



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Wednesday, August 16, 2023
5:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

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

- [1.](#) RZC2023-00050 & SUP2023-00081; Pedro Josophat; 303 Scenic Highway
- [2.](#) North Downtown Lawrenceville Study Discussion
- [3.](#) Purchase of Diaphragm Gas Meters on an Annual Contract
- [4.](#) Consideration of Bond Intent and Reimbursement Resolution
- [5.](#) Intergovernmental Agreement between Gwinnett County and the City of Lawrenceville Regarding Lawrenceville Suwanee Road from Sugarloaf Parkway to SR 316
- [6.](#) Trittech Software Systems

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



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

Item: RZC2023-00050 & SUP2023-00081; Pedro Josophat; 303 Scenic Highway
Department: Planning and Development
Date of Meeting: Wednesday, August 16, 2023
Applicant Request: Rezone 303 Scenic Highway from ON (Office - Neighborhood District) to OI (Office - Institutional District).

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: Denial

Planning Commission Recommendation: Denial

Summary: The applicant requests the rezoning of an approximately 1.02-acre parcel at 303 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District) with a request for a Special Use Permit (SUP) to operate a commercial personal care home. The subject property is known as Lots 16 & 17, Section A of the L.R. Martin Estate subdivision, located near the intersection of Scenic Highway and Poplar Creek Road.

Attachments/Exhibits:

- RZC2023-00050 & SUP2023-00081_Report
- RZC2023-00050 & SUP2023-00081_Planning and Development recommendations
- RZC2023-00050 & SUP2023-00081_PC RECO_CONDS 08072023
- RZC2023-00050 & SUP2023-00081_Applications
- RZC2023-00050 & SUP2023-00081_Letter of intent
- RZC2023-00050 & SUP2023-00081_Legal description



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- RZC2023-00050 & SUP2023-00081_Survey
- RZC2023-00050 & SUP2023-00081_Aerial map (1:2,750)
- RZC2023-00050 & SUP2023-00081_Aerial map (1:5,500)
- RZC2023-00050 & SUP2023-00081_Character area map (1:2,750)
- RZC2023-00050 & SUP2023-00081_Character area map (1:5,500)
- RZC2023-00050 & SUP2023-00081_DDA map (1:2,750)
- RZC2023-00050 & SUP2023-00081_DDA map (1:5,500)
- RZC2023-00050 & SUP2023-00081_Zoning map (1:2,750)
- RZC2023-00050 & SUP2023-00081_Zoning map (1:5,500)



LAWRENCEVILLE

Planning & Development

CASE NUMBER: RZC2023-00050 & SUP2023-00081

OWNER: PEDRO JOSOPHAT

APPLICANT: PEDRO JOSOPHAT

CONTACT: PEDRO JOSOPHAT – 862.218.4588

LOCATION(S): 303 SCENIC HIGHWAY

PARCEL ID(S): R5142 118

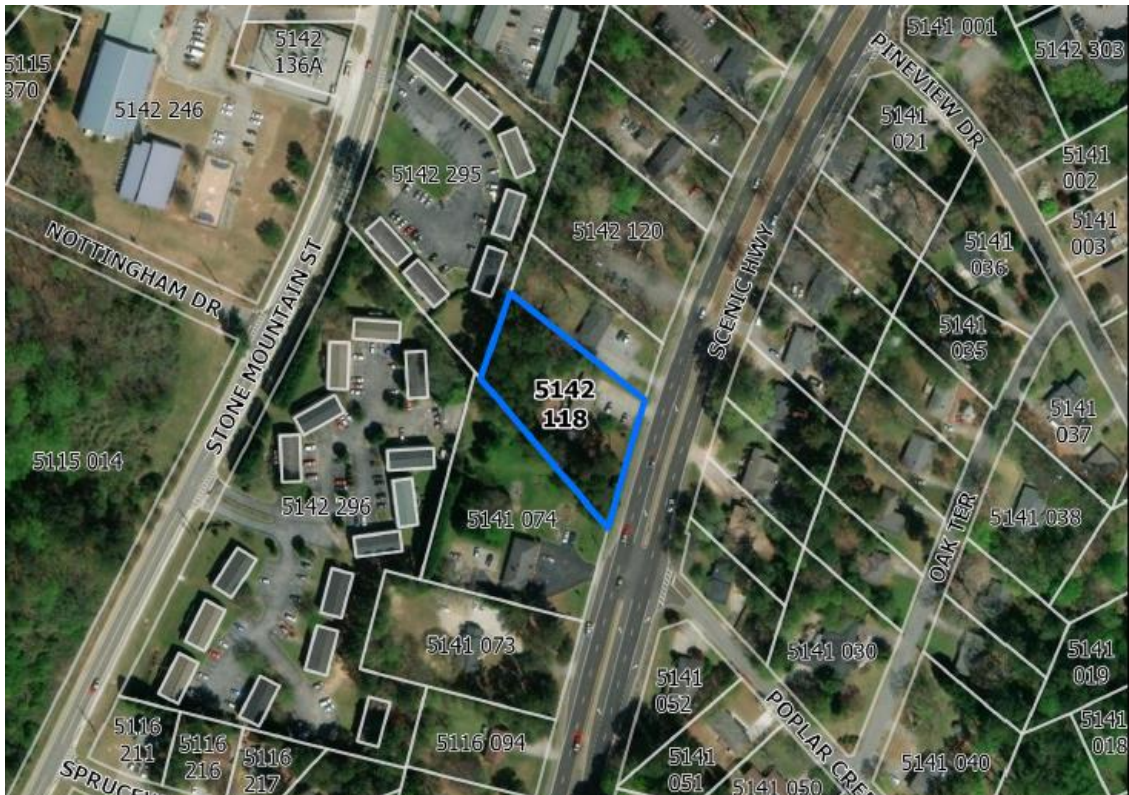
APPROXIMATE ACREAGE: 1.02

ZONING PROPOSAL: ON (OFFICE - NEIGHBORHOOD DISTRICT) TO OI (OFFICE - INSTITUTIONAL DISTRICT)

PROPOSED DEVELOPMENT: COMMERCIAL PERSONAL CARE HOME

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





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Planning & Development

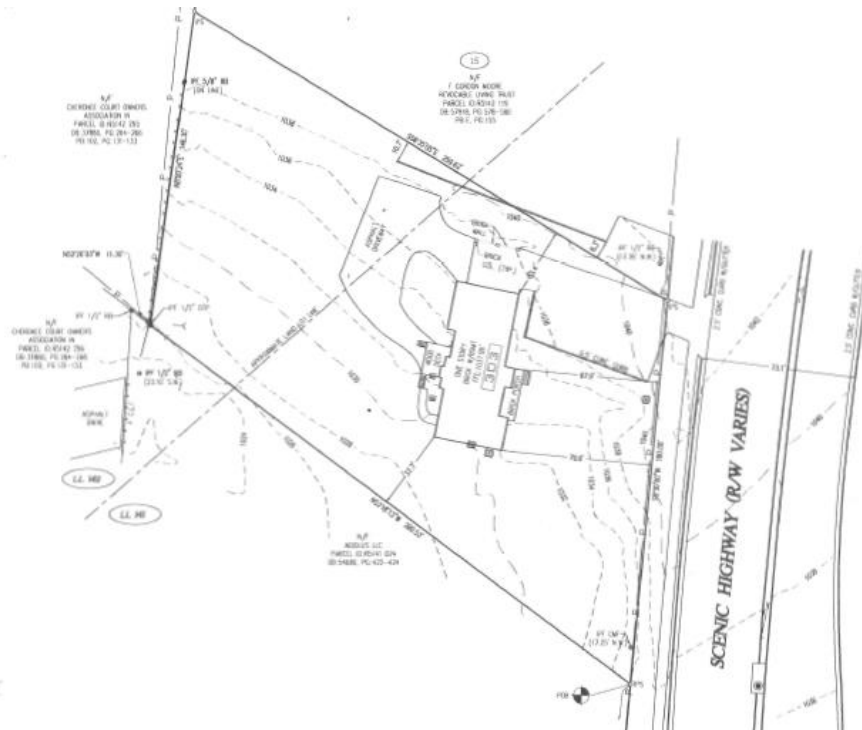
ZONING HISTORY

In 1960, the subject property was zoned RS-180 (Single Family Residential District). The property was rezoned to ON (Office - Neighborhood District) in 1996, its current zoning classification.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 1.02-acre parcel at 303 Scenic Highway. The proposed rezoning is from ON (Office - Neighborhood District) to OI (Office - Institutional District) with a request for a Special Use Permit (SUP) to operate a commercial personal care home. The subject property is known as Lots 16 & 17, Section A of the L.R. Martin Estate subdivision, located near the intersection of Scenic Highway and Poplar Creek Road.

LAND SURVEY



ZONING AND DEVELOPMENT STANDARDS

The existing single-family home has been used as a law office since September 3, 1996. The entrance, driveway, parking, and landscaping is existing nonconforming



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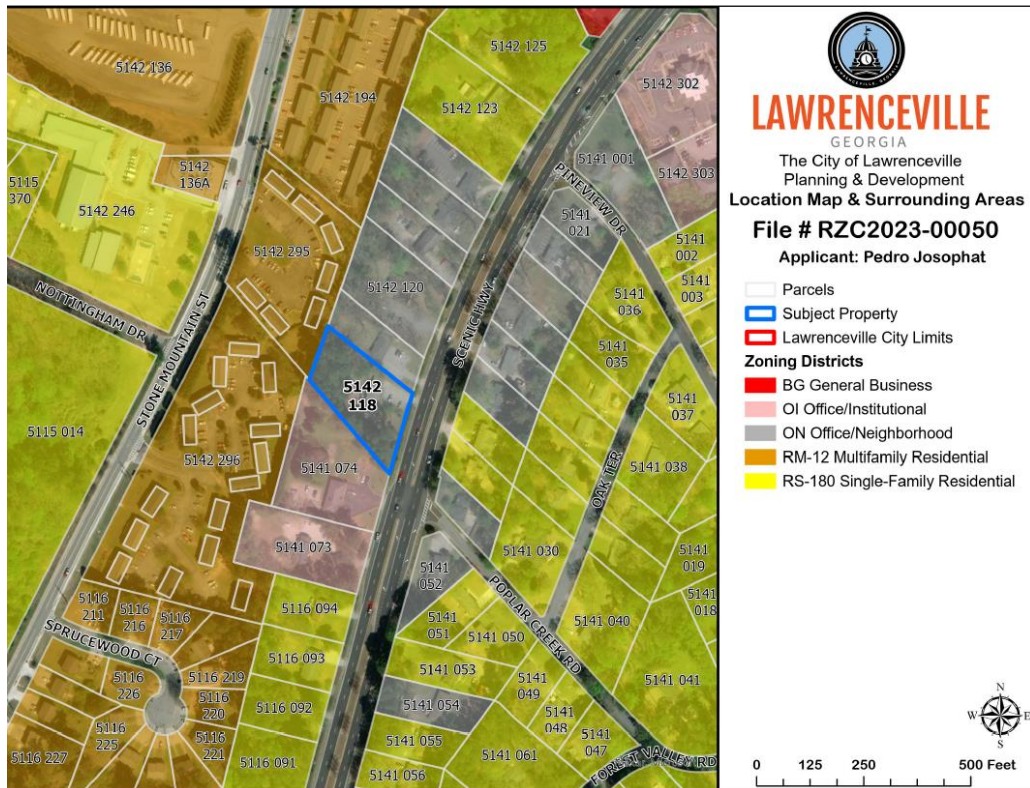
Planning & Development

and should therefore be brought into compliance with the 2020 Zoning Ordinance. For commercial personal care homes, one (1) parking space per two beds and one (1) parking space per 250 SF of common space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

