LAWRENCEVILLE
GEORGIA

CITY COUNCIL WORK SESSION
AGENDA

Wednesday, April 01, 2026
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

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

1. RZM2025-00023; Curt Thompson; 464 West Pike Street
2. RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway
3. RZM2026-0001 & BFR2026-0001; Parkland Homebuilders, LLC; 0 Springlake Road
4. RZC2026-0001 & BFR2026-0003; Amicasa Home Care Corp; 1298 Old Norcross Road
5. An Ordinance to Amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2
6. Retail Curating Presentation
7. Contract Award - Strategic Plan Development and Implementation Framework (RP003-26)
8. Contract Award - Gwinnett Drive Widening Project
9. Contract Award - Engineering Consulting Services on an Annual Contract
10. Renewal of RP001-22 Design Management and Production Services (6 Months)
11. Resolution for Recertification of the City of Lawrenceville as a certified City of Ethics

12. Presentation of an Ordinance Amending Article IX – Procurement
13. Presentation of Fiscal Year 2027 Proposed Budget

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZM2025-00023; Curt Thompson; 464 West Pike Street
Department:	Planning and Development
Date of Meeting:	Wednesday, April 1, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone the Subject Property from BG (General Business District) to CMU (Community Mixed-Use) to Allow for a Mixed-Used Development
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop a total of 146 housing units, including approximately 138 apartment units and eight (8) townhouse units, as well as ~9,400 square feet of retail/commercial space along West Pike Street. The subject property is an approximately 5.15-acre parcel located along the southern right-of-way of West Pike Street at the intersection of Pike Park Drive, just south of where West Pike Street crosses the CSX rail corridor.

Attachments/Exhibits:

- RZM2025-00023_FULL ATTCHMNTS_11212025.pdf

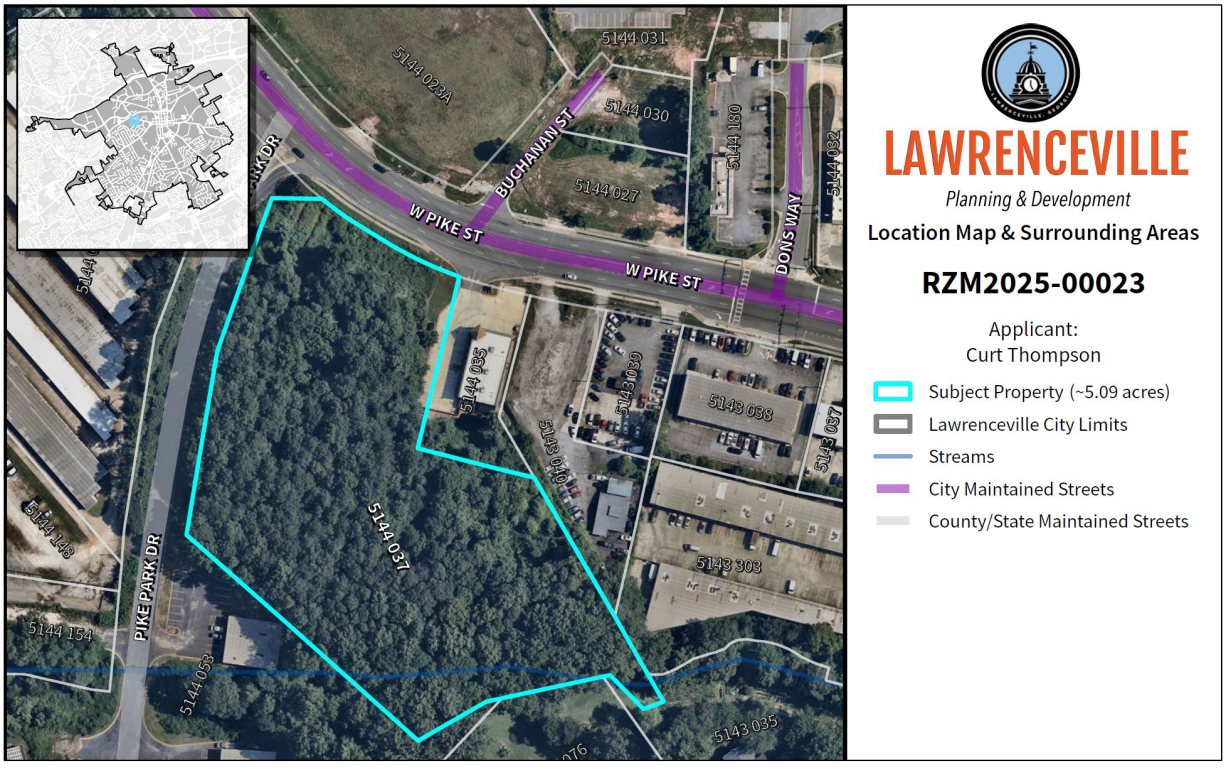
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	RZM2025-00023
APPLICANT(S):	CURT THOMPSON
PROPERTY OWNER(S):	12 BROTHERS CAPITAL VENTURE, LLC
LOCATION(S):	434 W PIKE STREET
PARCEL IDENTIFICATION NUMBER(S):	R5144 037
APPROXIMATE ACREAGE:	5.15 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED ZONING:	CMU (COMMUNITY MIXED-USE DISTRICT)
PROPOSED DEVELOPMENT:	MIXED-USE DEVELOPMENT
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING HISTORY

