



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, May 02, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

1. RZC2022-00036; Lawrenceville Land Holdings, LLC; 489 W Pike Street, 100 Dons Way, 445 W Pike Street, 442 Buchanan Street

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2022-00036; Lawrenceville Land Holdings, LLC; 489 W Pike Street, 100 Dons Way, 445 W Pike Street, 442 Buchanan Street

Department: Planning and Development

Date of Meeting: Monday, May 2, 2022

Presented By: Todd Hargrave, Planning and Development Director

Planning

Department

Recommendation: **Approval with Conditions**

Summary: The applicant request rezoning of a 4.624-acre parcel assemblage from BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments.

Attachments/Exhibits:

- **RZC2022-00036_Report**
- **RZC2022-00036_Planning and Development Recommendations**
- **RZC2022-00036_Application**
- **RZC2022-00036_Letter of Intent**
- **RZC2022-00036_Composite Drawing**

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING

CASE NUMBER: RZC2022-00036

APPLICANT: LAWRENCEVILLE LAND HOLDINGS, LLC.

CONTACT: ERIC JOHANSEN

PHONE NUMBER: 678.571.4843

LOCATION: 489 WEST PIKE STREET

PARCEL ID: R5144 023A, R5144 027, R5144 030, PORTION OF
R5144 031 AND DEDICATED BUCHANAN STREET
RIGHT-OF-WAY

ACREAGE: 4.624 ACRES

ZONING PROPOSAL: BG (GENERAL BUSINESS DISTRICT) AND LM (LIGHT
MANUFACTURING DISTRICT) TO BG (GENERAL
BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: GENERAL BUSINESS

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1960, the subject property was zoned BG and LM. In 2018, a portion of the subject property (PIN 5144 023A) was zoned BG (General Business District), pursuant to RZ-18-04.

PROJECT DATA

The applicant request rezoning of a 4.624-acre parcel assemblage from BG (General Business District) and LM (Light Manufacturing District) to BG (General Business District), to allow a development to provide a wide range of retail and service commercial establishments. The subject property is located along the northern right-of-way of W. Pike Street (S.R. 120), just west of its intersection with Dons Way (Public Works Drive). The property is primarily vacant, consisting of a portion of a City of Lawrenceville parking lot utilized by Public Works for employee

parking, with the remainder of the site is being undeveloped. Current conditions provide six (6) curb-cuts along this segment of W. Pike Street.

The area along the W. Pike Street (S.R. 120) corridor could be characterized by commercial, office and light industrial uses, and zoning. The subject property is bounded to the west by W. Pike Street (S.R. 120), to the north by CSX Railroad Right-of-Way, to the east by the City of Lawrenceville Public Works facility, and to the south by Public Works Drive (Dons Way). The majority of zoning and use along this segment of W. Pike Street (S.R. 120) consist of primarily automotive related uses, which includes convenience, maintenance, rental, repair, sales and service facilities. In addition, this segment includes places of worship, a retail center with restaurant and office institutional facility are located near by. Beyond the corridor are a number of light manufacturing uses and zoning, consisting of the City of Lawrenceville Public Works facility, mini-warehouse facilities and an outdoor storage facility. The proposed uses and zoning may be considered consistent with the surrounding area, but the existing landscape is in need of positive growth rather than maintaining the present circumstances along this segment of W. Pike Street (S.R. 120). Therefore, the proposal of new retail buildings and uses could be considered as a positive and a change in the right direction.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Community Mixed Use Character Area. This Character Area recognizes large-scale redevelopment opportunities, such as the requested, are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on existing industrial or commercial character. Community Mixed Use areas are primarily located near Downtown, and could benefit from the “halo effect” of high-quality development already happening nearby. For this to happen, heavy industrial and noxious uses would need to relocate, and dumping and other poor environmental practices must be eliminated. Therefore, factors should be included to discourage strip centers with large surface parking lots and a reduction in curb cuts. Instead, the emphasis should promote connectivity between commercial/retail facilities through access management, new neighborhood shopping centers; beautiful landscaping; and the re-use of under-used lots and the revitalization of an ignored segment of W. Pike Street (S.R. 120).