SURROUNDING ZONING AND USE

The Scenic Highway corridor near its intersection with Poplar Creek Road is an area predominately characterized by single-family homes, which are split between use as residential dwellings and commercial offices. While there are properties on the opposite side of Scenic Highway zoned RS-180 (Single-Family Residential District), the parcels immediately adjacent to the subject property are zoned OI (Office Institutional District), ON (Office Neighborhood District), and RM-12 (Multifamily Residential District). As such, the proposed rezoning of the property to OI would be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





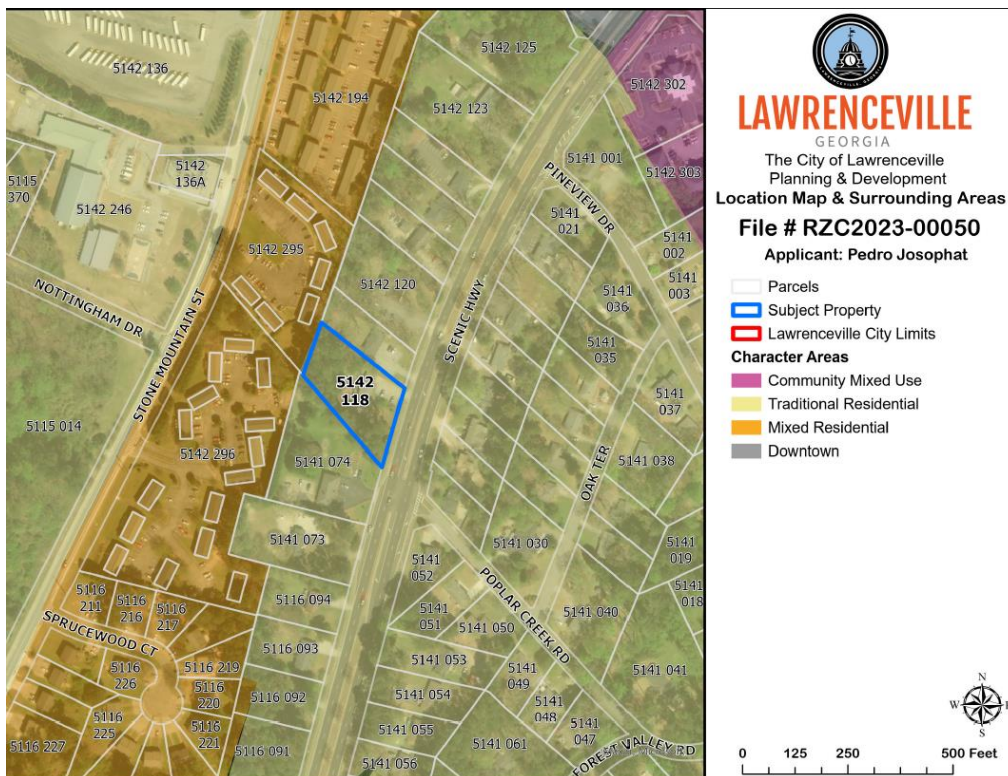
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2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Traditional Residential Character Area. Traditional Residential areas are predominantly single-family, suburban-style neighborhoods located in the southern half of the city. The purpose of this character area is to preserve these traditional neighborhoods and buffer them from more intense land uses. Density is typically low (less than 3 dwelling units per acre), and most open space is in private yards. As proposed, the requested rezoning and proposed Special Use Permit would not be consistent with the policies of the 2040 Comprehensive Plan.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, while the proposal is consistent with the established zoning and land use patterns in the immediate area, it does conflict with the long-term vision



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established by the City in its 2040 Comprehensive Plan. Policies relating to long-range planning suggest the city embrace the principles of new urbanism by creating a variety of high-quality mixed-use development as well as 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 by benefiting from the “halo effect” of high-quality development already happening nearby. As presented, this proposal would not achieve such lofty goals. Furthermore, it proposes a higher intensity development which would be inconsistent with the current character of the surrounding area and would be an unsuitable use for the existing nonconforming structure.

Though the proposal intends to update the subject property’s zoning from a retired zoning district to one that is already in common use by the adjacent properties, the proposed use is inconsistent with the character of the neighborhood as well as the City’s long term vision for the area. As such, the Planning and Development Department recommends the **DENIAL** of the request.



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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;**

The properties immediately adjacent to the subject property are all zoned OI, the same zoning classification proposed with this rezoning. While the greater area consists of some parcels designated as RS-180, most of these are relegated to the eastern side of the Scenic Highway. The use of personal care home is of a higher intensity than much of the surrounding and adjacent development.

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

The area along the right-of-way of Scenic Highway has long suffered due to antiquated policies and a lack of enforcement. New decisions must be consistent with the policies relating to the long-range plans for the immediate area in order for the City to flourish.

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

The property has reasonable economic use as currently zoned.

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

Impacts on public facilities would be anticipated in the form of traffic and stormwater runoff. The developer would have to take the necessary precautions to ensure that these do not overwhelm local systems.

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

The proposal would continue a long overdue zoning cleanup for this area.



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- 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;**

While a rezoning to OI would bring the zoning of the subject property into accordance with that of nearby parcels along the Scenic Highway corridor, the proposed use of personal care home – only achievable with a Special Use Permit – is not consistent with surrounding uses nor does it align with the long term goals of the City’s Comprehensive Plan.

PLANNING COMMISSION RECOMMENDATION_DENIAL_08072023

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

RZC2023-00050 & SUP2023-00081

Approval as OI (Office Institutional District) for a wide range of office and institutional establishments, subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** 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;
 - B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
 - C.** Outdoor storage shall be prohibited;
 - D.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

- 2.** To satisfy the following site development considerations:
 - A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - B.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.
 - C.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Landscape shall be designed and installed to meet the conditions of zoning,

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

- E.** Provide a minimum of 1 parking space per 300 square feet gross floor area, all parking must be on an approved surface and striped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- H.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways;
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.



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GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Pedro Josophat</u>	NAME: <u>Pedro Josophat</u>
ADDRESS: <u>303 scenic Hwy</u>	ADDRESS: <u>303 scenic Hwy</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Pedro Josophat</u> PHONE: <u>862-218-4588</u> <u>Pedro.Josophat9@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>office</u> REQUESTED ZONING DISTRICT: <u>Restaurant</u>	
PARCEL NUMBER(S): <u>5142 118</u> ACREAGE: <u>1.02 ac</u>	
ADDRESS OF PROPERTY: <u>303 SCENIC HWY Lawrenceville GA 30046</u>	

[Signature]
SIGNATURE OF APPLICANT 02/22/23
DATE

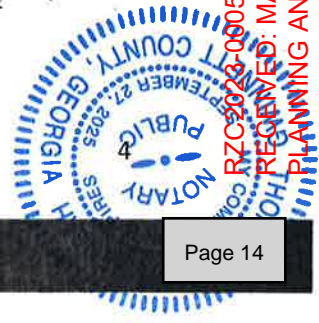
PEDRO JOSAPHAT
TYPED OR PRINTED NAME

[Signature]
SIGNATURE OF OWNER 02/22/23
DATE

PEDRO JOSAPHAT
TYPED OR PRINTED NAME

[Signature]
NOTARY PUBLIC 02/22/23
DATE

[Signature]
NOTARY PUBLIC 02/22/23
DATE



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RZC-2023-00050 & SUP2023-00081
 RECEIVED: MAY 23, 2023
 PLANNING AND DEVELOPMENT DEPARTMENT



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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? NO Y N

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

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

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

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

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

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



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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: 5 - 142 - 118
(Map Reference Number) District Land Lot Parcel


Signature of Applicant

02/22/23
Date

PEDRO JOSAPHAT
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	

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RZC2023-00050 & SUP2023-00081
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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.

<p><u>Fee:</u></p> <p>< 5 Acres = \$500 5 – 10 Acres = \$750 10 – 20 Acres= \$1,000 20 Acres or more = \$1,500</p>

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

<p><u>Fee:</u></p> <p>< 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</p>

For Commercial, Office and Industrial Districts.

<p><u>Fee:</u></p> <p>< 5 Acres = \$500 5 – 10 Acres = \$750 10 – 20 Acres= \$1,000 20 Acres or more = \$1,500</p>

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SPECIAL USE 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. Site Plan/Rezoning Exhibit: Provide one 11"x 17" copy and six full size copies:
 - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
 - b. Drawn to scale of 1"= 50' or greater
 - c. 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
 - d. Show proposed improvements, including:
 - i. Proposed buildings, setbacks, buffers and required screening
 - ii. Proposed streets, ingress/egress, driveways, sidewalks and parking
7. 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.

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NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

CASE NUMBER

DATE

ACKNOWLEDGED BY (PRINT NAME)

SIGNATURE

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RZC2023-00050 & SUP2023-00081
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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 special use application is denied by the Mayor and City Council, any new application for the same use 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.