The earliest zoning records on file with the city circa 1960 show the subject property split zoned LM (Light Manufacturing District) and BG (General Business District). Between the years 1987 and 2002, the property was rezoned to BG, which it remains today. In December 2023, a Special Use Permit (SUP) to allow a self-storage facility at the property (SUP2023-00085) was denied.

PROJECT SUMMARY

The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop a total of 146 housing units, including approximately 138 apartment units and eight (8) townhouse units, as well as ~9,400 square feet of retail/commercial space along West Pike Street. The subject property is an approximately 5.15-acre parcel located along the southern right-of-way of West Pike Street at the intersection of Pike Park Drive, just south of where West Pike Street crosses the CSX rail corridor.

CONCEPT PLAN

ZONING AND DEVELOPMENT STANDARDS

The applicant requests to rezone the approximately 5.15-acre subject property to CMU (Community-Mixed Use District) to develop a 146-unit, mixed housing-style community featuring 138 apartment units and 8 rear-entry townhomes at a gross density of 28.35 units per acre (UPA). Additionally, the proposal includes approximately 9,400 square feet of commercial/retail space along the property's West Pike Street frontage. From south to north towards West Pike Street, the proposal includes the following components:

1. Block A: Four-story apartment building consisting of 82 multifamily units constructed over 74 basement parking spaces.
2. Block B: Three-story apartment building consisting of 36 multifamily units constructed over 36 basement parking spaces.
3. Block C: Eight three-story townhouse units, each with two-car rear-entry garages.
4. Block D: Three-story mixed-use building facing West Pike Street consisting of 20 multifamily units over approximately 9,400 square feet of ground floor retail space. Served by 39 surface parking spaces.

Additionally, the site plan shows common space consisting of a walking trail around the rear detention pond, a dog park, and a communal clubhouse with an outdoor swimming pool. Each structure is served by an interconnected network of interior driving lanes and sidewalks. The majority of parking spaces are located within underground decks in Blocks A and B (or garages, for the Block C townhomes), though there are some surface and on-street parking spaces distributed throughout the project area as well. Sanitation needs are served via two communal dumpsters and mail is served via two mail kiosks – one designated specifically for the eight townhomes. Further, the project meets sewer capacity standards, as evidenced by the sewer capacity approval submitted with the application packet.

Approval of the requested CMU (Community Mixed Use) zoning district is contingent on allowing variances from the minimum standards as outlined below:

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection B. Land Use Mix, Table 1. and 2.