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

Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requests.

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

No comment.

PUBLIC WORKS

We have City Natural Gas, City Electric & fiber that serves the LPW site running along the Buchanan St ROW. (the fiber is a dedicated City fiber that runs from City Hall to LPW).

The City is good with abandoning this ROW, but an easement should be in place to protect these underground utilities.

If the applicant wants to relocate these utilities, and thus eliminate or adjust the easement, that can be discussed as well.

ELECTRIC DEPARTMENT

City of Lawrenceville Power has underground utilities in the area. These will need to be relocated at the developers expense. Future developments will be served underground at the developer's expense.

Please direct any questions regarding Power to Huston Gillis or Mike Tatum.

GAS DEPARTMENT

A utility easement for gas, electric and water lines that feed the LPW facility and along SR 120 will be required.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

1. **Will the Rezoning proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?**
Yes. The proposed rezoning would be suitable of in view of similar uses and zoning in the immediate area.
2. **Will the Rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
No. The proposed zoning classification would be compatible with surrounding uses and zoning in the immediate area.
3. **Does the property to be affected by the Rezoning proposal have a reasonable economic use as currently zoned?**
Yes, the property affected by the proposed rezoning has a reasonable economic use as currently zoned.
4. **Will the Rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**
Yes, the proposed rezoning could result in a use which could cause an excessice or burdensome use of existing streets, transportation facilities or utilities. The proposed rezoning would not result or cause an excessive or burdensome use of schools.
5. **Is the Rezoning proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?**
Yes, the rezoning proposal is in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan. The subject property has remained vacant for several years and redevelopment of an under utilized parcels of land would be consistent with the intent of the Comprehensive Plan.
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning proposal?**
Yes, the proposed rezoning would allow the applicant an opportunity to use the property in compliance with the rules and regulations of the City of Lawrenceville.

PLANNING AND DEVELOPMENT

RECOMMENDATIONS

RZC2022-00036

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

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

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

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

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

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

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

D. Outdoor storage shall be prohibited;

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

2. To satisfy the following site development considerations:

A. The development shall be constructed in general accordance with the site plan, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and Development Regulations, Final design shall be subject to the review and approval of the Director of Planning and Development.

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

C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of

Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lawrenceville Land Holdings, LLC</u>	NAME: <u>Downtown Development Authority of the City of Lawrenceville, GA</u>
ADDRESS: <u>6083 Shadburn Ferry Road</u>	ADDRESS: <u>PO Box 502</u>
CITY: <u>Buford</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Eric Johansen, agent for Lawrenceville Land Holdings, LLC</u> PHONE: <u>678-571-4843 cell</u> <u>eric@universalplanningllc.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
** Previous Zoning Case RZ-18-04	
PRESENT ZONING DISTRICT(S): <u>BG & LM</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
5144 023A, 5144 030, 5144 027, 5144 031 (portion)	
PARCEL NUMBER(S): <u>* also includes the former Buchanan St r/w</u> ACREAGE: <u>+/- 4.624 acres (assembled)</u>	
ADDRESS OF PROPERTY: <u>West Pike Street, Lawrenceville, GA 30046</u>	

SIGNATURE OF APPLICANT DATE

John B. Williams, manager

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

Lee Merritt, Chairman

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE



LAWRENCEVILLE

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[Signature] 3-3-2022
SIGNATURE OF APPLICANT DATE

John B. Williams, manager
TYPED OR PRINTED NAME

SIGNATURE OF OWNER DATE

Lee Merritt, Chairman
TYPED OR PRINTED NAME

[Signature] 3-3-2022
Brenda Taylor
NOTARY PUBLIC
Franklin County
State of Georgia
My Comm. Expires May 5th, 2023
DATE

