine Billings, Community and Economic Development Director
Action Requested:	Approval of Viewpoint Health as New Behavioral Health Subrecipient

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Summary: ReCAST Lawrenceville has recently issued a Request for Proposals (RFP) for a new Behavioral Health Subrecipient. After reviewing four proposals, Viewpoint 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 Viewpoint 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:

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, AUGUST 07, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	ReCAST Lawrenceville – Year 3 Recap Presentation
Department:	Community and Economic Development
Date of Meeting:	Wednesday, August 7, 2024
Fiscal Impact:	$0
Presented By:	Marcus Thorne, ReCAST Program Manager, and Jasmine Billings, Community and Economic Development Director
Action Requested:	Update on ReCAST Grant Year 3

Summary: The ReCAST Program Manager and the Community and Economic Development Director will provide an update on ReCAST Year 3 goals, milestones, year-to-date data, and anticipated deliverables in Year 4. ReCAST stands for Resiliency in Communities After Stress & Trauma and is a grant program awarded through the Substance Abuse & Mental Health Services Administration.

Fiscal Impact: $0

Attachments/Exhibits: ReCAST Year 3 Recap Presentation

RECAST
LAWRENCEVILLE

ReCAST Needs Statement

[Areas of Improvement]

1. Lack of civics education and understanding of policies and procedures of local government.
2. Lack of trauma informed practices.
3. Lack of a cohesive system to address social determinants of health.
4. Lack of community engagement.
5. Lack of diversity and cultural competency.

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Program Goals

Goal 1 / Increase well-being, resiliency, and community healing through community-based, participatory approaches

Goal 2 / Increase community and youth engagement, leadership development, improved governance, and capacity building by creating community change through community-based, participatory approaches

Goal 3 / Increase access to trauma-informed community behavioral health resources through more equitable access

Goal 4 / Increase the level of cultural competency of the City of Lawrenceville's employees and citizens to promote understanding and developmentally appropriate city-led policies and programs

Goal 5 / Strengthen the integration of community-based services addressing the social determinants of health for high-risk youth and their families

ReCAST Advisory Board Members (L to R): Chanda Floyd-Bryant (chair), Keira Drane, Carol Caraballo, Coni Brown, Marci Sledge, Liliana Pino, Nancy Martin, Rachael Warnsley, DeVante Hudson, Alisha Jordan, Hector Sanchez (vice-chair), Tiffany Washington, and Marcus Thorne (Program Manager)

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Introduction

ReCAST – *Resiliency in Communities After Stress and Trauma*

[Established by our Advisory Board]

Mission: To connect and empower Lawrenceville youth and families to build a stronger community

Vision: We are a thriving Lawrenceville where all residents work together to create a sense of belonging

Values: Empowerment, Collaboration, Connection, Accessibility, Advocacy, Inclusion

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Year 3 - Data & Narrative Update

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Goal 1 / Increase well-being, resiliency, and community healing through community-based, participatory approaches

Objective	Progress
Continue to engage the ReCAST Advisory Board and meet 4 times by the end of Year 3	11 members; 7 meetings
Provide 3-4 trainings on violence prevention to law enforcement staff and mental health professionals by the end of Year 3	4 scheduled
Increase violence prevention knowledge, skills among staff	Pre/Post tests

Goal 1 / Increase well-being, resiliency, and community healing through community-based, participatory approaches

- Continued implementation of the community needs and resources assessment
- Engaged the ReCAST Advisory Board for continued community guidance
- Worked with View Point Health to schedule (4) Trauma-Informed trainings

Photo by Alaina Tullis, CoL Community Relations

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Goal 2 / Increase community and youth engagement, leadership development, improve governance, and capacity building by creating community change through community-based, participatory approaches

Objective	Progress
Continue to engage 20 high-risk youth in civic engagement and leadership in the youth advisory council, the Lawrenceville Legacy Leaders	39 Legacy Leaders
Youth continue to provide 4 annual trainings and workshops to educate and engage 200 of their peers in civic education and opportunities for participation in local government Increase civic engagement knowledge/skills among youth trained	3 trainings; 51 trained

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Goal 2 / Increase community and youth engagement, leadership development, improve governance, and capacity building by creating community change through community-based, participatory approaches

- Largest Summer of Impact cohort
- Significant growth in number of applicants for Lawrenceville Legacy Leaders (L3)
- Legacy Leaders held 2nd annual Wellfest event and created youth-led summer workshops; this public youth-led, mental health event was described by Impact46 as a first for Gwinnett county
- Held National Night Out in partnership with Lawrenceville Police Department

Photo by Impact 46

Youth-led Mental Health Event (Wellfest)

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National Night Out

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Goal 3 / Increase access to trauma-informed community behavioral health resources thro more equitable access

Objective	Progress
Continue to engage a Diversity, Equity and Inclusion Council (DEI) comprised of 6-10 city employees.	12
By the end of Year 3, include citizens in the DEI Council and integrate Council recommendations into city policies.	Not yet achieved
By the end of Year 3, provide 6 implicit bias trainings to community members.	6 training events scheduled
Increase knowledge/skills among trainees.	Pre/Post test