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GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
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ADDRESS: <u>303 scenic Hwy</u>	ADDRESS: <u>303 scenic Hwy</u>
CITY: <u>LAWRENCEVILLE</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>862-218-4588</u>	PHONE: <u>862-218-4588</u>
CONTACT PERSON: <u>Pedro Josaphat</u> PHONE: <u>862-218-4588</u>	
CONTACT'S E-MAIL: <u>PedroJosaphat90@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>ON</u> ACREAGE: <u>1.02 AC</u>	
PARCEL NUMBER(S): <u>5142 118</u>	
ADDRESS OF PROPERTY: <u>303 SCENIC HWY LAWRENCEVILLE GA 30046</u>	
PROPOSED SPECIAL USE: _____	

[Signature]
 SIGNATURE OF APPLICANT DATE: 05/15/23

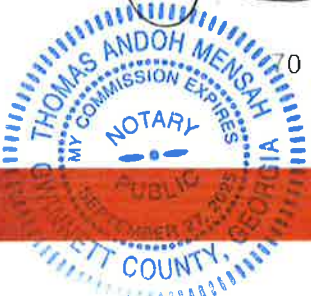
Pedro Josaphat
 TYPED OR PRINTED NAME

[Signature]
 SIGNATURE OF OWNER DATE: 05/15/23

Pedro Josaphat
 TYPED OR PRINTED NAME

[Signature]
 NOTARY PUBLIC DATE: 05/15/23

[Signature]
 NOTARY PUBLIC DATE: 05/18/2023



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 PLANNING AND DEVELOPMENT DEPARTMENT



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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:

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

PARCEL I.D. NUMBER: 5 - 142 - 118
(Map Reference Number) District Land Lot Parcel

Pedro Josaphat Oliver
Signature of Applicant

05/11/2023
Date

Pedro Josaphat Oliver
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

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

RZC2023-00050 & SUP2023-00081
RECEIVED: MAY 23, 2023
PLANNING AND DEVELOPMENT DEPARTMENT

Letter of Intent

Pedro Josaphat

303 Scenic Highway

Lawrenceville, GA 30046

I Pedro Josaphat the owner of the house Located at 303 Scenic Highway Lawrenceville, GA 30046. I purchased this house with ON zoning, this current zoning is not appropriate for what I intend to do at the property; therefore, I request that the zoning change from ON to O-I.

The Property located at 303 Scenic Highway is 5 bedrooms and 2 bathrooms. It is a ranch floor type and a basement. The main floor is 1930 SF and the basement is 482 SF a total of 2412 SF. The property land is 1.02 acres. It has an existing of 8 parking lots including handicaps parking lots with additional parking in the back which can accommodate 4 parking lots.

The property required buffer will be maintained and 25 feet undisturbed to the resident area and a 10 feet landscape will be provided along Scenic highway.

As the owner, I plan to open an assisted living or care home at the property. The hours of operation is 6:00 A.M. to 9: P.M. The residents will have 24-hour services.

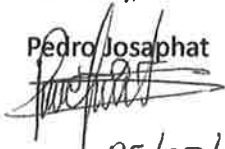
I plan to open an assisted living or care home with a maximum of 8 residents at the current building. In some years I will have new construction according to the city code and zoning. In order for the business to run at the property address I requested a rezoning from ON to O-I *and a special use permit* that allowed the business to run at the property address.

It will be very appreciated to see a dream come true.

Thank you!

Sincerely,

Pedro Josaphat



05/23/2023

RZC2023-00050 & SUP2023-00081
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LEGAL DESCRIPTION
303 Scenic Highway

All that tract or parcel of land lying and being in Land Lots 141 and 142 of the 5th District, Gwinnett County, Georgia, being portions of lots 16 and 17 as shown on Plat Book E Page 155, Gwinnett County, Georgia Records, being more particularly described as follows:

COMMENCING at the intersection of Scenic Highway (R/W Varies) and Longleaf Drive (100-foot R/W), thence following the westerly right of way of Scenic Highway a distance of 1,506.69 feet to a 1/2 inch rebar set; said point being the TRUE POINT OF BEGINNING.

Thence, North 53 degrees 18 minutes 13 seconds West a distance of 280.53 feet to a 1/2-inch open top pipe found;

Thence, North 08 degrees 00 minutes 24 seconds East a distance of 148.30 feet to a 1/2-inch rebar set;

Thence, South 58 degrees 35 minutes 05 seconds East a distance of 259.62 feet to a 1/2-inch rebar set;

Thence, following southerly along the westerly right of way of Scenic Highway;

South 05 degrees 30 minutes 00 seconds West a distance of 180.00 feet to a 1/2-inch rebar set;

Said point being the TRUE POINT OF BEGINNING.

Said tract contains 39,264 square feet, or 0.901 acres.

As shown as POB on the Boundary Survey by Keystone Land Surveying for 303 Scenic Highway, dated March 29, 2023.

Legal description provided for Pedro Josaphat, dated April 25, 2023, provided by Keystone Land Surveying.

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GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF LAWRENCEVILLE
 ZONING: ON OFFICE/NEIGHBORHOOD
 (INACTIVE ZONING DISTRICT)
 MINIMUM FRONT SETBACK - FRONT OF
 EXISTING RESIDENCE
 MINIMUM SIDE SETBACK - 10', 25' SIDE
 STREET OF CORNER
 MINIMUM REAR SETBACK - 15' WHEN
 ABUTTING COMMERCIAL DISTRICT, 40' WHEN
 ABUTTING A RESIDENTIAL DISTRICT

FIELD DATA:
 DATE OF FIELD SURVEY 3-14-23.

THE CALCULATED POSITIONAL
 TOLERANCE BASED ON REDUNDANT
 LINEAR MEASUREMENTS OF
 OBSERVED POSITIONS WAS FOUND
 TO BE 0.09 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: SP 85
 SW: 612550077
 NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 39,264 SQ FT, 0.901 AC

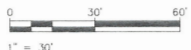
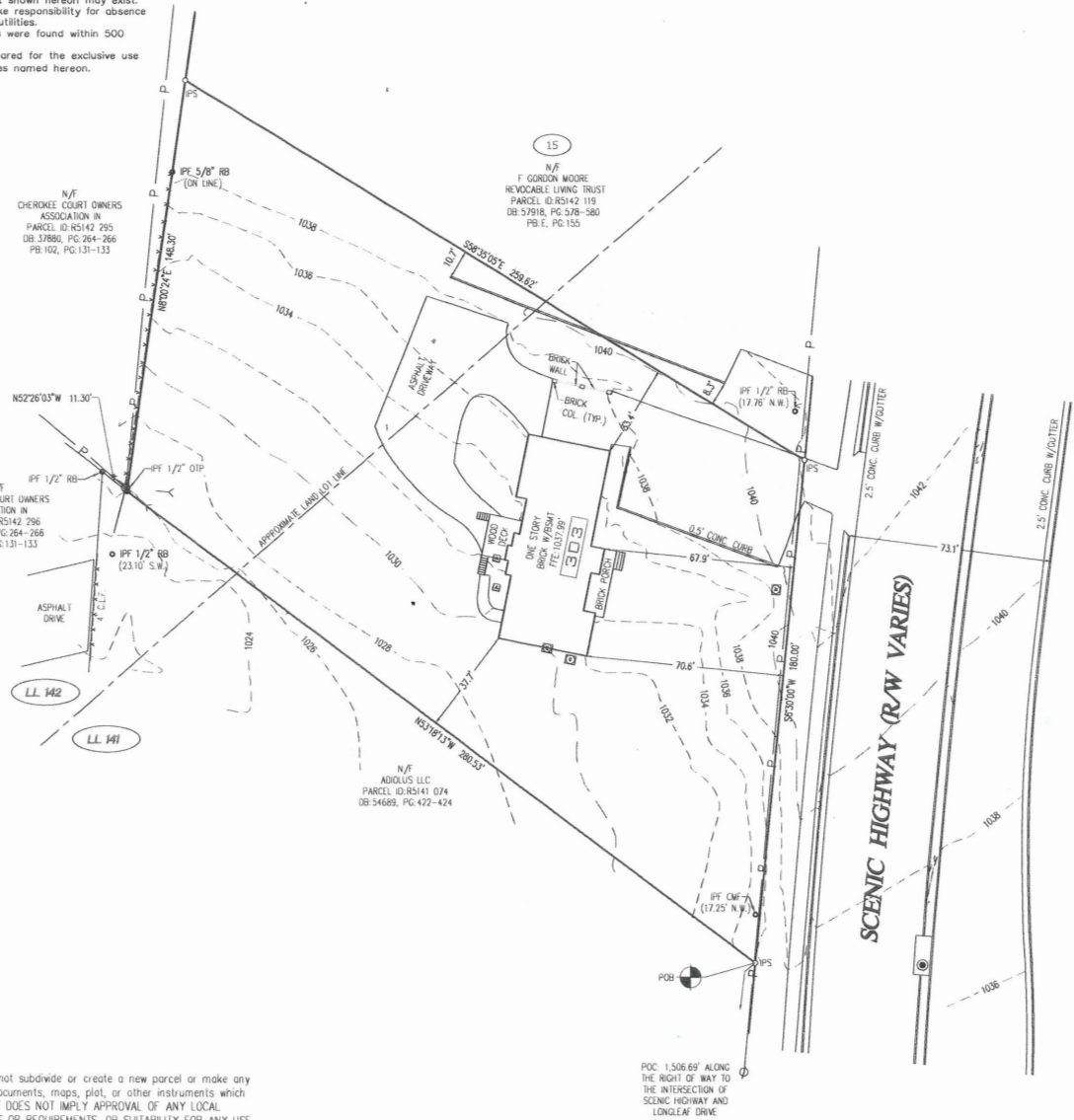
CALCULATED PLAT CLOSURE: 1 FOOT IN 25,213 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT
 PROPERTY: DB 59242 PG 15
 PROPERTY OWNER AT TIME OF SURVEY:
 PEDRO JOSAPHAT
 PARCEL NUMBER: R5142 118

REFERENCE: PLAT BOOK E PG 155
 PLAT BOOK 102 PG 131
 DEED BOOK 59242 PG 15

FLOOD HAZARD NOTE: THIS PROPERTY IS
 NOT LOCATED IN A FLOOD HAZARD AREA
 AS DEFINED BY FIRM MAP OF GWINNETT
 COUNTY, GEORGIA 13135C0086F EFFECTIVE
 DATE SEPTEMBER 29, 2006



LEGEND

- EQP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TBX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, 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, OR 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

REVISIONS		
Date	Description	By



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BOUNDARY SURVEY FOR
 PEDRO JOSAPHAT
 303 SCENIC HIGHWAY, LAWRENCEVILLE, GEORGIA 30046