NOTARY PUBLIC DATE

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



LAWRENCEVILLE

GEORGIA

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TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SIGNATURE OF OWNER DATE

Lee Merritt, Chairman
TYPED OR PRINTED NAME

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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? No Y/**N**

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

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

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

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

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

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

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

March 3, 2022

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

**Re: Letter of Intent for Rezoning Application
West Pike Street Commercial Development (the "Project")**

**Gwinnett County Tax Parcels: 5144 023A, 5144 030, 5144 027, 5144 031 (a portion of this tax parcel), and the former Buchanan Street right of way (collectively hereinafter the "Property")
City of Lawrenceville, GA (the "City")**

Mayor Still and City Council Members,

Universal Planning and Development, LLC ("Universal") is submitting the Rezoning Application (the "Application") on behalf of Lawrenceville Land Holdings, LLC (the "Applicant"), for a **change in zoning from B-G and L-M to B-G** on the Property. The Applicant is currently under contract with the Downtown Development Authority of the City of Lawrenceville, GA, effective date of 01/03/2022, to purchase the assembled Property which is approximately ± 4.624 acres in overall size, see Exhibit "A". All the Property is currently owned by the City of Lawrenceville (the "Owner"). The **Applicant is the Contract Purchaser** of the Property subject to the successful rezoning to B-G, available sanitary sewer capacity, full-service traffic signal at Pike Park Place and West Pike Street intersection, easement to the existing storm water facility located on the adjacent public works property, and an approved final plat for the subdivision of the Property (potentially into multiple phases).

Commercial Proposal

The Applicant intends to develop the Property commercially in at least two (2) phases consisting of retail and restaurant uses (with and without drive thru service windows) on both sides of a proposed full-service traffic signal to be located at the intersection of West Pike Street and Pike Park Drive. Previously the Property was approved for commercial uses under RZ-18-04, see Exhibit "B". The previous rezoning of the Property was limited to approximately ± 3.0 acres and was driven by a site plan referenced in Exhibit "B" that is no longer applicable to the Property given the assembled area has increased in acreage and the vehicular access options have changed.

The Applicant is requesting the City to approve the Application, as submitted, without being specific to a certain site plan or architecture elevations. By providing the Applicant this flexibility, we can now market to all retail and restaurant uses interested in doing business in the City with as few restrictions as possible. Each prospective user will have its own unique site layout or requirements that we can best work around the proposed traffic signal location and the overall acreage of the Property which will help maximize the land coverage and place the users where they best fit.

Within our purchase and sale agreement with the Owner for the Property, the Applicant has agreed to restrict the land uses as described on Exhibit "C". The proposed commercial development will be serviced by Gwinnett County water and sanitary sewer. Additionally, the proposed commercial development will have access to master detention provided on the adjacent City of Lawrenceville Public Works property. All of the electric services will be provided by the City.

Previously the former Buchanan Street right of way was abandoned, see Exhibit "D" for the title document providing such abandonment action.

Summary

The previously approved conditions of rezoning described in Exhibit "B" generally work for the Property but will need to be altered to remove any site-specific references, site plans, building elevations or acreages. The Applicant respectfully requests from the City the approval of our Application to change the zoning of the Property from B-G and L-M to B-G. Should you need any additional information please reach out to me via email at eric@universalplanningllc.com or by phone at (678) 571-4843.

Thank you for your consideration,



Eric Johansen, RLA

Universal Planning and Development, LLC

Vice President of Development

Agent for the Applicant

cc: Lawrenceville Land Holdings, LLC
 File

Exhibit "A"
The Property
±4.624 acres (assembled)

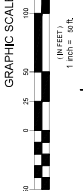


Exhibit “B”
Previous Commercial Rezoning Conditions
RZ-18-04

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

<u>PRESENT</u>	<u>VOTE</u>
<u>Judy Jordan Johnson</u> , Mayor	<u>No</u>
<u>Bob Clark</u> , Councilmember	<u>No</u>
<u>Tony Powell</u> , Councilmember	<u>Yes</u>
<u>Keith Roche</u> , Councilmember	<u>Yes</u>
<u>David Still</u> , Councilmember	<u>Yes</u>

On motion of Councilman Still, which carried 3-2, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from BG & LM to BG by COR Properties LLC for the proposed use of a General Business Uses on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on May 7th, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawrenceville this the 7th day of May, 2018, that the aforesaid application to amend the Official Zoning Map from BG & LM to BG is hereby APPROVED.