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Goal 3 / Increase access to trauma-informed community behavioral health resources thro more equitable access

- Created branding materials for the DiverCITY committee
- Six (6) Community Connection Workshops scheduled, with two (2) of them already held
- Added two (2) additional youth training. due to positive feedback at the high schools
- Scaffolding the City's DEIB training – in conjunction wit the Georgia Municipal Association – to introduce level 102 and 103 sessions

DiverCITY LAWRENCEVILLE

DiverCITY Logo

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Central Gwinnett, Community Connections Workshop

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Goal 4 / Strengthen the integration of community-based services addressing the social determinants of health for high-risk youth and their families

Objective	Progress
Refer/screen 400 families, 80 annually, to measure resiliency and social determinants of health and analyze changes in social determinants of health (SDOH) pre-post services (navigator screening).	133 referred; 104 receiving services
Refer/connect 400 families, 80 annually, experiencing homelessness, food insecurity, childcare needs to direct assistance.	417 referred; 902 receiving services
Create referral process to connect 300 families, 60 annually, to workforce development services.	44 referred; 132 receiving services, 37 found employment, 85 receiving resume help/coaching

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Goal 4 / Strengthen the integration of community-based services addressing the social determinants of health for high-risk youth and their families

- Continued offering behavioral health support with several families being discharged successfully
- ReCAST partners continued referring participants within the partnership to provide wrap-around support services; increased successful program participant discharges

Photo by Alaina Tullis, CoL Community Relations

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Goal 5 / Increase access to trauma-informed behavioral health resources

Objective	Progress
Assess and provide therapy/counseling to 750 Lawrenceville residents in need, 250 in Year 3.	276 received a total of 224 behavioral health sessions
Improve behavioral health outcomes among those receiving services (individuals who made progress toward their individualized goals at discharge)	14 have made progress towards their goal at discharge

Goal 5 / Increase access to trauma-informed behavioral health resources

- Innovated the ReCAST referral process, strengthening our ability to connect youth and families to supportive services
- Continued behavioral health service provision for Lawrenceville residents
- Continued provision of participant assessments and consultations, aiding behavioral health support

Families First Staff at a Barbershop Outreach Event

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Year 3 / Growth Opportunities

- Developing a solution to achieve four (4) trauma-informed training. We found a new local trainer and established training dates.
- Opportunity in behavioral health service provision: The city published a request for proposal and is actively creating a transition plan to on-board a new provider.
- Contracting Data Evaluator directly with the city.
- Embracing more social media presence with student programming

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Partner Successes

Housing Assistance & Student Leadership	Employment Support	Behavioral Health & Navigator Support
IMPACT46	GEORGIA CENTER FOR OPPORTUNITY	Families First

Families First

- Began sharing social media on behalf of the ReCAST collaborative
- Hired a certified peer specialist, enhancing their ability serve participants
- Greater support of collaborative operational meetings
- Achieved the ReCAST behavioral health annual outcome

Georgia Center for Opportunity

- Achieved the ability to track new hires
- Met their ReCAST partnership goal
- Posting consistently in support of ReCAST collaborative efforts
- Joining more outreach events
- Partnering with the Lawrenceville Co-op in support of local residents
- Participating in the Summer Of Impact mock interviews at Central Gwinnett and Discovery

- **Lawrenceville Response Center (LRC)**
  - Exceeding monthly metrics in almost every ReCAST deliverable
  - $249,943.49 in financial assistance was expended across the LRC's temporary housing, rental assistance, and utilities assistance programs.
  - 40 households and 66 individuals (including minors from ReCAST schools) were sheltered. 2 families immediately transitioned to permanent housing upon ending services.
  - 26 evictions were prevented through the provision of rental ssistance. The average amount of funds expended per household was $3,702.69.
  - 286 households with City of Lawrenceville Utilities had payments made on their behalf, totaling $106, 138.97. The average utility bill was $410.54.

Impact46

- **Students46**
  - Continued work on Legacy Leaders and Legacy Leaders Mentors
  - Continuing to innovate with Summer of Impact (SOI), including the continuation of summer workshops. This summer they were led by youth
  - 100% interest from employment partners in returning for subsequent summer
  - Social media superlatives city marketing team
  - Continued growth in SOI; 39 interns for SOI this summer; more than triple the count from last summer
  - Students46 staff members cultivating strong relationships with employment partners and students

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ReCAST approved by SAMHSA for Year 4

ReCAST presenting in Oregon

“Designing, Implementing, and Evaluating the Resiliency in Communities after Stress and Trauma program: Amplifying and Empowering Youth and Community Voice in the City of Lawrenceville”

- American Evaluation Association Conference
- Portland, OR
- Wednesday, October 23rd
- **Panel Discussion Participants:** Data Evaluator, Impact 46, ReCAST, and Student from Legacy Leaders/Summer of Impact

Coming in Year 4

Coming in Year 4

- Onboarding a new behavioral health partner
- Four trauma-informed community training opportunities
- Six Community Connections workshops
- Greater outreach and an event for mental health awareness month (May)
- Continued cultural competency training for city employees
- Continued civic and youth leadership engagement through Legacy Leaders
- Increasing integration of mental health messaging within city events
- Growing collaboration between ReCAST and Lawrenceville organizations
- Continued support of youth and families facing challenges in housing, employment, and behavioral health

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ReCAST exists
to connect and empower
Lawrenceville youth and families
to build a stronger community

Questions?