A PORTION OF LOTS 16 & 17, SECTION A, L.R. MARTIN ESTATE
 LAND LOT 141 & 142 - 5TH DISTRICT, GWINNETT COUNTY, GEORGIA



Date: 3-29-2023
 Scale: 1" = 30'
 Client:
 Drawn By: JJP
 Sheet 1 of 1

RZC2023-00050 & SUP2023-00081
 RECEIVED: MAY 23, 2023
 PLANNING AND DEVELOPMENT DEPARTMENT



LAWRENCEVILLE




GEORGIA

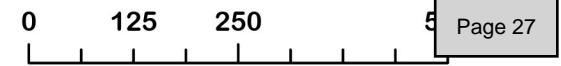
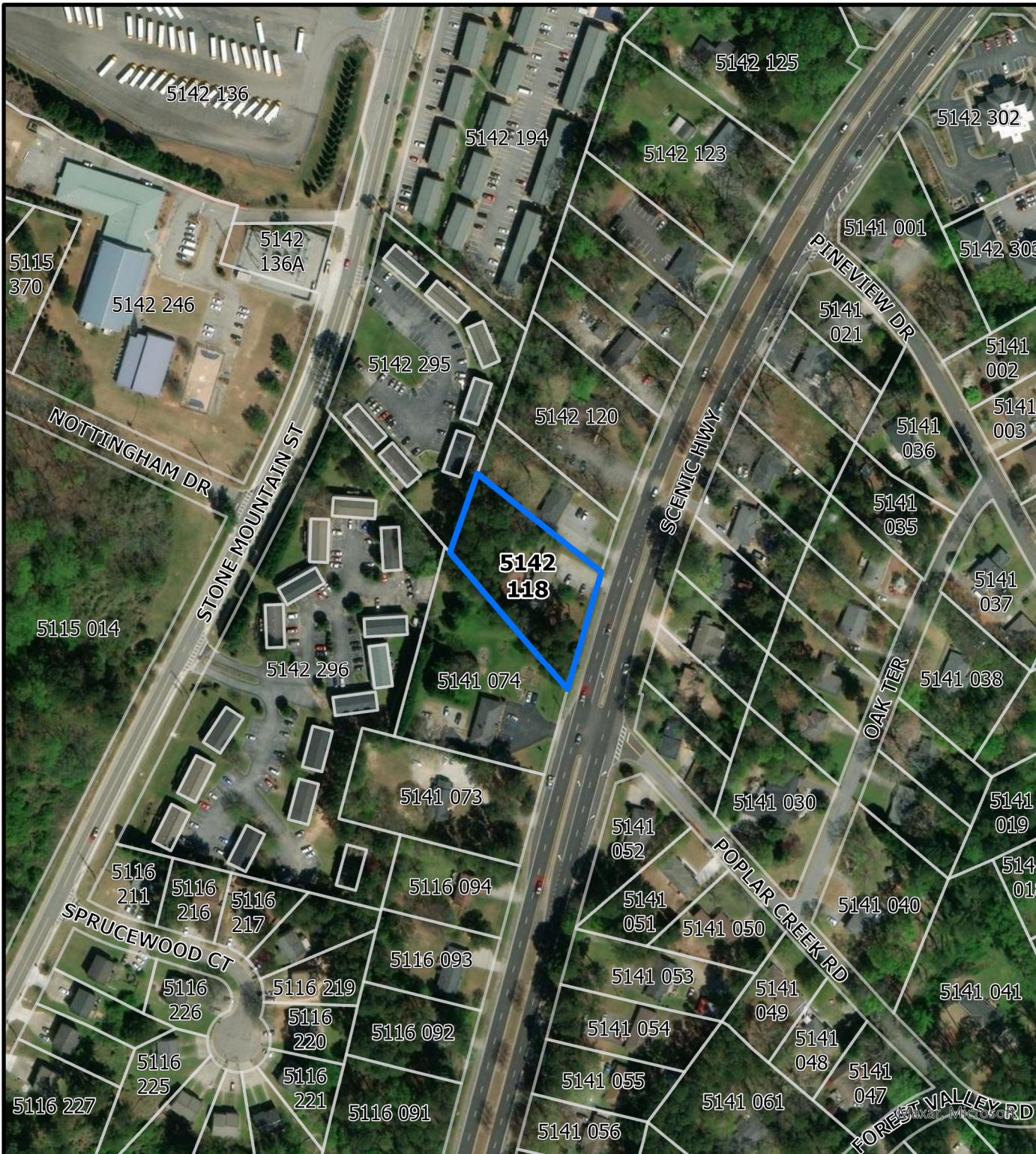
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00050

Applicant: Pedro Josophat

-  Parcels
-  Subject Property
-  Lawrenceville City Limits





LAWRENCEVILLE




GEORGIA

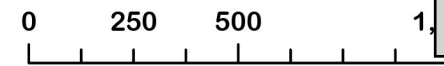
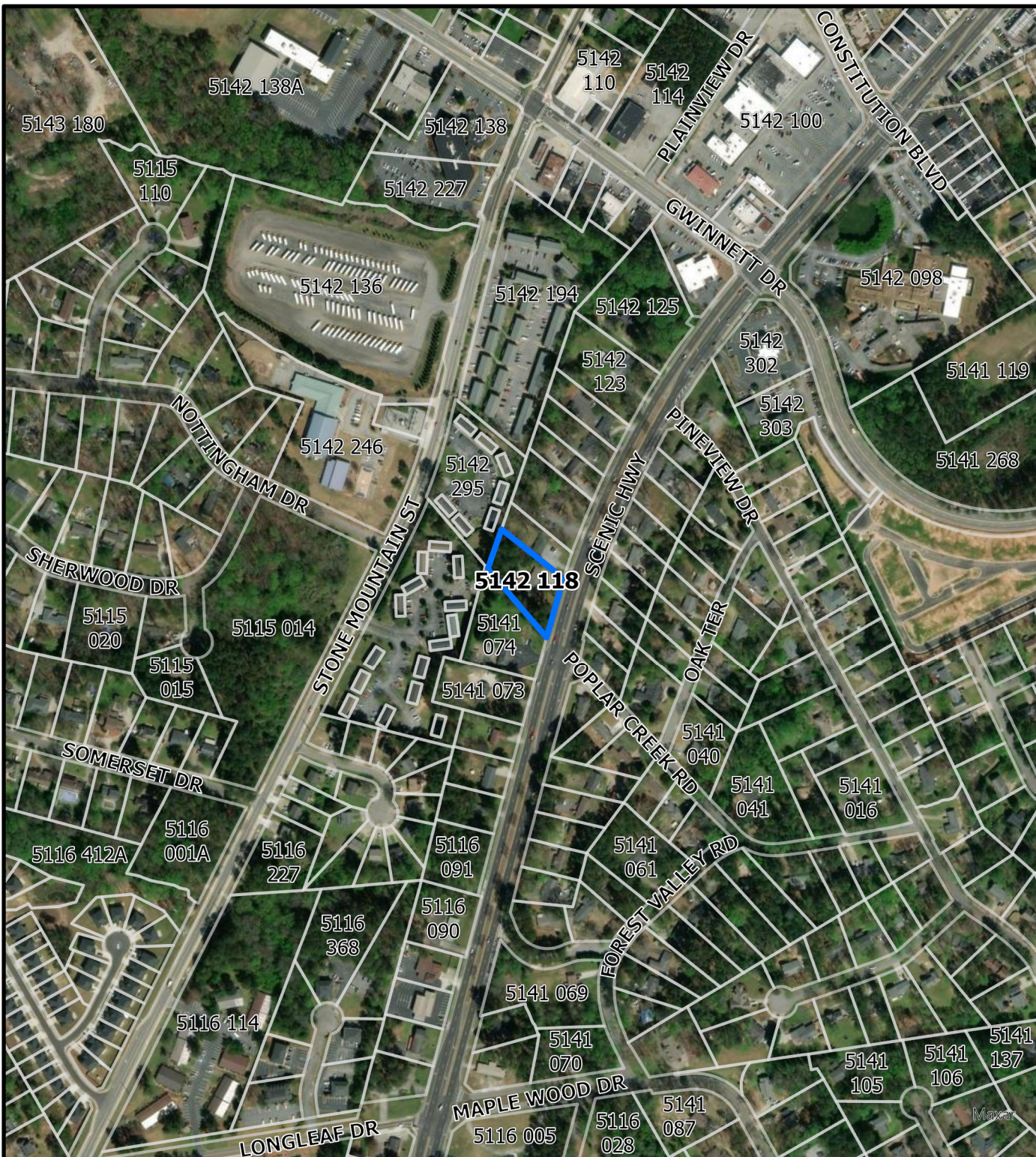
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LAWRENCEVILLE








GEORGIA

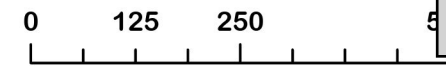
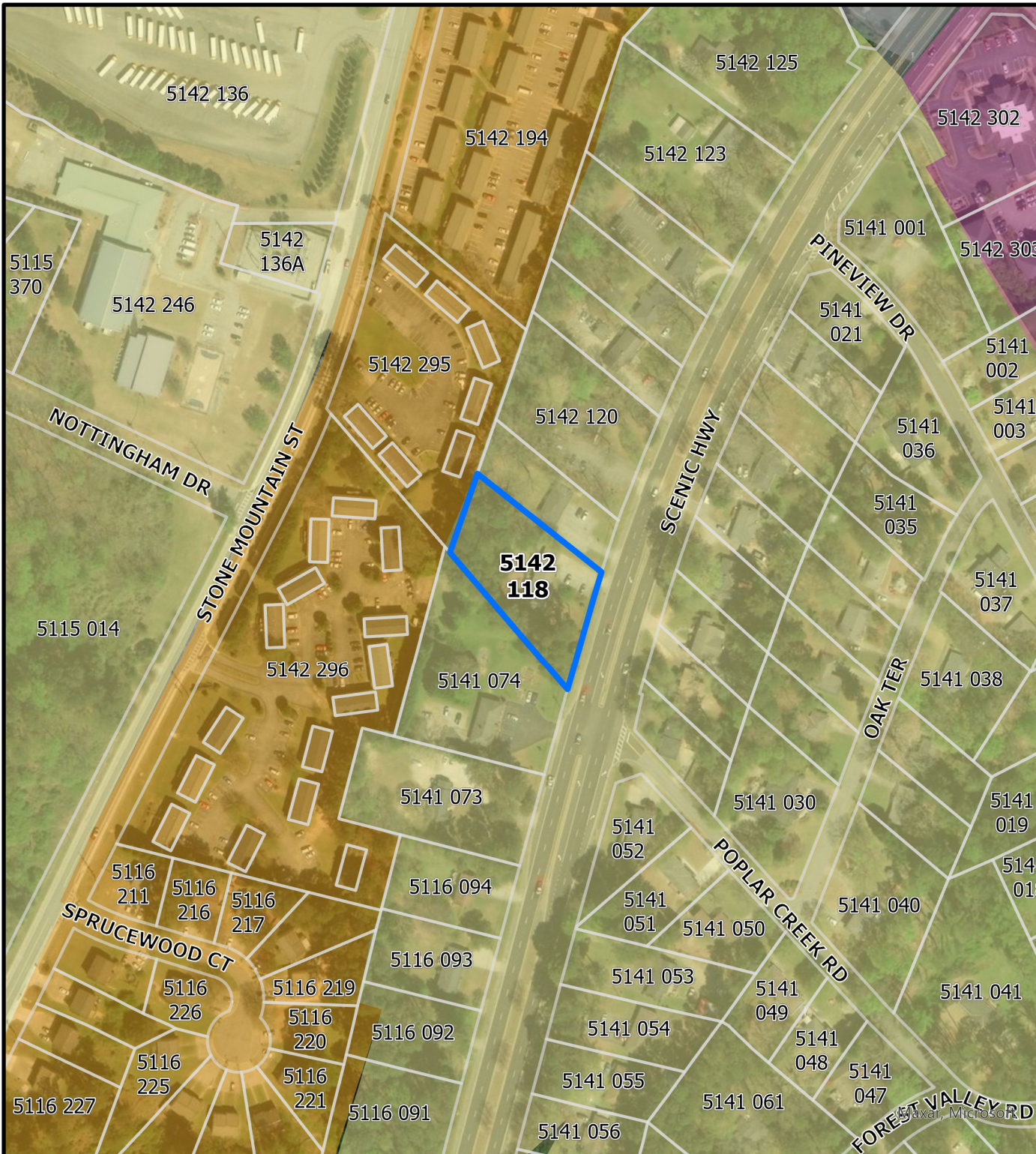
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00050