Approval as BG subject to the following enumerated conditions:

1. The property shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
2. The buildings shall be consistent with City architectural standards. The combined use of stucco and/or architectural block shall not exceed 25% of any building elevation.
3. The development shall meet the standards of Article VIII of the Development Regulations for parking lot trees and a landscape strip along the frontage of West Pike Street. Based on the linear street frontage of the property, the owner shall plant a minimum of 16 street trees and plant a minimum of 48 evergreen shrubs. All plant material must be installed according to specifications outlined in Article VIII.
4. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
5. The following uses shall be prohibited:
 - Bail Bonding
 - Hookah/Vapor Bar or Lounge
 - Pawn Shop
 - Smoke or Novelty Shop
 - Tobacco or Novelty Shop
 - Tattoo and Body Piercing
 - Title Loan Facility
6. Sign walkers and sign twirlers shall be prohibited.

Judy Jordan Johnson, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk

Exhibit “C”
The Purchase and Sale Agreement
Excluded Uses

The Pike Property (and the Existing Budget Property, if applicable, to the extent acquired by Seller or Purchaser) shall be restricted from the following uses:

1. Any night club or discotheque.
2. Any secondhand store (except this prohibition does not apply to a bona-fide retail operation commonly found in first class shopping centers, such as Plato's Closet and Once Upon a Child, but specifically excludes thrift shops and charity donation centers such as Goodwill).
3. Any living quarters, sleeping apartments or lodging rooms.
4. Any mortuary.
5. Any dumping, disposal, incineration or reduction of garbage (exclusive of appropriately screened dumpsters located in an approved place by the City).
6. Any "dollar store" or "big lots" type discount store or other similar operation selling merchandise at less than full retail price.
7. Any place of religious worship.
8. Any business in the operation of advertising a "fire sale" or "bankruptcy sale" unless directed to do so by a court order.
9. Any central laundry, dry cleaning plant or laundromat. This does not apply to pickup only locations for the same types of businesses.
10. Any automobile, truck, or R.V. sales, leasing, display or repair facilities (except this prohibition does not apply to a tire store, oil lube store, automotive emissions store, or carwash).
11. Any pawn store or shops.
12. Any bingo clubs or halls.
13. Any auction houses.
14. Any flea markets.
15. Any establishment selling or exhibiting pornographic materials, not to prohibit a national or regional bookstore, or drugstore selling magazines or other printed materials.
16. Any tattoo parlor.
17. Any so called "head shop" or business or facility selling, supplying, dispensing, or distributing marijuana or products or by-products derived therefrom, whether by prescription, medical recommendation or otherwise.
18. Any use which is a public nuisance or private nuisance.

Exhibit “D”
Buchanan Street Abandonment

QUITCLAIM DEED.

257

STATE OF GEORGIA, GWINNETT COUNTY.

THIS INDENTURE, made this 19 day of December, in the

Year of our Lord One Thousand Nine Hundred and Sixty-Two, between

F. A. Sims Oil Company
of the State of Georgia and County of Gwinnett, of the first part, and

City of Lawrenceville, Georgia
of the State of Georgia and County of Gwinnett, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One (\$1.00) and other considerations DOLLARS, in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUITCLAIM to the said party of the second part, their heirs and assigns, all that tract or parcel of land, lying and being in the City of Lawrenceville, Gwinnett County, Georgia, and being a tract of land fronting on the north side of West Pike Street 20 feet and running back even width 265 feet into Buchanan Street, and being more particularly described as follows:

BEGINNING at an iron pin where the lands of Etheridge and Sims adjoin on the north side of West Pike Street, and thence east along said West Pike Street 20 feet to an iron pin; thence north in a line parallel to the Etheridge land 265 feet to an iron pin at Buchanan Street; thence west 20 feet to an iron pin at the land of Etheridge; thence south along the Etheridge line 265 feet to an iron pin and the point of beginning.