Questions?

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GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, AUGUST 7, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	City Records Management and Retention Update
Department:	City Clerk
Date of Meeting:	Wednesday, August 7, 2024
Fiscal Impact:	N/A
Presented By:	Karen Pierce, City Clerk and Candice McDaniel, Records Officer
Action Requested:	No Action Required – Presentation only

Summary: The City Clerk and Records Officer will provide an update of the City Records Management current program and views for the future.

Attachments/Exhibits:
Presentation

Records Management/ Records Retention/ Open Records Update

August 7, 2024
City Council Work Session

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Who are our Records Officers

- Records Officer in the City Clerks Office
  - Candice McDaniel
- City Clerk and Assistant City Clerk
  - Karen Pierce
  - Jacquelyn Bell

What is Records Management?

Telling the City's Story

The work you are doing today, captured in your records, may be saved forever to allow historians to understand how your agency and your work contributed to the city.

Local Government records tell the story of the actions taken by the government and provide us with the history of the city.

Records help citizens hold the government and government officials accountable for their actions. They enable us to accurately understand our past and who we are as a city.

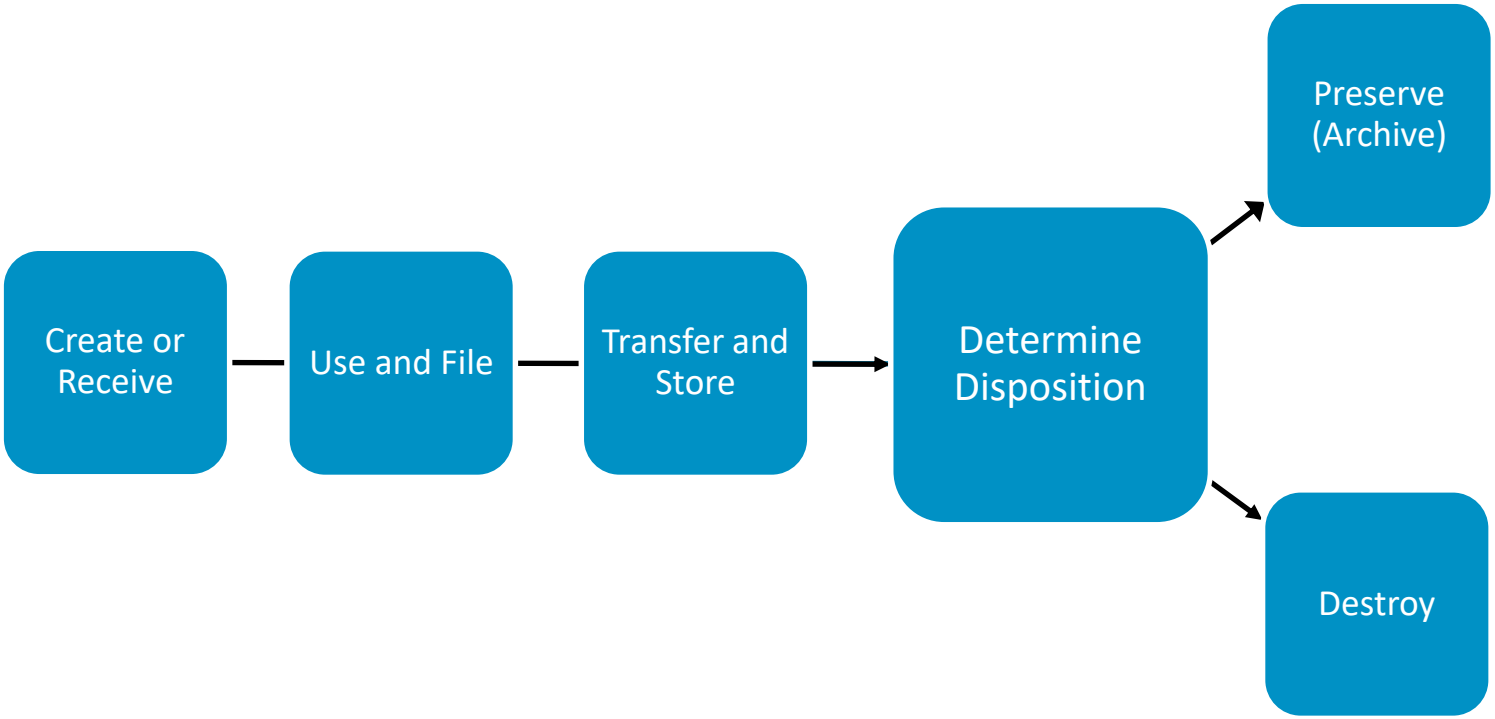
What We Do…

- Seek to determine **Temporary vs Permanent Records**
- Work to **preserve** permanent records
- **Respond** to open record request
- Ensure public **access** to government records
- Ensure Government **Transparency**
  - "Holding our government accountable for its actions"

What That Really Means…

- **Everything** you create or receive in the process of doing the work of the City of Lawrenceville is a record.
- An Open Records Request can be made for any city document or record.