Applicant: Pedro Josophat

-  Parcels
-  Subject Property
-  Lawrenceville City Limits
- Character Areas**
-  Community Mixed Use
-  Traditional Residential
-  Mixed Residential
-  Downtown





LAWRENCEVILLE








GEORGIA

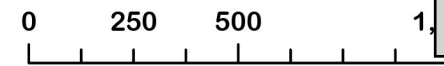
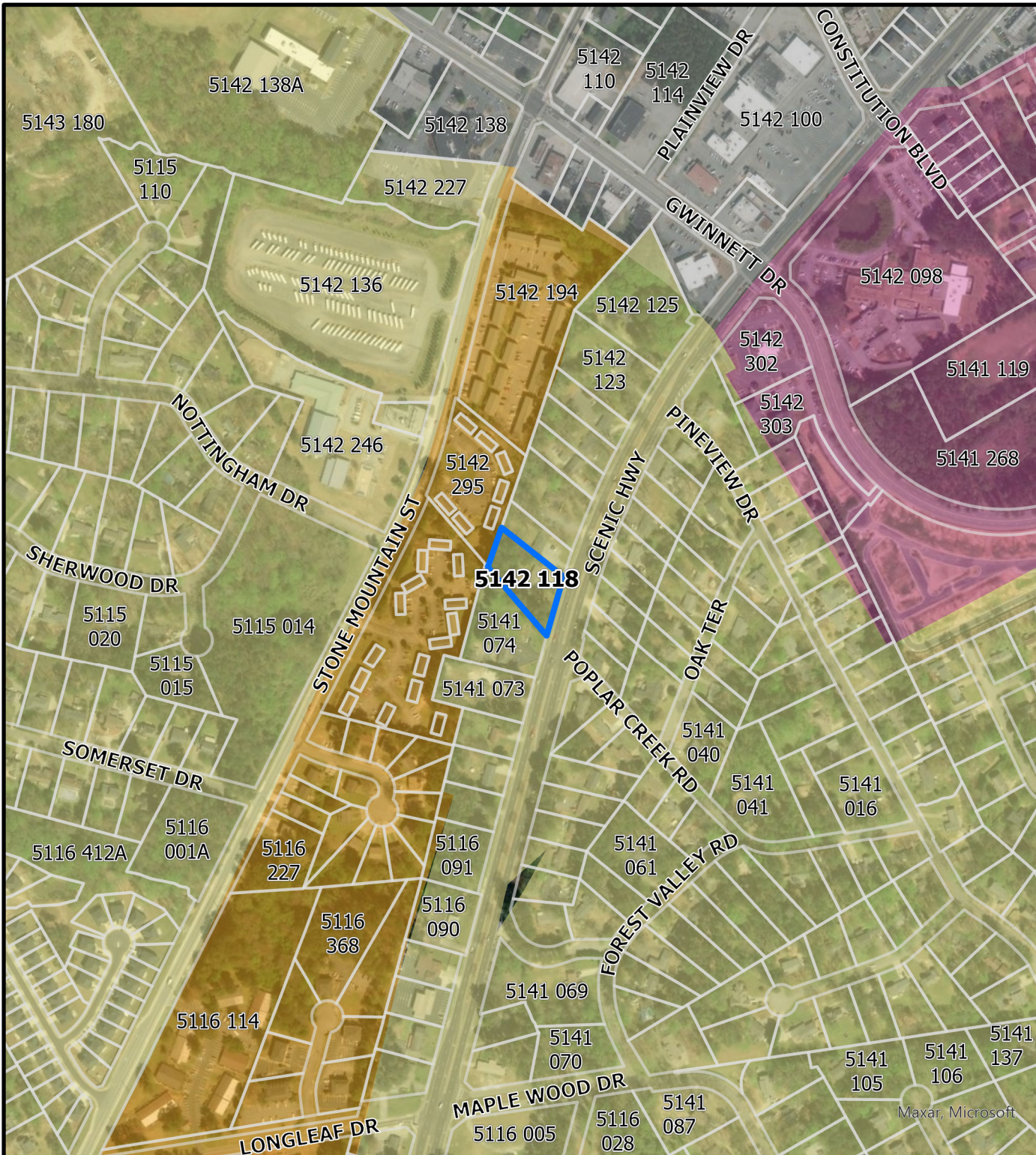
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Location Map & Surrounding Areas

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LAWRENCEVILLE





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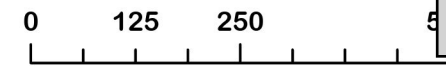
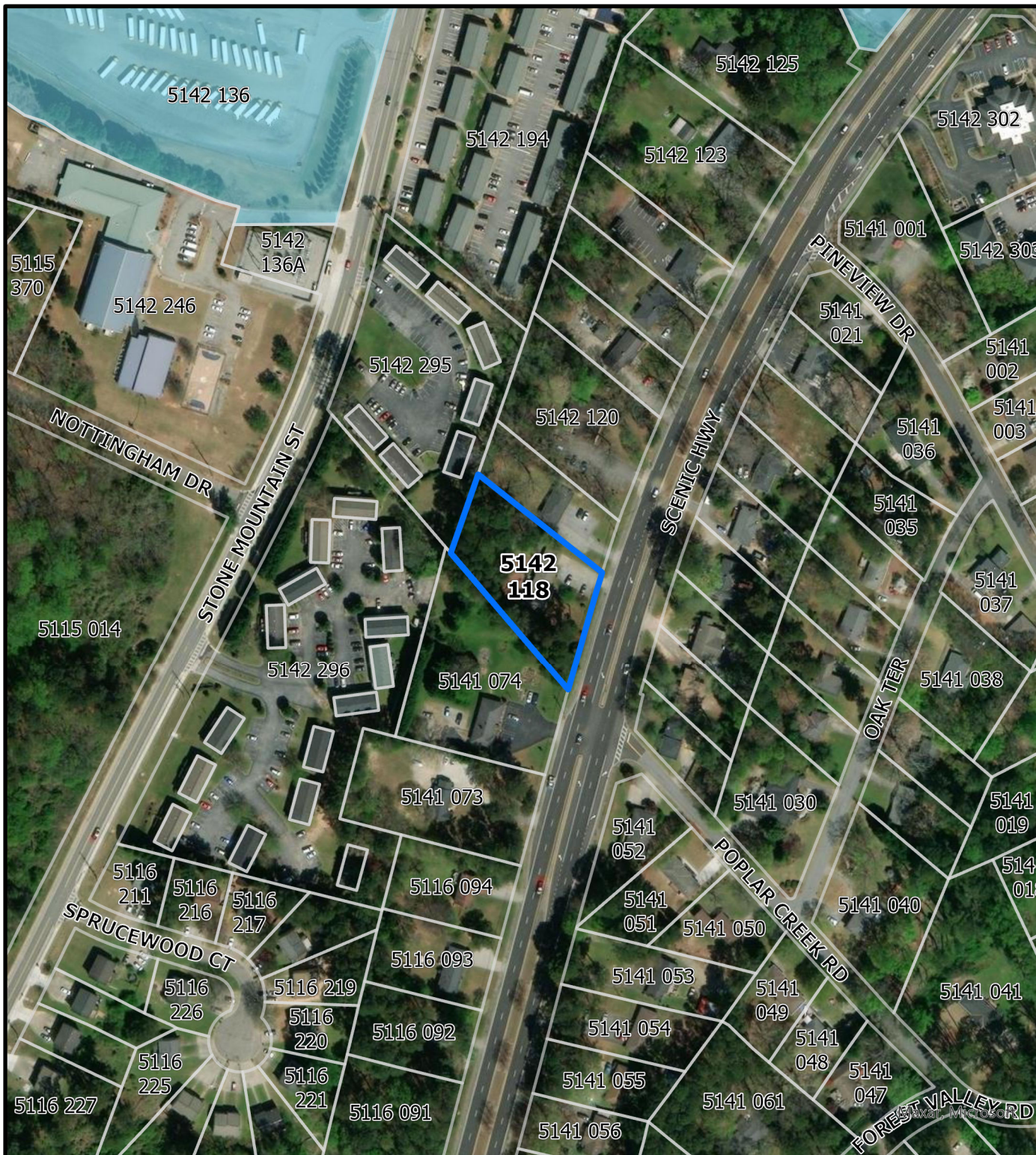
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00050

Applicant: Pedro Josophat

-  Parcels
-  Subject Property
-  Lawrenceville City Limits
-  Downtown Development Authority Boundary