The purpose of this deed is to convey to the City of Lawrenceville, the above described tract and dedicate the same as a part of Buchanan Street, and the Grantor hereby agrees to pay the portion herein dedicated.

To Have and to Hold the said described premises to the said party of the second part, so that neither the said party of the first part nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

William B. Huff
Notary Public,
Gwinnett County, Ga.

F. A. Sims (Seal.)
F. A. Sims (Seal.)

Filed for record Feb 11 1963 12442 M. Recorded Feb 11 1963

O. M. L. Perry C.S.C.

RESOLUTION RES. 2019-22

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

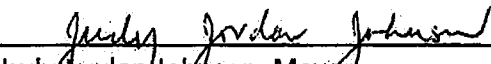
WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that Buchanan Street from the intersection of that street with Pike Street to its dead end at the Public Works Campus of the City of Lawrenceville has ceased to be used by the public to such an extent that no substantial public 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 Buchanan Street, 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 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 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 7th day of October, 2019.


Judy Jordan Johnson, Mayor

ATTEST:

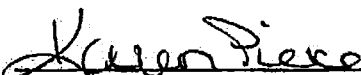

Karen Pierce, City Clerk

EXHIBIT A

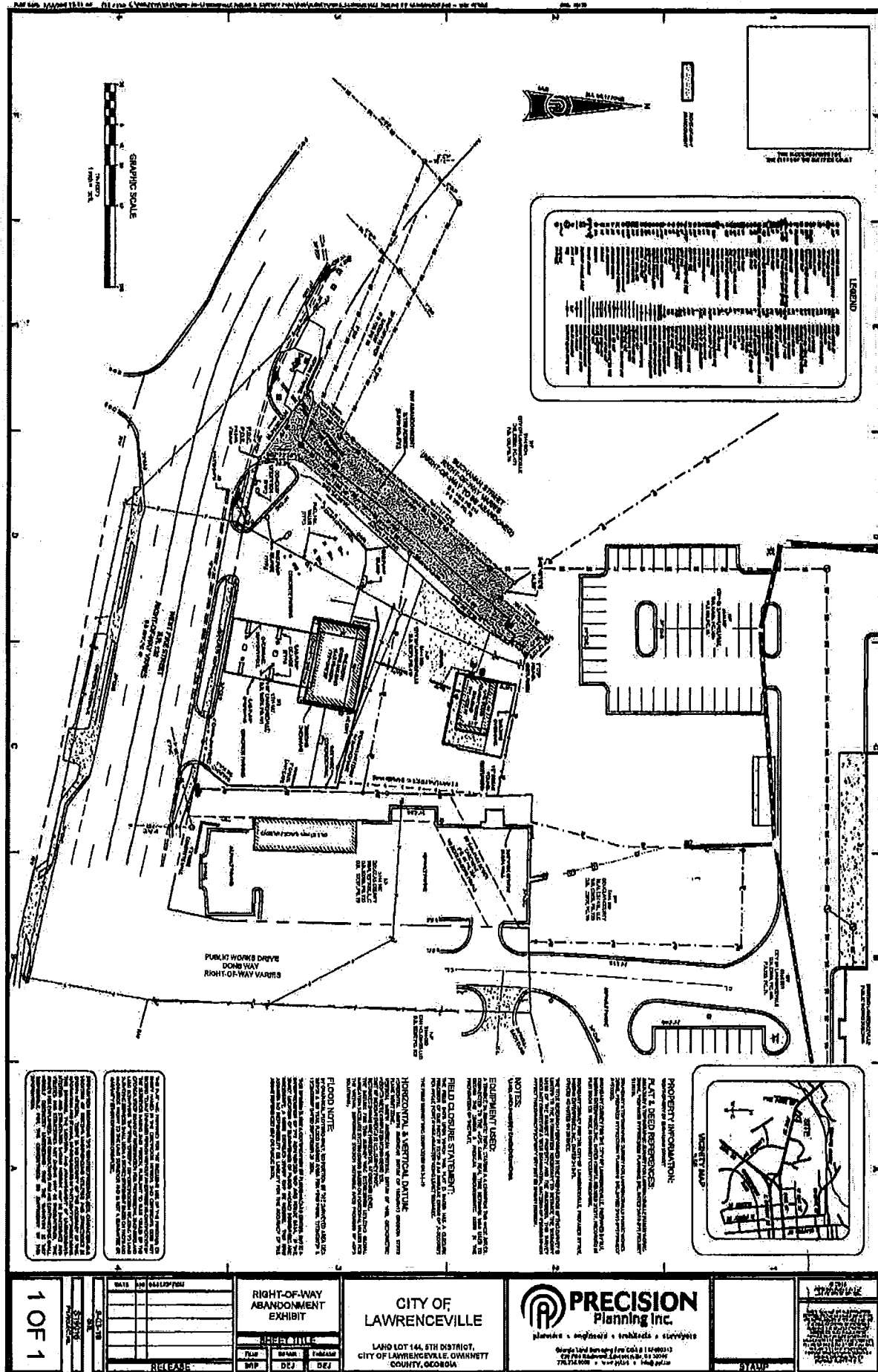


EXHIBIT A**LAND DESCRIPTION
RIGHT-OF-WAY ABANDONMENT**

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCE at a PK Nail found at the Southerly end of the mitered Right-of-Way between the Northerly Right-of-Way of West Pike Street (State Route 120, R/W varies) and the Southeasterly Right-of-Way of Buchanan Street (R/W varies), said Point being **THE POINT OF BEGINNING**;