Life of a Record…



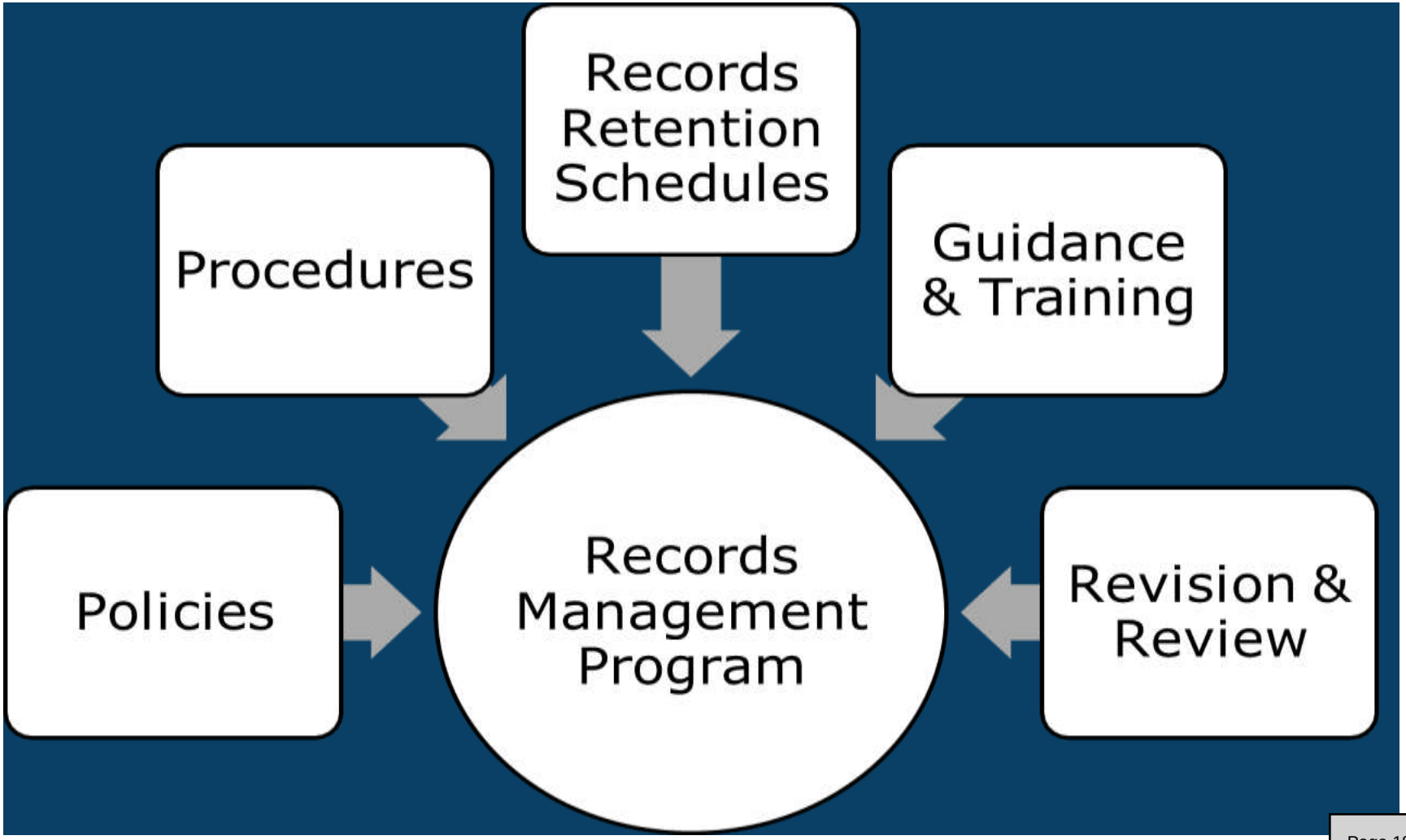
Record Retention Schedule…

- Identifies the minimum amount of time that records must be kept to satisfy administrative, legal, fiscal and historical requirements
- Authorizes the destruction of records, or the transfer of historical records to City archives for permanent preservation
- Must be approved by the State Records Committee
- Applies to records stored in both analog and digital formats

Common Recordkeeping Problems
No Collaboration Tools
Version Control
Litigation Holds
File Cleanup is Difficult
Accidental Deletion
Loose Security
Can't Find Stuff
Duplicate Records
Stuff is Everywhere
Retirements and Departure
Can't Share Stuff
FOIA Timelines
Email and Shared Drives Full
Disorganized Records
State of Michigan, Records Management Services

Records Inventory…

- Identify all records within the organization, all formats
- Educate employees about good records management practices
- Prepare retention schedules


Records Retention Schedules
Procedures
Guidance & Training
Policies
Records Management Program
Revision & Review