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

Land Use	Percentage of Gross Land Area			Recommendation
	Minimum	Maximum	Proposed	
Residential	*30%*	*75%*	*57%*	*N/A*
Civic/Institutional	*15%*	*50%*	*28%*	*N/A*
Commercial/Retail, Light Industrial, Office	*15%*	*50%*	*15%*	*N/A*

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

a. Single-family detached dwellings on large lots (at least 9,500 sq. feet)
b. Single-family detached dwellings on mid-size lots (7,500-9,499 sq. feet)
c. Single-family detached dwellings on small lots (4,500-7,499 sq. feet)
d. Townhouses (see RM-8 standards, below)
e. Multifamily (see RM-24 standards, below)

Article 1 Districts, Section 102.7 RM-8 Townhouse Residential District, Subsection B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	*5 acres*	*5.15 acres*	*N/A*
Minimum Unit Width	*20 feet*	*24 feet*	*N/A*
External Minimum Front Setback	*25 feet*	*25 feet*	*N/A*
External Minimum Side Setback	*20 feet*	*10 feet*	***Variance***

External Minimum Rear Setback	*20 feet*	*20 feet*	*N/A*
Impervious Surface Coverage	*40% (2.06 acres)*	*Not Listed*	*N/A*
Maximum Building Height	*35 feet*	*35 feet*	*N/A*
Green / Common Space %	*0.77 acres (15% of gross acreage)*	*1.43 acres (28% of gross acreage)*	*N/A*
Minimum Public Green Space	*3,000 SF*	*0 SF*	***Variance***
Adjacency to Public Green Space	*4 Units (50%)*	*0 Units (0%)*	

Minimum Heated Floor Area (RM-8)

Standard	Requirement	Proposal	Recommendation
1-bedroom	*1,000 sq. ft*	*3,000 square feet*	*N/A*
2-bedroom	*1,200 sq. ft*		
3-bedroom	*1,400 sq. ft (40%)*		
4-bedroom	*1,600 sq. ft (10%)*		

Article 1 Districts, Section 102.9 RM-24 Multifamily Residential District, Subsection B. Lot Development Standards and Subsection E. Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	*10 acres*	*5.15 acres*	*CMU Project Standard: Minimum Acreage – 5 acres*
Minimum Lot Width	*100 feet*	*205 feet*	*N/A*
External Minimum Front Setback	*50 feet*	*50 feet*	*N/A*
External Minimum Side Setback	*25 feet*	*10 feet*	*Variance*
External Minimum Rear Setback	*40 feet*	*40 feet*	*N/A*

Impervious Surface Coverage	*60% (3.09 acres)*	*Not Listed*	*N/A*
Maximum Building Height	*70 feet*	*57.5 feet*	*N/A*
Maximum Number of Stories	*5 stories*	*4 stories*	*N/A*
Gross Density	*24 units per acre (UPA)*	*28.35 units per acre (UPA)*	***Variance***

Minimum Heated Floor Area (RM-24)

Standard	Requirement	Proposal	Recommendation
Studio	*650 sq. ft*	*615 – 1,100 square feet*	***Variance***
1-bedroom	*800 sq. ft*		
2-bedroom	*1,000 sq. ft*		
3-bedroom	*1,200 sq. ft (10%)*		

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection C. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	*5 acres*	*5.15 acres*	*N/A*
Road Frontage	*40 feet per lot*	*N/A*	*N/A*
Maximum Height	*45 feet*	*45 feet*	*N/A*
Internal Minimum Front Setback	*5-15 feet*	*Not Shown*	*N/A*
Internal Minimum Side Setback	*10-20 feet*	*Not Shown*	*N/A*
Internal Minimum Rear Setback	*25-50 feet*	*Not Shown*	*N/A*
Minimum Setback along classified Arterials/Collectors	*50 feet*	*50 feet*	*N/A*

Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, Subsection I. Parking and Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required, Table 5-3