THENCE from said point as thus established and traveling along said Right-of-Way of West Pike Street, North 55 degrees 02 minutes 44 seconds West for a distance of 58.79 to a Point; **THENCE** leaving said Right-of-Way of West Pike Street, North 44 degrees 49 minutes 23 seconds East for a distance of 47.86 feet to a Point; **THENCE** North 41 degrees 17 minutes 52 seconds East for a distance of 160.00 feet to a Point; **THENCE** South 48 degrees 45 minutes 10 seconds East for a distance of 14.99 feet to a Point; **THENCE** North 41 degree 17 minutes 45 seconds East for a distance of 43.54 feet to a Point; **THENCE** South 43 degrees 12 minutes 15 seconds East for a distance of 20.42 feet to a 1" Open Top found; **THENCE** South 40 degrees 56 minutes 40 seconds West for a distance of 114.09 feet to a Point; **THENCE** South 40 degrees 54 minutes 35 seconds West for a distance of 105.56 feet to a Point; **THENCE** South 02 degrees 22 minutes 38 seconds West for a distance of 29.85 feet to a PK Nail found on the aforesaid Right-of-Way of West Pike Street, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.198 Acres (8,618 square feet) as shown as Right-of-Way to be Abandoned on the Right-of-Way Abandonment Exhibit for The City of Lawrenceville, prepared by Precision Planning, Inc. (Job# S19016), and dated 9/03/19.

5627/45

DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DEED

BOOK 5627 PAGE 45

GEORGIA, WINNETT COUNTY

PROJECT NO. PPL-120 (54)
P.I. NO. 121820

THIS CONVEYANCE made and executed the 21ST day of AUGUST, 1989.

WITNESSETH that JAMES R. BROWN the undersigned, is the owner of a tract of land in WINNETT COUNTY through which the widening and improving of State Route 120 known as Project No. PPL-120 (54) has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, I do hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

"SEE ATTACHED DESCRIPTION"

For the same consideration I hereby convey and relinquish to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and my remaining real property from which said right of way is taken as shown on the attached plat prepared by the Department of Transportation.