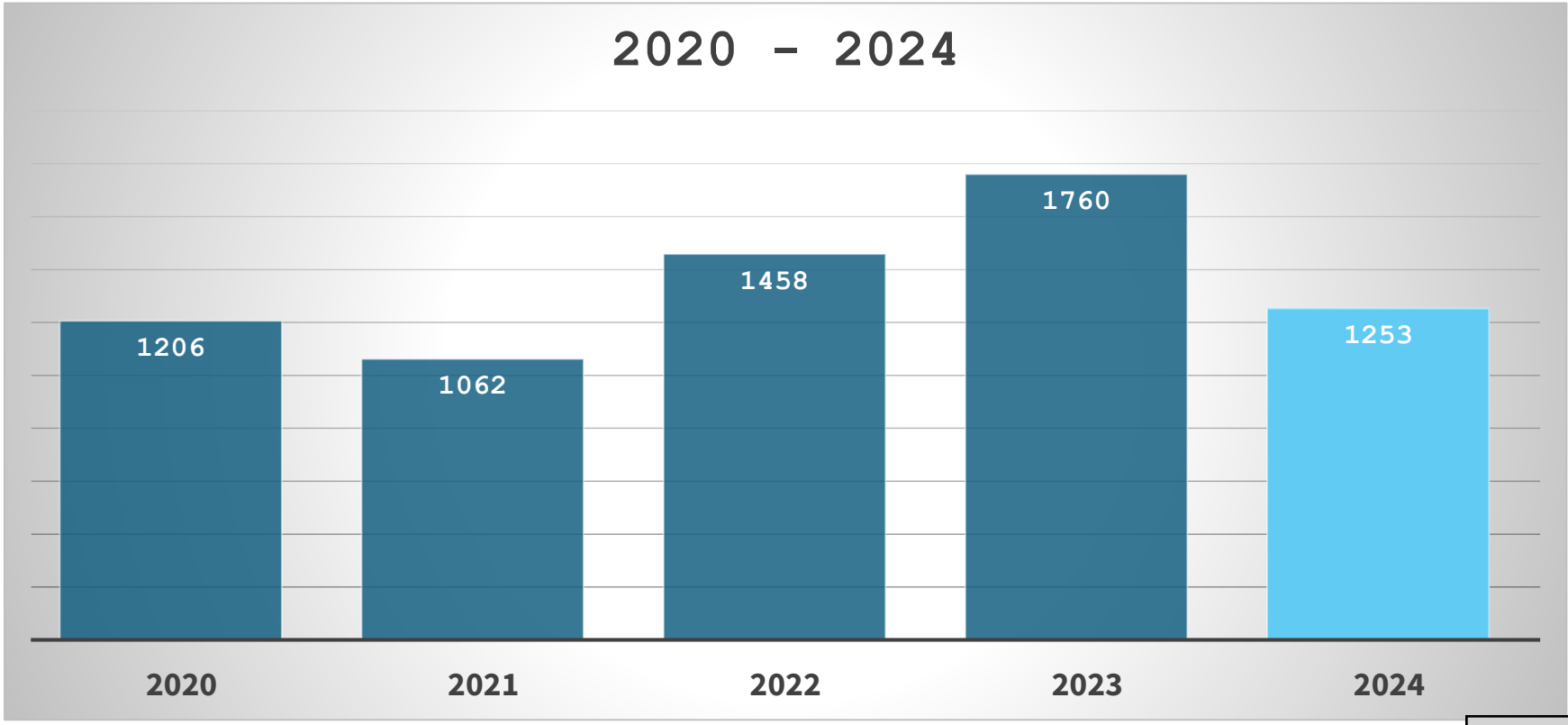
Georgia Open Records Act

O.C.G.A. § 50-18-70

How to Make an Open Records Request

- Through the City's Online Portal
- By US Mail sent to the Open Records Officer
- Hand Delivered to the Office of the City Clerk
- By email to City.Clerk@lawrencevillega.org

Open Records Thru the Years…



Training Plan…

- Quarterly training program
  - Records Management
  - Open Records

Questions ??

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, AUGUST 07, 2024
AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Round-up Program Use of Funds
Department:	Finance
Date of Meeting:	Wednesday, August 7, 2024
Fiscal Impact:	None
Presented By:	Council Member Taylor-Crawford
Action Requested:	Discussion: Round-Up Program use of Funds

Summary: Discussion will be centered around the change in policy of using a portion of the funds from the Round-Up Program for local schools, number 34 schools in the district.

Attachments/Exhibits:
Round-Up Policy
Gas Territory Schools Excel Spreadsheet
Round-Up Financials June 2024

Lawrenceville Utility "Round-Up" Program

Mission

To serve as a utility payment assistance program for qualifying customers in need.

Objectives

- *Provide* a direct benefit to qualifying city utility customers experiencing financial hardship
- *Inspire* Neighbor-to-Neighbor financial support through an actionable choice made easy via auto-enrollment into this initiative
- *Improve* overall standard of living through the aid of financial assistance program that seeks a new revenue generation module for funding said assistance

Enrollment

The City of Lawrenceville will automatically enroll all City utility customers in the charitable "round up" program. Each customer's monthly bill will be rounded up to the nearest dollar. The "round up amount" will be listed as a separate line item on each customer's bill so it can be clearly identified. If a customer has more than one utility, the "round up amount" will not apply to each utility (gas, water, electric), but to the total sum of the combined bill.