Standard	Requirement	Proposal	Recommendation
Multifamily Dwelling Unit (138 units)	*1.5 spaces per dwelling unit (207 spaces)*	*0.97 space per dwelling unit (134 spaces)*	***Administrative Variance*** *(See Below)*
Townhouse Dwelling Unit (8 units)	*1.5 spaces per dwelling unit (12 spaces)*	*2 spaces per dwelling unit (16 spaces)*	*N/A*
Retail Sales and Services (9,400 SF)	*1 space per 300 SF (32 spaces)*	*1 space per 300 SF (32 spaces)*	*N/A*

Per Article 5 Parking, Section 507 – Mixed Use Occupancy, off-street parking requirements for mixed-use developments may be reduced by up to 25%, provided that all parking spaces on site are available for all uses on that lot or in that building. As demonstrated above, the total number of parking spaces required for the multifamily and retail components of the development is 251 spaces, which can then be reduced by 25% to 188 spaces required. Given that there is a total of 182 off-street parking spaces provided for across the surface spaces, on-street parking spaces, the garage spaces, and the underground decks, the proposed number of off-street parking spaces does not meet these minimum standards.

The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20% for uses located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop (see Section 102.11 CMU Community Mixed-Use District, Subsection J. Parking, 3. Transit-Oriented Development Parking). The proposed development is within 250 feet of fixed Ride Gwinnett bus stops at W Pike St & Midas OB (EB) and W Pike St & Buchannan St (WB), allowing a further 3.2% (6 spaces) reduction in the number of parking spaces required.

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
CMU / BG	*N/A*	*N/A*	*N/A*
CMU / CMU	*N/A*	*N/A*	*N/A*
CMU / LM	*N/A*	*N/A*	*N/A*
CMU / RS-150	*50 ft*	*50 ft*	*N/A*

If this proposal is to be approved as submitted, the following six (6) variances must also be granted:

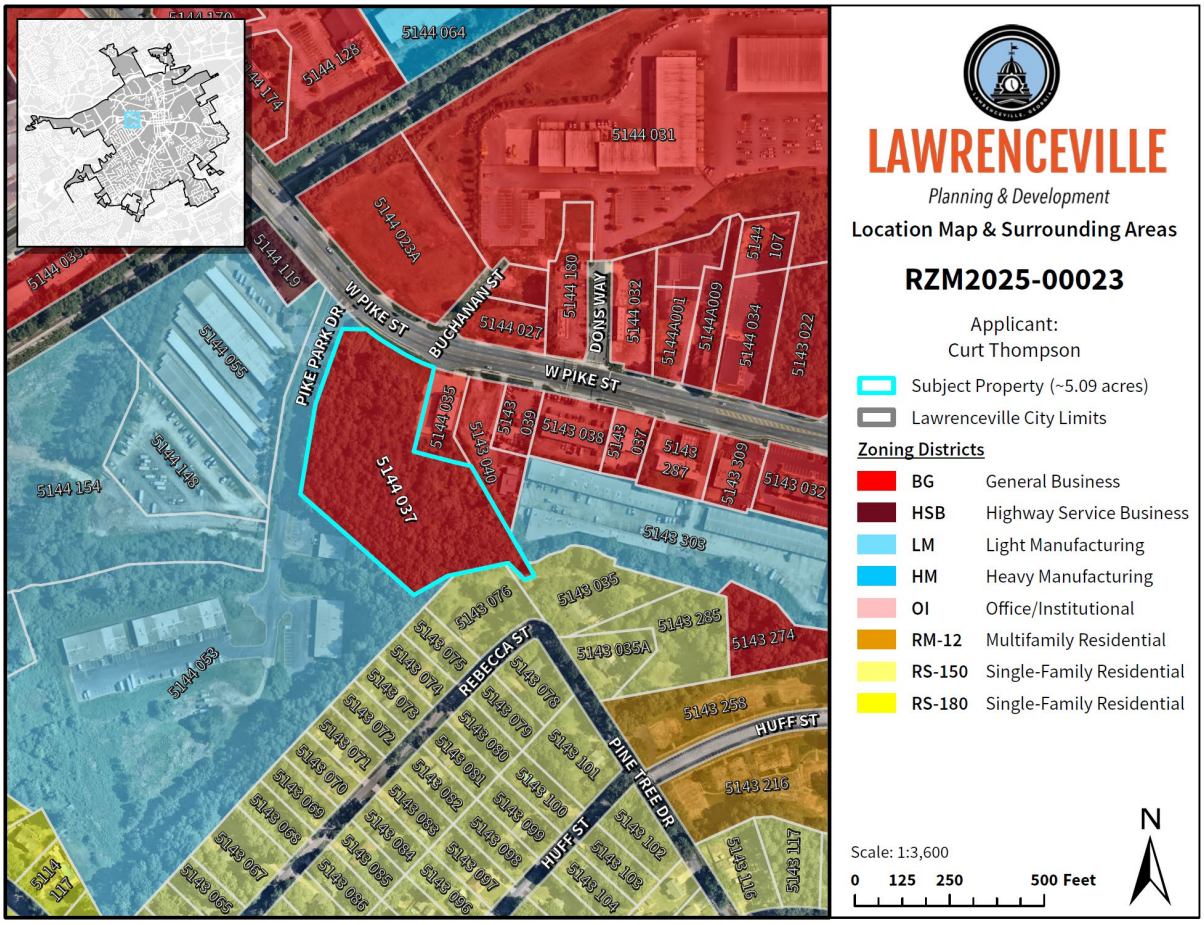
1. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows for a reduction of the required twenty (20) feet side setback to ten (10) feet.
2. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space, 4. Allows for a reduction in the number of townhouses required to be directly adjacent to common areas from fifty percent (50%) to zero (0%).
3. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to ten (10) feet.
4. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to ten (10) feet.
5. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the minimum required heated floor area for studio apartments from six-hundred fifty (650) square feet to six-hundred fifteen (615) square feet.