Said right of way is hereby conveyed, consisting of 0.096 acres, more or less, is shown in color on the plat of the property prepared by the Department of Transportation, dated March 15, 1989; revised June 8, 1989, attached hereto and made a part of this description.

TO HAVE AND TO HOLD the said conveyed premises in fee simple.

I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered this 21 day of August, 1989, in the presence of:

James R. Brown
James R. Brown

Henry M. W. Baker
Witness

Alma G. Andry
Notary Public My Commission Expires 3-7-91

FILED & RECORDED
CLERK SUPERIOR COURT
WINNETT COUNTY, GA.
1989 AUG 24 AM 9:00
JERRY R. YATES, CLERK

Parcel No. 1
DOT 53554
D.O.T. 208071057
GAINESVILLE 30503

DOT 118
1/87

BOOK 5627 PAGE 46

Project No.: PPL-120 (54) Gwinnett County
 P.L. No.: 121820
 Parcel No.: 1
 Take: 0.046 Acres
 Date: March 15, 1989
 Revised: June 8, 1989

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at the point of intersection of the existing western right of way line of Buchanan Drive with the existing northern right of way line of State Route 120, said point being 42.36 feet left of and opposite Station 65+08.93 on the Survey Centerline of Georgia Highway Project PPL-120 (54) and running thence westerly along said existing right of way line of State Route 120 an arc distance of 185.08 feet to a point 44.72 feet left of and opposite Station 63+08.22 on said Survey Centerline; thence continuing along said existing right of way line N39°57'04"E a distance of 5.28 feet to a point 50.00 feet left of and opposite Station 63+08.06 on said Survey Centerline; thence easterly along a curved line to left having a radius of 522.96 feet an arc distance of 166.06 feet to a point 50.00 feet left of and opposite Station 64+90 on said Survey Centerline; thence N44°30'05"E a distance of 63.41 feet to a point 108.58 feet left of and opposite Station 65+18.23 on said Survey Centerline; thence S49°02'54"E a distance of 15.00 feet to a point on said existing western right of way line of Buchanan Drive, said point being 103.13 feet left of and opposite Station 65+35.38 on said Survey Centerline; thence S40°57'06"W along said existing right of way line a distance of 65.00 feet back to the point of BEGINNING.

ALSO granted is the right to construct over and upon my land any embankments, cuts and slopes as may be deemed proper by the Georgia Department of Transportation to support or accommodate the improvement of said road within the area shown colored green on the above mentioned plat. Upon completion of the project, the embankments, cuts and slopes will remain in place and the grantee will cease maintenance of the easement area.