Payment of the "round up amount" will be considered a voluntary contribution of the difference between the actual bill amount and the "round up amount" to be used in accordance with the provisions of this program. Any amount paid over the bill amount will be used as the round up amount each month with any amount over the round up amount showing as a credit on the customer's account.

If the amount paid is not enough to pay the full amount of the bill including the "round up amount" all amounts paid will be applied to the bill for services first. Failure to pay the "round up amount" will not constitute a delinquency for the purposes of billing and cut-offs.

Each customer will be given the option to Opt Out of the program at any time. Customers choosing not to participate may contact the City's Customer Service Section to formally withdraw from the program. Instructions will be listed on the bill each month. A customer will only need to opt-out one time. The City Manager or his designee has the authority to remove a customer from the program for non-payment of the round up amount.

Use of Funds

The monies collected for the "round up" program will be accounted for separately and restricted for use within the program as defined in this policy.

The City will partner with a local non-profit to administer the program and may enter into agreements as necessary to facilitate the 'round up' program. It is not the intent of the City to place an administrative burden on the non-profit partner, therefore any agreement may include a reasonable administrative fee for the services of the non-profit.

City customers in need of bill paying assistance for City utilities will be directed to the non-profit for evaluation for eligibility. The program will be available to support customers within the service area of the City utilities determined by the non-profit to be eligible. The non-profit will use defined criteria and parameters to gauge need and a checks-and-balances system to assess eligibility. The decision on eligibility by the non-profit shall be final.

Process for Use of Funds

The following list outlines the steps involved in the process for obtaining financial assistance:

1. Customer must provide both proof they are a City utility customer and evidence of need for financial support to the designated non-profit organization.
2. The non-profit will evaluate the request in order to effectively qualify the customer and account for the program.
3. If the customer/account is found to meet the criteria for eligibility, the non-profit will electronically issue an official program payment voucher to the City. The voucher will include contact information for the customer with at minimum an email address.
4. The approved credit will be applied to the account based on the voucher information.
5. The City will notify the customer of the application of the voucher amount by email.

Restrictions and uses of this fund include:

- At no time will any monies be transferred to the non-profit or any individual for bill payment.
- 'Round up' funds will remain in the account of the City and credits will be issued from that account through the granting of vouchers.
- No reconnect or cutoff fees will be paid via the voucher system. Reconnect and cutoff fees will be waived by the City for those individuals qualified by the non-profit to be eligible.

Record Keeping

The City will provide the non-profit with a monthly report on the balance of funds in the account that are available for distribution. The City will keep an accounting of vouchers granted and will provide financial reports on a quarterly basis. Other checks and balance measures may be put in place as needed.

A review of the program will be conducted annually by the City and the non-profit to determine if changes need to be made to maximize the benefit of the program to the customers in the Lawrenceville utility service district.

The City shall at a minimum keep a reserve in the account at all times equivalent to a three (3) month's demand from the previous year. The goal of the reserve is to ensure that if at any time the City decides to discontinue the program, there will be enough money in the account to allow for a notification to the community and phasing out of the program.

Excess Funds

It is not the desire of the City to accumulate large sums of money that go unused in this account. Therefore, annually the City and the non-profit will jointly review the balance of the "round up" fund and the demand for those funds. At the sole discretion of the City, any undesignated balance beyond the minimum reserve remaining at the end of each fiscal year may be used to support homelessness prevention efforts or other critical service needs in the community that benefit customers in the City utility service area.

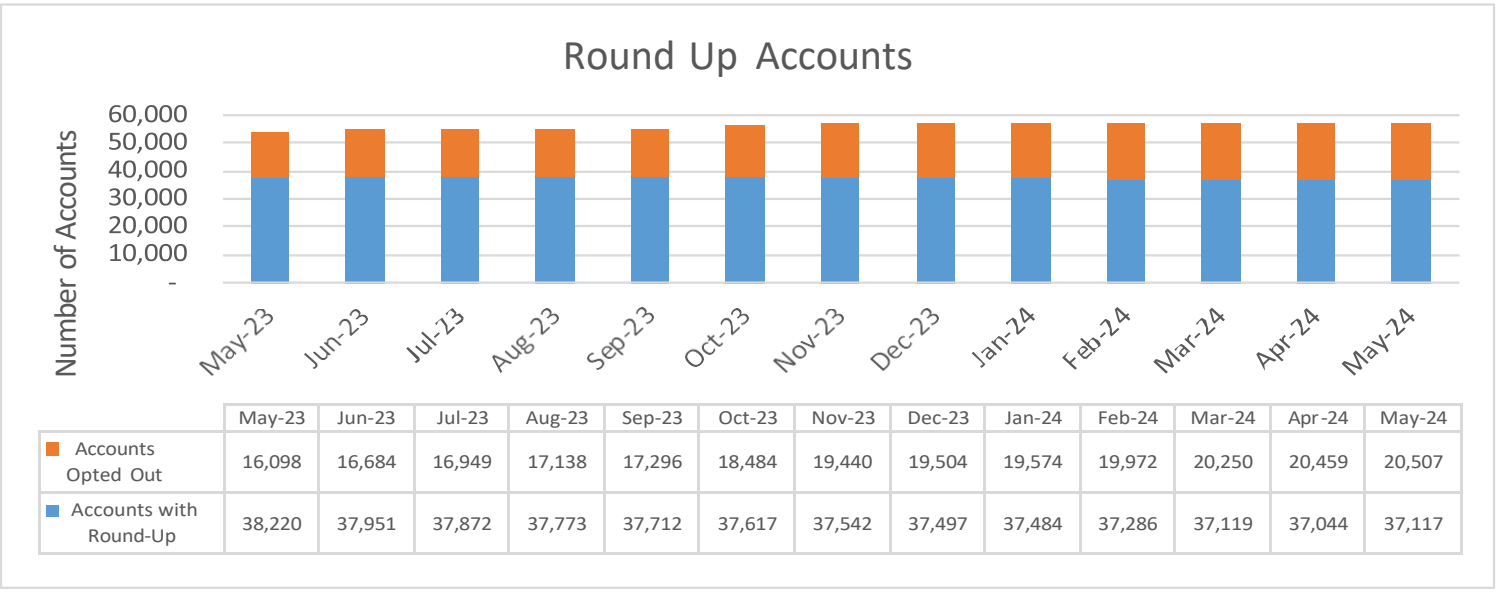
The City Manager or his designee is hereby authorized to implement and update policies and procedures from time to time to administer this policy. This authorization includes approval of agreements as necessary to facilitate the program.