LAWRENCEVILLE





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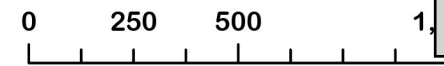
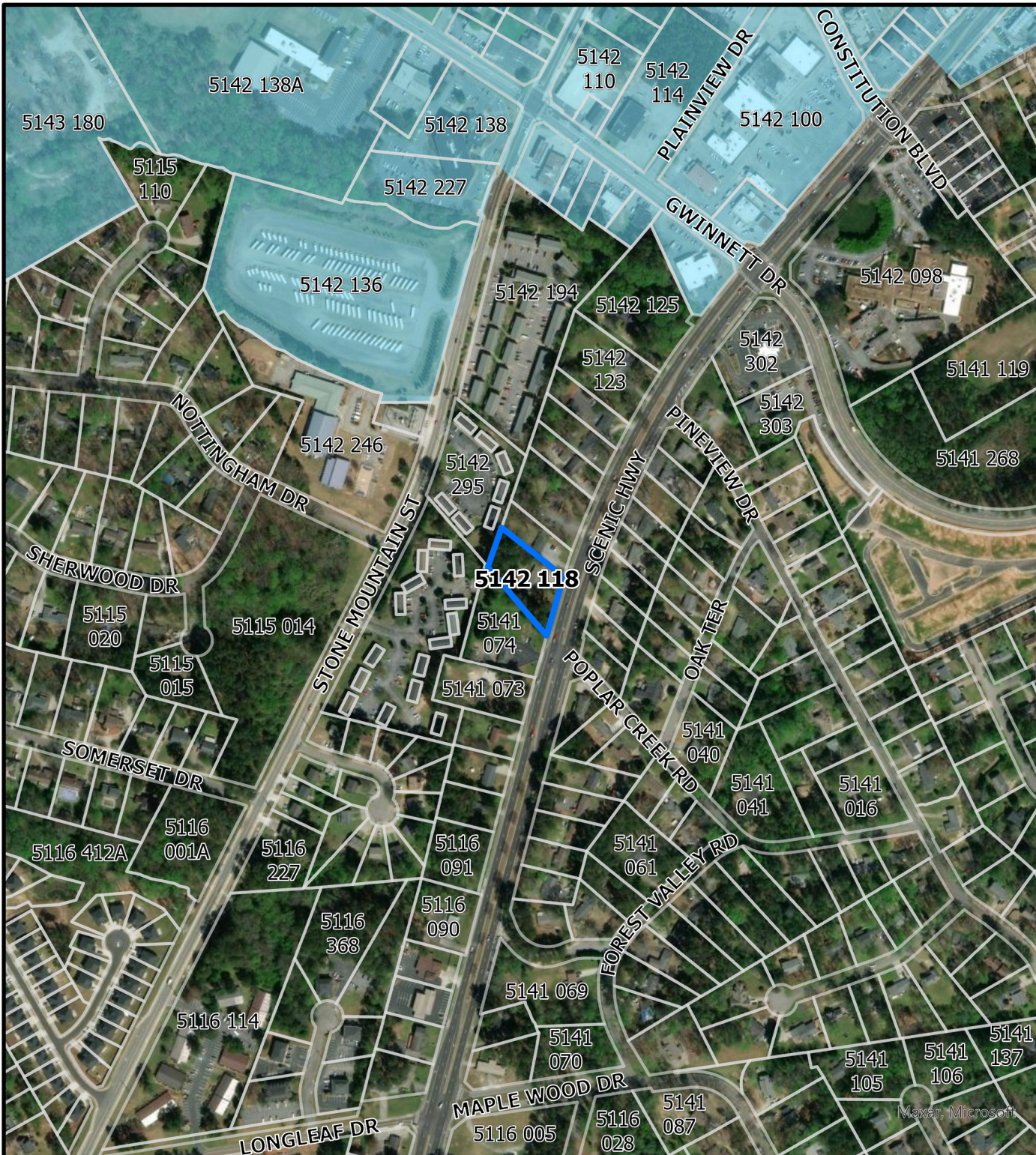
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00050

Applicant: Pedro Josophat

-  Parcels
-  Subject Property
-  Lawrenceville City Limits
-  Downtown Development Authority Boundary





LAWRENCEVILLE

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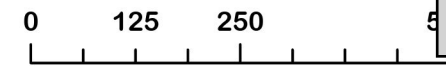
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2023-00050

Applicant: Pedro Josophat

- Parcels
- Subject Property
- Lawrenceville City Limits
- Zoning Districts**
- BG General Business
- OI Office/Institutional
- ON Office/Neighborhood
- RM-12 Multifamily Residential
- RS-180 Single-Family Residential





LAWRENCEVILLE

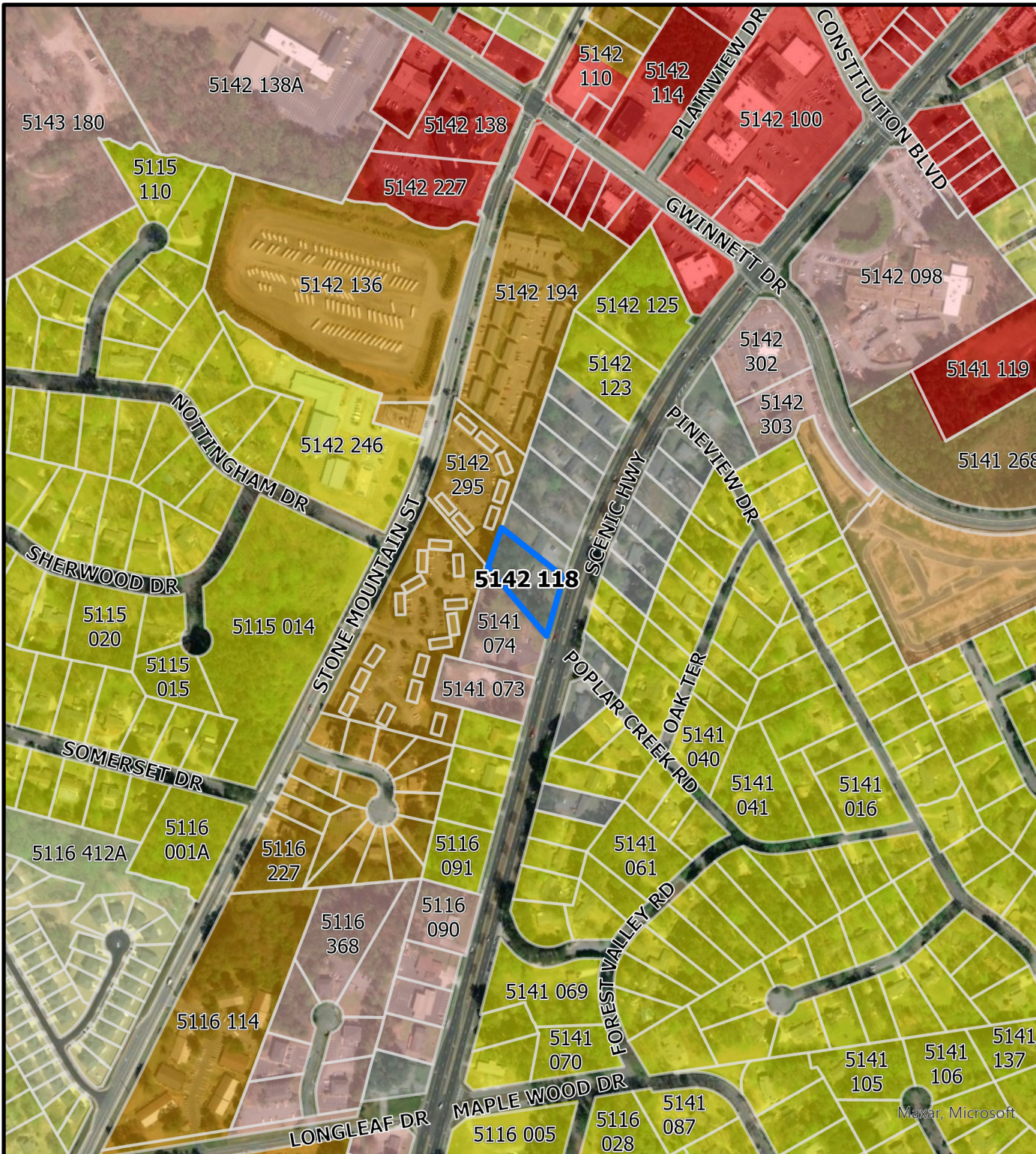
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


The City of Lawrenceville
Planning & Development

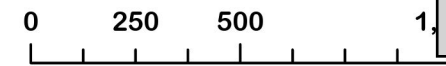
Location Map & Surrounding Areas

File # RZC2023-00050

Applicant: Pedro Josophat



-  Parcels
-  Subject Property
-  Lawrenceville City Limits
- Zoning Districts**
-  BG General Business
-  OI Office/Institutional
-  ON Office/Neighborhood
-  RM-12 Multifamily Residential
-  RM-8 Townhouse Residential
-  RS-60 Single-Family Residential
-  RS-150 Single-Family Residential
-  RS-180 Single-Family Residential





LAWRENCEVILLE

GEORGIA

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

- Item:** North Downtown Lawrenceville Study Discussion
- Department:** Planning and Development
- Date of Meeting:** Wednesday, August 16, 2023
- Fiscal Impact:** None
- Presented By:** Todd Hargrave, Director of Planning and Development
- Action Requested:** Next steps discussion

Summary: The City of Lawrenceville examined the existing zoning codes, classifications, and land uses through a study conducted by the consulting firm Pond & Company. The North Downtown study area is located north of Pike Street and is near the thriving downtown core of the city. The decision to conduct this study was prompted by recent activities that were not aligned with the long-term vision for the area. The objective of this project is to determine the most suitable course of action for the city and the subject area, with the aim of implementing appropriate land uses.

- Attachments/Exhibits:**
- **PowerPoint Presentation**

North Downtown Lawrenceville Study

Next Steps





Agenda

- Goals
- Next steps





NORTH DOWNTOWN LAWRENCEVILLE GOALS

- Analyze area and clean up zoning of legal nonconforming uses



NORTH DOWNTOWN LAWRENCEVILLE GOALS

- Analyze area and clean up zoning of legal nonconforming uses
- Obtain input from the community and provide vision for future development of the area



NORTH DOWNTOWN LAWRENCEVILLE GOALS

- Analyze area and clean up zoning of legal nonconforming uses
- Obtain input from the community and provide vision for future development of the area
- Introduce new zoning and development tools and standards to allow property owners to meet the vision for future development



NORTH DOWNTOWN LAWRENCEVILLE NEXT STEPS

- August 16- presentation on next steps
- August 28- North DTL Moratorium Expires
- October- Public Hearings



NORTH DOWNTOWN LAWRENCEVILLE NEXT STEPS

- August 16- presentation on next steps
- August 28- North DTL Moratorium Expires
- October- Public Hearings
 - City initiated rezoning of properties in North DTL area that are currently zoned BG/BGC and used as residential (existing nonconforming) to RS-60 residential zoning






LAWRENCEVILLE

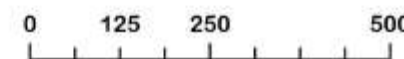
GEORGIA

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

North DTL Area Study

Proposed Zoning

-  North DTL Study Area
-  All Parcels
-  RS-60 Single-Family Residential (18)





NORTH DOWNTOWN LAWRENCEVILLE NEXT STEPS

- August 16- presentation on next steps
- August 28- North DTL Moratorium Expires
- October- Public Hearings
 - City initiated rezoning of properties in North DTL area that are currently zoned BG/BGC and used as residential (existing nonconforming) to RS-60 residential zoning
 - Adopt Architectural Design Standard and Development Regulations



NORTH DOWNTOWN LAWRENCEVILLE NEXT STEPS

- October- Public Hearings (continued)
 - Introduction of two (2) new zoning districts
 - Only to be used in the Entertainment District
 - Residential Infill One Family
 - Residential Infill Townhouse



LAWRENCEVILLE
GEORGIA



2.

Thank you!

Questions?