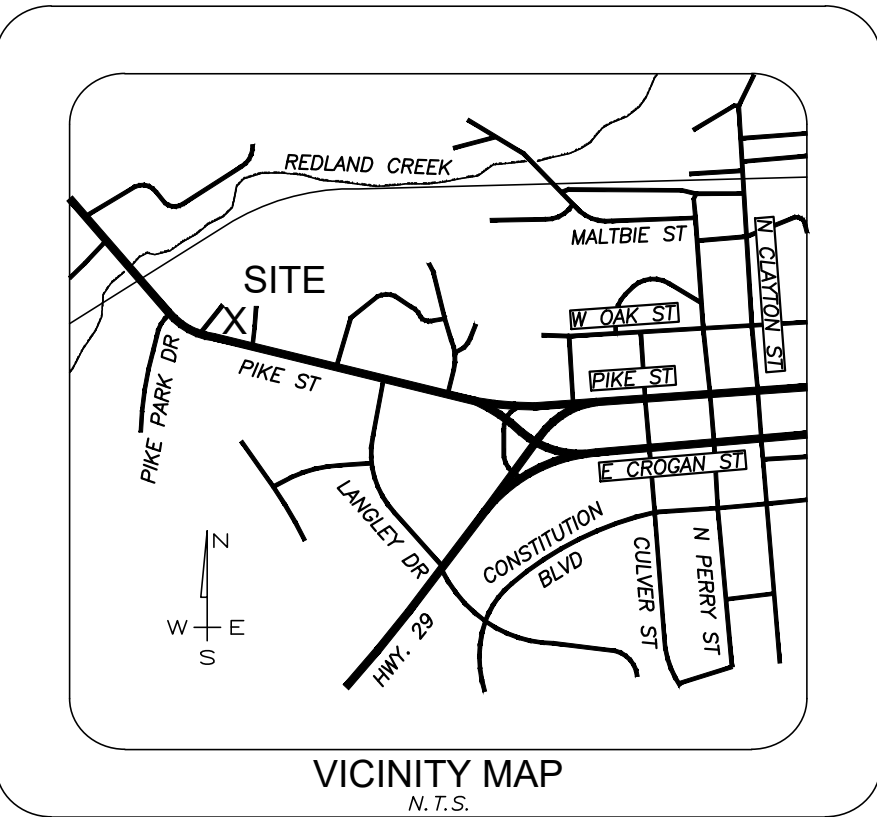
LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a point at the Intersection of the Northeasterly Right-of-Way of West Pike Street (a.k.a. State Route 120, R/W Varies) and the Southeasterly Right-of-Way of CSX Railroad (100-foot Right-of-Way, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and traveling along aforesaid Right-of-Way of CSX Railroad, North 58 degrees 15 minutes 33 seconds East for a distance of 330.13 feet to a Point; THENCE South 32 degrees 34 minutes 15 seconds East for a distance of 305.59 feet to a Point; THENCE North 89 degrees 33 minutes 49 seconds East for a distance of 256.62 feet to a Point; THENCE South 01 degrees 27 minutes 44 seconds West for a distance of 20.50 feet to a 1/2" Rebar with Cap (LSF 1105); THENCE South 15 degrees 23 minutes 30 seconds West for a distance of 68.45 feet to a 1/2" Rebar with Cap (LSF 1105); THENCE North 88 degrees 30 minutes 43 seconds West for a distance of 19.95 feet to a 1/2" Rebar Found; THENCE South 02 degrees 08 minutes 19 seconds East for a distance of 25.21 feet to a 1/2" Rebar Found; THENCE South 01 degrees 13 minutes 48 seconds West for a distance of 224.75 feet to a 1/2" Rebar Found on the aforesaid Right-of-Way of West Pike Street (R/W Varies); THENCE traveling along said Right-of-Way for the following seven (7) courses and distances along a curve to the right having a radius of 5778.58 feet and arc length of 35.02 feet being subtended by a chord of North 78 degrees 54 minutes 51 seconds West for a distance of 35.02 feet to a Point; THENCE North 79 degrees 05 minutes 16 seconds West for a distance of 163.80 feet to a Point; THENCE along a curve to the right having a radius of 522.96 feet and arc length of 49.75 feet being subtended by a chord of North 76 degrees 21 minutes 46 seconds West for a distance of 49.73 feet to a Point; THENCE North 55 degrees 02 minutes 44 seconds West for a distance of 58.79 feet to a Point; THENCE along a curve to the right having a radius of 508.42 feet and arc length of 169.33 feet being subtended by a chord of North 57 degrees 53 minutes 51 seconds West for a distance of 168.54 feet to a Point; THENCE with a compound curve to the right having a radius of 548.67 feet and arc length of 101.51 feet being subtended by a chord of North 45 degrees 49 minutes 46 seconds West for a distance of 101.37 feet to a Point; THENCE North 41 degrees 06 minutes 06 seconds West for a distance of 231.45 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 4.624 Acres.



INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THE 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 THE INFORMATION.

3/2/2022
DATE
S21252
PPI PROJECT NO.
1 OF 1