Revised and Approved this 19th day of May, 2020.

City Manager Chuck Warbington

Round-Up Program

The City has 57,697 active utility accounts with 36,753 of those participating in the Round-Up Program.

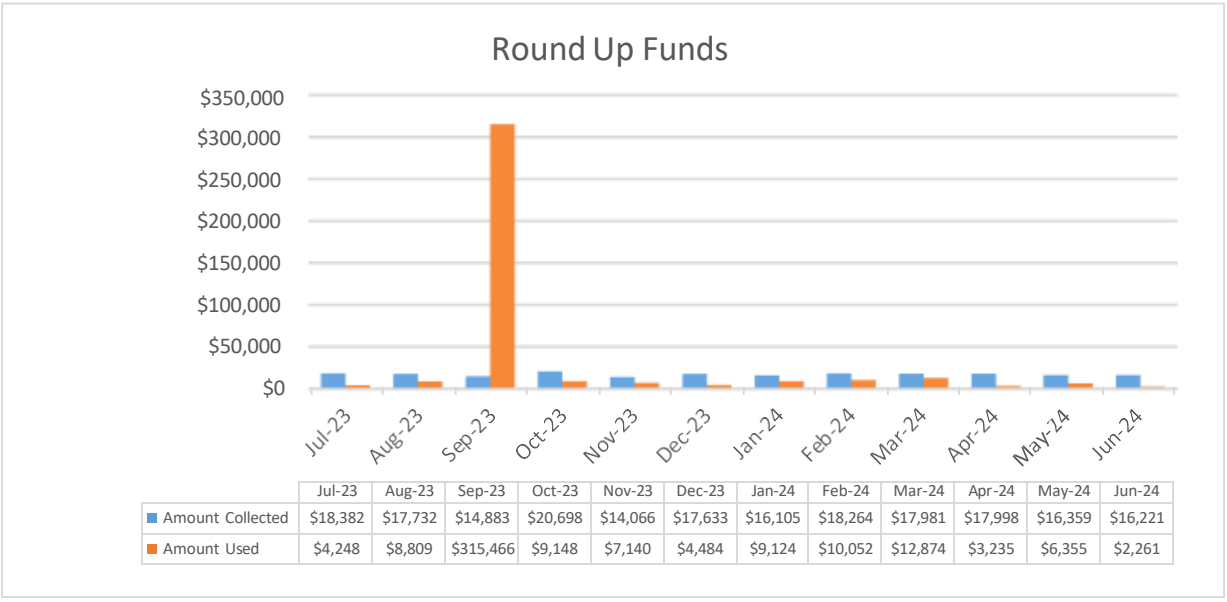


	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24
Accounts Opted Out	16,098	16,684	16,949	17,138	17,296	18,484	19,440	19,504	19,574	19,972	20,250	20,459	20,507
Accounts with Round-Up	38,220	37,951	37,872	37,773	37,712	37,617	37,542	37,497	37,484	37,286	37,119	37,044	37,117

The program has $207,868 available for assistance. $300,000 was transferred to Capital to partially fund the Deauville Relocation Services Program.

FY 2023 Ending Bal		$394,741
FY 2024 Collections	$206,323	
FY 2024 Used	$393,196	
		($186,873)
Available		**$ 207,868**

The program has assisted 753 customers since its inception. 18 customers were supported in June.



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Amount Collected	$18,382	$17,732	$14,883	$20,698	$14,066	$17,633	$16,105	$18,264	$17,981	$17,998	$16,359	$16,221
Amount Used	$4,248	$8,809	$315,466	$9,148	$7,140	$4,484	$9,124	$10,052	$12,874	$3,235	$6,355	$2,261

16.