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, AUGUST 16, 2023

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

- Item:** Purchase of Diaphragm Gas Meters on an Annual Contract
- Department:** Gas
- Date of Meeting:** Wednesday, August 16, 2023
- Fiscal Impact:** \$317,355.00
- 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 \$232,339.00 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 first of four renewal options. There has been an 11% - 15% increase in pricing.

Fiscal Impact: Amount of \$317,355.00. 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.

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	\$114.00	\$205,200.00
2	400 Class Meters per specifications	100	Ea	\$348.45	\$34,845.00	\$271.39	\$27,139.00
3	600 Class Meters per specifications	100	Ea	\$850.16	\$85,016.00	N/B	N/B
TOTAL					\$295,055.00		\$232,339.00
Will vendor hold pricing firm? Renewal Option 1					TBD		TBD
Will vendor hold pricing firm? Renewal Option 2					TBD		TBD
Will vendor hold pricing firm? Renewal Option 3					TBD		TBD
Will vendor hold pricing firm? Renewal Option 4					TBD		TBD

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

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

Lines 1 & 2

Line 3



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: COUNCIL WORK SESSION
AGENDA CATEGORY: GENERAL BUSIENSS

- Item:** Consideration of Bond Intent and Reimbursement Resolution
- Department:** Finance
- Date of Meeting:** Wednesday, August 16, 2023
- Fiscal Impact:** N/A
- Presented By:** Keith Lee, Chief Financial Officer
- Action Requested:** Consideration of Intent and Reimbursement Resolution for bonds to cover electric and gas capital in Fiscal Year 2024.

Summary: As part of the Fiscal Year 2024 Budget, Mayor and Council indicated the City would issue bonds to cover the costs of Electric and Gas Capital. The estimated amount of the Bonds will be \$15,000,000. It will take approximately 90 days to work through the legal and financial process to issues bonds. While we are working through these processes the Departments may begin work on their projects; however, in order to used the bonds funds for these interim expenditures, Mayor and Council will need to declare our intent to reimburse ourselves. This resolution declares such intent.

Attachments/Exhibits: Resolution

OFFICIAL INTENT RESOLUTION

WHEREAS, the City of Lawrenceville (the “City”) expects to request the Lawrenceville Building Authority to issue tax-exempt revenue bonds (the “Bonds”) in an aggregate principal amount not presently expected to exceed \$15,000,000 to finance the costs of acquiring, constructing, and installing various capital improvements to the City’s natural gas and electric distribution systems, including, without limitation, land acquisition for facilities relocation and related improvements (the “Project”); and

WHEREAS, the City has used or will use, before the issuance of the Bonds, moneys in one or more of its General Fund, its Gas System Fund, and its Electric System Fund (collectively, the “Funds”) to pay expenditures related to the Project and reasonably expects to use proceeds of the Bonds to reimburse the Funds for these expenditures; and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to use proceeds of the Bonds to reimburse the Funds for moneys used to pay expenditures related to the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lawrenceville, Georgia and it is hereby resolved by authority of the same, as follows:

1. The City declares its intent to use proceeds of the Bonds to reimburse the Funds for moneys used to pay expenditures related to the Project.
2. This Resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 28th day of August 2023.

**CITY OF LAWRENCEVILLE,
GEORGIA**

(SEAL)

By: _____
Mayor

Attest:

City Clerk

CITY CLERK’S CERTIFICATE

I, **KAREN PIERCE**, the duly appointed, qualified, and acting City Clerk of the City of Lawrenceville, Georgia (the “City”), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on August __, 2023, by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of ____ Yea and ____ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

GIVEN under my hand and the seal of the City, this ____ day of August 2023.

(SEAL)

City Clerk, City of Lawrenceville, Georgia



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, AUGUST 16, 2023

AGENDA CATEGORY: GENERAL DISCUSSION

- Item:** Intergovernmental Agreement between Gwinnett County and the City of Lawrenceville Regarding Lawrenceville Suwanee Road from Sugarloaf Parkway to SR 316
- Department:** Public Works
- Date of Meeting:** Wednesday, August 16, 2023
- Fiscal Impact:** \$160,000.00
- Presented By:** Jim Wright, Director of Public Works
- Action Requested:** Approve the Intergovernmental Agreement between Gwinnett County and the City of Lawrenceville Regarding Lawrenceville Suwanee Road from Sugarloaf Parkway to SR 316 and authorize the Mayor to execute upon review and approval of the City Attorney.

Summary: Lawrenceville Suwanee Rd is a State maintained road, the section affected by the proposed agreement is partially in the City Limits. The City desires to improve the aesthetics of this corridor that is associated with Lawrenceville. This agreement will allow a partnership with Gwinnett County to fund landscaping improvements in the median areas of the road. Currently this section is mowed 6 times per year, which during the high growth season allows the grass to become overgrown. The cost of the initial improvements will be split 60% (County) and 40% (City), this is based on the percentage of roadway within the City limits. After construction is complete, the City will maintain the improvements.

Fiscal Impact: Total Enhancement Project estimated to be \$400,000. The County would reimburse the City \$240,000 after project completion. The City will be responsible for all other costs and maintenance.

Attachments/Exhibits: Agreement

INTERGOVERNMENTAL AGREEMENT BETWEEN GWINNETT COUNTY AND THE CITY OF LAWRENCEVILLE REGARDING LAWRENCEVILLE SUWANEE ROAD FROM SUGARLOAF PARKWAY TO SR 316

This Agreement (hereinafter referred to as "Agreement") made by and between the City of Lawrenceville, a municipal corporation chartered by the State of Georgia and headquartered at 70 South Clayton Street, Lawrenceville, GA 30046 (hereinafter referred to as "CITY") and Gwinnett County, Georgia, a political subdivision of the State of Georgia headquartered at 75 Langley Drive, Lawrenceville, Georgia 30046, (hereinafter referred to as "COUNTY") each of which has been duly authorized to enter into this Agreement.

WITNESSETH

WHEREAS, the parties to this Agreement are governmental units located within the State of Georgia and authorized by law to enter into intergovernmental agreements; and

WHEREAS, the CITY has an interest in improving the appearance of the median of Lawrenceville Suwanee Road; and

WHEREAS, both parties believe that it would be in the interest of the health, safety, and welfare of the citizens of Gwinnett County to allocate resources and efforts to undertake a transportation project; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and undertakings set forth herein and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto do consent and agree that;

1. The Project will consist of plants, landscaping and other aesthetic improvements in the median of Lawrenceville Suwanee Road from Sugarloaf Parkway to SR 316 (hereinafter "median enhancements") which are more particularly described in Exhibit A.
2. The COUNTY agrees to provide 60% or two hundred forty thousand dollars and no cents (\$240,000) of the estimated construction cost of four hundred thousand dollars and no cents (\$400,000). This is the County's entire obligation to the Project.

3. The CITY shall be responsible for the remaining 40% or one hundred sixty thousand dollars and no cents (\$160,000) of the estimated construction cost, all design costs and any other costs associated with the median enhancements.
4. The CITY shall perform and carry out in a satisfactory manner, installation of the median enhancements. As Lawrenceville Suwanee Road is a state route in this area, the CITY will work with the Georgia Department of Transportation (GDOT), the County, and any other agencies as needed to obtain necessary approvals.
5. The CITY will be responsible for the cost of the maintenance of the proposed median enhancements. The COUNTY will bear no financial responsibility for the maintenance or replacement of the median enhancements.
6. Notwithstanding the foregoing, should the CITY determine, it will no longer maintain the median enhancements, the CITY shall notify GDOT, the COUNTY, and any other agencies as needed. Should the COUNTY in its sole discretion determine that the proposed median enhancements on Lawrenceville Suwanee Road installed by the CITY would cause a hardship to the COUNTY, then the CITY will remove the median enhancements that were installed by or for the CITY and restore the median to the standard for all State or County roadway medians as required.
7. The COUNTY and the CITY shall each bear its own costs, expenses, and claims to attorneys' fees incurred or arising out of this Agreement or the median enhancements. Neither the COUNTY nor the CITY shall indemnify or hold harmless the other party or its agents, inspectors, servants, and employees, past and present, for any costs, expenses and claims to attorneys' fees incurred or arising out of this Agreement or the median enhancements.

All notices pursuant to this Agreement shall be served as follows: As to the COUNTY, Chairwoman, Gwinnett County Board of Commissioners, 75 Langley Drive, Lawrenceville, Georgia 30046. As to the CITY, Mayor, City of Lawrenceville, 70 South Clayton Street, Lawrenceville, GA 30046.

This Agreement constitutes the entire agreement between the parties hereto as to all matters contained herein. No other writings or oral agreements or conversations shall affect or modify any of the terms or obligations herein contained. All subsequent changes to this contract must be in writing and signed by both parties. This Agreement

is for the benefit of the parties hereto only and is not intended to benefit any third party or to give rise to any duty or causes of action for any third party, and no provisions contained within this Agreement are intended to nor shall they in any way be construed to relieve any contractor performing services of any liability or to complete the work in a good, substantial and workmanlike manner. No provision in this Agreement is intended to nor shall it be construed to in any way waive immunities or protections provided to either the COUNTY or to the CITY by the Constitution and laws of the State of Georgia.

The term of this Agreement shall be for a period of fifty (50) years from the date of execution.

Exhibit A



LAWRENCEVILLE

GEORGIA

June 9, 2023

Glenn Stephens
County Administrator
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Re: Request for funds to install median landscaping along Lawrenceville Suwanee Road

Glenn:

Due to a large amount of citizen complaints, the City Council has directed staff to coordinate with GDOT requesting permission to take over the mowing of the ROW for Lawrenceville-Suwanee Road from Sugarloaf Parkway to the SR 316 overpass. We anticipate to have this in place by the end of 2023. It is my understanding that GDOT mows the ROW every 6+ weeks and the County is backfilling between that every 3 weeks. Once we obtain permission from GDOT, the City will mow this ROW every 3+ weeks relieving the County and State of this burden.

As we begin to take over the maintenance of ROW, the City would like to landscape the existing medians from Old Norcross Road to Lawrenceville Highway. A conceptual plan and cost estimate is attached to this letter. Approximately, 60% of this roadway is within the County limits. The City is requesting \$240,000 (60% of the \$400,000 construction cost) from Gwinnett County for this project. The City will cover the design costs of \$81,802, \$160,000 of construction costs (40% of construction) and of course the City will be maintaining the landscaping with our future maintenance agreement with GDOT.

If possible, we would like to begin construction of late in 2023 or early in 2024 and your prompt response to this request is appreciated.

The City appreciates your consideration of this request and look forward to continuing our partnership in serving the citizens of our community.

Sincerely,

Chuck Warbington
City Manager

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



Exhibit A (continued)



LAWRENCEVILLE SUWANEE ROAD LANDSCAPING CONCEPT 2
 OPINION OF PROBABLE COST
 5/10/2023

Project No 23072

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	SUBTOTAL	NOTES
CONSTRUCTION COSTS					
GENERAL SITE					
DEMOLITION/ WASTE DISPOSAL	1	LS	\$10,000.00	\$ 10,000.00	BUDGET
BED PREP	46,700	SF	\$1.00	\$ 46,700.00	BUDGET
GENERAL SITE SUBTOTAL				\$ 56,700.00	
LANDSCAPE					
GRAPE MYRTLE	74	EA	\$750.00	\$ 55,500.00	BUDGET, INCLUDES INSTALL
SWEET BAY MAGNOLIA	72	EA	\$750.00	\$ 54,000.00	BUDGET, INCLUDES INSTALL
SUNSHINE CHINESE PRIVET	386	EA	\$60.00	\$ 23,160.00	BUDGET, INCLUDES INSTALL
PURPLE PINE LROCOPETALUM	1,050	EA	\$45.00	\$ 47,250.00	BUDGET, INCLUDES INSTALL
DWARF YALPOND HOLLY	1,368	EA	\$40.00	\$ 54,720.00	BUDGET, INCLUDES INSTALL
PINK MUHLY GRASS	2,952	EA	\$40.00	\$ 118,080.00	BUDGET, INCLUDES INSTALL
AMENITIES SUBTOTAL				\$ 352,310.00	
CONSTRUCTION COST SUBTOTAL				\$ 409,010.00	
DESIGN CONTINGENCY (20% SD)				\$ 81,802.00	
CONSTRUCTION COST TOTAL				\$ 490,812.00	
RECOMMENDED CONSTRUCTION COST BUDGET				\$ 500,000.00	

Page 1 of 1

Exhibit A (continued)



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Exhibit A (continued)



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IN WITNESS WHEREOF, the parties hereto acting through their duly authorized agents have caused this Agreement to be signed and delivered on the date set forth below.

This _____ day of _____, 2023.

GWINNETT COUNTY, GEORGIA

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
NICOLE L. HENDRICKSON

By: _____

Title: CHAIRWOMAN

Title: MAYOR

ATTEST:

ATTEST:

By: _____

By: _____

Title: County Clerk/Deputy County Clerk (SEAL)

Title: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Gwinnett County Staff Attorney

City Attorney



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, AUGUST 16, 2023

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

- Item:** Trittech Software Systems
- Department:** Police and E911
- Date of Meeting:** Wednesday, August 16, 2023
- Fiscal Impact:** \$115,691.23
- Presented By:** Chief John Mullin
- Action Requested:** Motion for Approval to Renew Public Sector Safety and Administration Software to Trittech Software Systems in the amount of \$115,691.23

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 2024 year for this renewal. Zuercher Suite is the CAD and RMS software used by the Police Department and E911.

Fiscal Impact: \$104,122.21, 90% of the annual cost comes out of the Police Service Contracts GL: 1003210-522210. \$11,569.02, 10% of the annual cost comes out of the E911 Service Contracts GL; 2153800-522210.

Attachments/Exhibits:
Trittech Software Systems (Invoice 382537)

Invoice No (1 of 1) 382537	Date 05/12/2023	Page 1 of 6
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Tritech Software Systems, a CentralSquare Company
 1000 Business Center Drive
 Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
 Lawrenceville Police, GA
 Douglas Schad
 P.O. Box 2200, 300 Jackson Street
 Lawrenceville GA 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	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	07/9/2023

Description	Units	Rate	Extended
Contract No. Q-129261			
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:07/10/2023, End: 07/9/2024	1	\$4,643.43	\$4,643.43
2 Mapping AVL (Agency Site License): Full-Time CAD Workstation - Annual Maintenance Fee ledsMapping - AVL Client Licenses (Desktop) Maintenance: Start:07/10/2023, End: 07/9/2024	5	\$348.26	\$1,741.29
3 Portal Server License Annual Maintenance Fee - Annual Maintenance Fee ledsPortal - (Web View & Print) Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$2,940.84	\$2,940.84
4 ledsRecords-Municipal Courts Export (ledsReporting CSV Export - Annual Maintenance Fee ledsRecords -Municipal Courts Export (ledsReporting CSV Export) Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$0.00	\$0.00
5 Mobile AVL Annual Maintenance Fee - Annual Maintenance Fee ledsMobile AVL - Client Licenses (Hardware not Included) Maintenance: Start:07/10/2023, End: 07/9/2024	55	\$46.44	\$2,554.22
6 Mobile CAD Annual Maintenance Fee - Annual Maintenance Fee ledsMobile CAD - Client Licenses (Includes NCIC Client) Maintenance: Start:07/10/2023, End: 07/9/2024	72	\$104.48	\$7,522.67
7 Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - Additional 50 mobiles Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$1,973.46	\$1,973.46
8 Mobile Core Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Server / Software - First 50 mobiles Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$928.57	\$928.57

Invoice No (1 of 1) 382537	Date 05/12/2023	Page 2 of 6
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 Douglas Schad
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12919	Lawrenceville Police, GA		USD	Net 30	07/9/2023

	Description	Units	Rate	Extended
9	Mobile eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA E-Citation Client Licenses Maintenance: Start:07/10/2023, End: 07/9/2024	55	\$81.28	\$4,470.41
10	Mobile Mapping Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Mapping Client License Maintenance: Start:07/10/2023, End: 07/9/2024	72	\$127.70	\$9,194.06
11	Mobile Records Annual Maintenance Fee - Annual Maintenance Fee ledsMobile Records Client License Maintenance: Start:07/10/2023, End: 07/9/2024	72	\$220.56	\$15,880.57
12	Records - N-DEx Adapter (IA IEPD) Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - N-DEx Adapter (IA IEPD) Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$0.00	\$0.00
13	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA Crash/Accident Server License Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$2,437.80	\$2,437.80
14	Records Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA DOT Accident Reporting Export Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$1,741.29	\$1,741.29
15	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - (named user) Client Licenses Maintenance: Start:07/10/2023, End: 07/9/2024	20	\$150.91	\$3,018.29
16	Records Core Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - Base Server License Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$4,527.35	\$4,527.35

Invoice No (1 of 1) 382537	Date 05/12/2023	Page 3 of 6
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12919	Lawrenceville Police, GA		USD	Net 30	07/9/2023

	Description	Units	Rate	Extended
17	Records eCitations Annual Maintenance Fee - Annual Maintenance Fee ledsRecords - GA E-Citations Server License Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$2,437.80	\$2,437.80
18	Reporting Core Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$0.00	\$0.00
19	Reporting Universal Interface Engine Annual Maintenance Fee - Annual Maintenance Fee ledsReporting Universal Interface Engine Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$0.00	\$0.00
20	ZSuite - Crime Reports Interface (Export) Annual Maintenance - Annual Maintenance Fee Zuercher Suite - Crime Reports Interface (Export) Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$1,002.79	\$1,002.79
21	ZSuite - GCIC/NCIC Interface (Basic Queries) Annual Maintena - Annual Maintenance Fee ledsSuite - GCIC/NCIC Interface (5 Standard Queries) Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$2,631.28	\$2,631.28
22	NCIC Interface (Standard) Annual Maintenance Fee - Annual Maintenance Fee Zuercher Suite - NCIC Interface (Additional States Data Mining) Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$1,755.56	\$1,755.56
23	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$4,643.43	\$4,643.43
24	ZSuite Production Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$967.40	\$967.40

Invoice No (1 of 1) 382537	Date 05/12/2023	Page 4 of 6
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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
12919	Lawrenceville Police, GA		USD	Net 30	07/9/2023

	Description	Units	Rate	Extended
25	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$967.40	\$967.40
26	ZSuite Training/Testing Server Hardware Maintenance - Annual Maintenance Fee ledsSuite Base Production - Additional 50 users Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$2,515.19	\$2,515.19
27	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$4,836.91	\$4,836.91
28	ZSuite Warm Standby Server - Annual Maintenance Fee ledsSuite Warm Standby - Additional 50 users Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$966.82	\$966.82
29	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - (named user) Client Licenses Maintenance: Start:07/10/2023, End: 07/9/2024	5	\$81.10	\$405.50
30	Administration Core (Agency Site License) Annual Maintenance - Annual Maintenance Fee ledsAdministration - Base Server License Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$1,358.97	\$1,358.97
31	CAD - E911 (ANI/ALI) Interface Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - E911 (ANI/ALI) Interface Maintenance: Start:07/10/2023, End: 07/9/2024	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:07/10/2023, End: 07/9/2024	1	\$0.00	\$0.00
33	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Base Server License Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$2,321.72	\$2,321.72



Invoice

Invoice No (1 of 1) 382537	Date 05/12/2023	Page 5 of 6
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12919	Lawrenceville Police, GA		USD	Net 30	07/9/2023

	Description	Units	Rate	Extended
34	CAD Core Annual Maintenance Fee - Annual Maintenance Fee ledsCAD - Call Taker/Dispatcher Client Licenses (Single-Jurisdictional) Maintenance: Start:07/10/2023, End: 07/9/2024	4	\$1,044.78	\$4,179.10
35	CAD Core (Seat License) for Backup/Supervisor/Part-Time Work - Annual Maintenance Fee ledsCAD - Overflow/Administration Client Licenses (Single-Jurisdictional) Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$812.60	\$812.60
36	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping GIS Basic Data Prep Work Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$6,965.15	\$6,965.15
37	Mobile Accident Reporting Annual Maintenance Fee - Annual Maintenance Fee ledsMobile - GA Crash/Accident Report Client Licenses Maintenance: Start:07/10/2023, End: 07/9/2024	100	\$81.25	\$8,125.48
38	Panasonic U1 Handheld for Portable Evidence Management Annu - Annual Maintenance Fee Panasonic U1 Handheld for Portable Evidence Management Maintenance: Start:07/10/2023, End: 07/9/2024	1	\$0.00	\$0.00
39	Mapping Core Annual Maintenance Fee - Annual Maintenance Fee ledsMapping - Client Licenses (Includes ESRI Software) Maintenance: Start:07/10/2023, End: 07/9/2024	5	\$1,044.78	\$5,223.88

<i>Invoice No (1 of 1)</i> 382537	<i>Date</i> 05/12/2023	<i>Page</i> 6 of 6
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<i>Customer No</i>	<i>Customer Name</i>	<i>Customer PO #</i>	<i>Currency</i>	<i>Terms</i>	<i>Due Date</i>
12919	Lawrenceville Police, GA		USD	Net 30	07/9/2023

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

ACH:


Check:


Subtotal	\$115,691.23
Tax	\$0.00
Invoice Total	\$115,691.23
Payments Applied	\$0.00
Balance Due	\$115,691.23

1003210-522210
Service Contracts \$104,122.21

2153800-522210
Service Contracts \$11,569.02