Schools	Address	City	State	Zip
Dyer ES	1707 Hurricane Shoals Road	Dacula	GA	30019
Grayson ES	460 Grayson Parkway	Grayson	GA	30017
Couch MS	1777 Grayson Highway	Grayson	GA	30017
Starling ES	1725 Grayson Highway	Grayson	GA	30017
Central Gwinnett HS	564 W. Crogan Street	Lawrenceville	GA	30046
Creekland MS	170 Russell Road	Lawrenceville	GA	30043
Taylor ES	600 Taylor School Drive	Lawrenceville	GA	30043
Lawrenceville ES	122 Gwinnett Drive	Lawrenceville	GA	30046
Phoenix HS	501 Pike Street	Lawrenceville	GA	30046
Rock Springs ES	888 Rock Springs Road	Lawrenceville	GA	30043
Simonton ES	275 Simonton Road	Lawrenceville	GA	30045
Winn Holt ES	588 Old Snellville Highway	Lawrenceville	GA	30046
Oakland Meadow School	590 Old Snellville Highway	Lawrenceville	GA	30046
Lovin ES	1705 New Hope Road	Lawrenceville	GA	30045
Archer HS	2255 New Hope Road	Lawrenceville	GA	30045
Woodward Mill ES	2020 Buford Drive	Lawrenceville	GA	30043
Moore MS	1221 Lawrenceville Highway	Lawrenceville	GA	30046
Jordan MS	8 Village Way	Lawrenceville	GA	30046
Jenkins ES	12 Village Way	Lawrenceville	GA	30046
GIVE East	723 Hi Hope Road	Lawrenceville	GA	30043
Online Campus	713 Hi Hope Road	Lawrenceville	GA	30043
Bay Creek Elementary School	100 Homer Moon Drive	Loganville	GA	30052
Loganville Elementary School	4889 Bay Creek Church Road	Loganville	GA	30052
Loganville High School	100 Trident Trail	Loganville	GA	30052
Loganville Middle School	4869 Bay Creek Church Road	Loganville	GA	30052
Sharon Elementary School	2700 White Road	Loganville	GA	30052
Walnut Grove High School	4863 Guthrie Cemetery Road	Loganville	GA	30052
Youth Elementary School	4009 Center Hill Church Road	Loganville	GA	30052
Youth Middle School	1804 Highway 81	Loganville	GA	30052
Grayson HS	50 Hope Hollow Road	Loganville	GA	30052
McConnell MS	550 Ozora Road	Loganville	GA	30052
Cooper ES	555 Ozora Road	Loganville	GA	30052
Atha Road Elementary School	821 H D Atha Road	Monroe	GA	30655

16.

County	ServiceArea	SeqNbr	Y	X	Level
Gwinnett	Northeast	1	33.996832	-83.937335	Elementary
Gwinnett	Grayson South	2	33.892761	-83.957148	Elementary
Gwinnett	Grayson South	3	33.900636	-83.966953	Middle
Gwinnett	Grayson South	4	33.902604	-83.965669	Elementary
Gwinnett	North Lawrenceville	5	33.948854	-84.000374	High
Gwinnett	Northwest	6	34.00109	-84.007982	Middle
Gwinnett	Northwest	7	34.010307	-83.995759	Elementary
Gwinnett	North Lawrenceville	8	33.9459	-83.995034	Elementary
Gwinnett	North Lawrenceville	9	33.963359	-84.005006	High
Gwinnett	Northwest	10	34.04987	-84.006787	Elementary
Gwinnett	South Lawrenceville	11	33.936889	-83.956918	Elementary
Gwinnett	North Lawrenceville	12	33.926308	-83.999165	Elementary
Gwinnett	North Lawrenceville	13	33.925747	-84.000478	Special Needs
Gwinnett	East	14	33.92325	-83.921996	Elementary
Gwinnett	East	15	33.916217	-83.89351	High
Gwinnett	Northwest	16	34.025124	-83.988175	Elementary
Gwinnett	North Lawrenceville	17	33.939392	-84.021426	Middle
Gwinnett	South Lawrenceville	18	33.961792	-83.969557	Middle
Gwinnett	South Lawrenceville	19	33.960076	-83.966756	Elementary
Gwinnett	Northeast	20	33.986344	-83.971712	Intervention Education
Gwinnett	Northeast	21	33.984127	-83.97172	Online
Walton	Walton West	22	33.836951	-83.88833	Elementary
Walton	Walton East	23	33.854433	-83.86801	Elementary
Walton	Walton East	24	33.83479	-83.868587	High
Walton	Walton East	25	33.852922	-83.866022	Middle
Walton	Walton West	26	33.77356	-83.925498	Elementary
Walton	Walton West	27	33.754215	-83.872979	High
Walton	Walton West	28	33.784476	-83.859728	Elementary
Walton	Walton West	29	33.779737	-83.854405	Middle
Gwinnett	Grayson South	30	33.86831	-83.9242	High
Gwinnett	Grayson North	31	33.893984	-83.915629	Middle
Gwinnett	Grayson North	32	33.891751	-83.913735	Elementary
Walton	Walton East	33	33.7906	-83.786789	Elementary