Variances should be reserved for situations where development is overly constrained by topography and not simply for gaining additional units/density. Most of these variances are not related to topographical hardships and could instead be addressed via a modified site plan with fewer overall housing units. As such, they are not sufficiently justified.

Given a maximum of twenty-four (24) units per acre (UPA) for the RM-24 zoning district, the maximum number of housing units that could be supported on a 5.15-acre lot is one-hundred twenty-four (124) units. By reducing the number of units from 146 to 124, there is more room to work with on the site and the other remaining standards (i.e., side setbacks, minimum heated floor area) can also be met. In this case, the only justifiable variance may be a reduction in the number of townhouse units facing common space.

Otherwise, the proposed development generally meets the standards of the CMU zoning district concerning architecture, common space, and street and pedestrian connectivity. All plans will be subject to review and oversight throughout the development process to ensure compliance with the City's zoning, development, and architectural and design standards.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

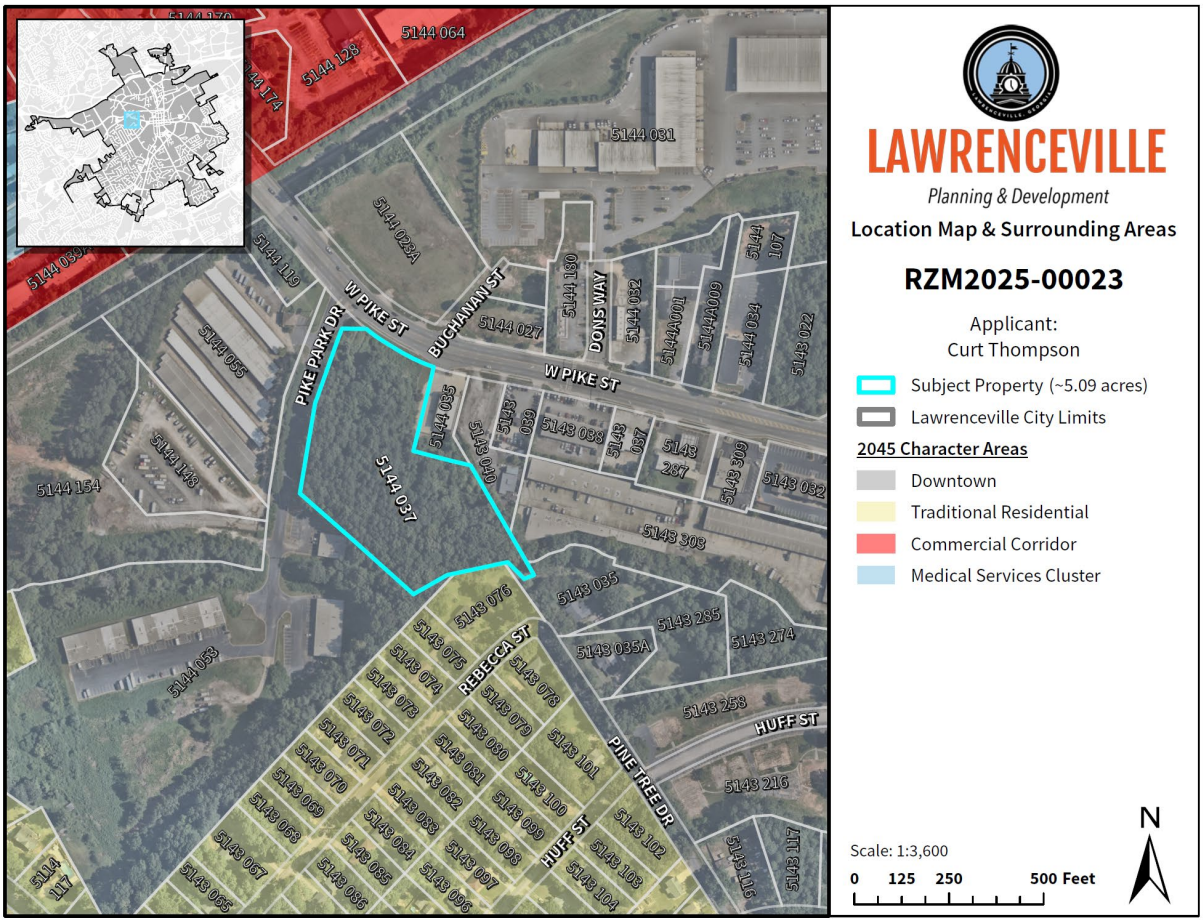


SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential, and light industrial uses and zoning. The adjacent parcels along both sides of West Pike Street are used for commercial/retail and are similarly zoned BG (General Business District). The parcels alongside Pike Park Drive directly to the west and southwest of the property are zoned LM (Light Manufacturing) and contain uses such as distribution facilities and self-storage warehouses; there is also an LM property directly to the east. Finally, the Western Heights residential subdivision abuts the property to the south and is zoned RS-150 (Single-Family Residential).

The proposed rezoning may be appropriate given the abundance of mixed-use developments in the general vicinity and a relative lack of impacts suffered on existing residential areas; the minimal border the proposed development shares with the Western Heights neighborhood may be sufficiently buffered by the project's large detention pond and common space area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

> *Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.*

Such a development may be considered appropriate within the Downtown character area. By incorporating a variety of housing units at various densities as well as limited commercial space along West Pike Street, the development can be expected to raise the housing density and may serve to enhance the walkability of the area. Additionally, investments in pedestrian infrastructure and streetscape upgrades will focus on improving walkability and accessibility.

STAFF RECOMMENDATION

Based on the submitted materials, staff finds that the request to rezone the 5.15-acre property to CMU (Community Mixed-Use District) presents several positive aspects consistent with the intent of the Downtown character area, including a mix of residential types, ground-floor commercial space along West Pike Street, structured parking, and enhanced pedestrian connectivity. The site design incorporates appropriate elements of mixed-use development and supports the Comprehensive Plan's goals of increased walkability, higher residential intensity near the urban core, and reinvestment in underutilized sites.

However, the request relies on six variances, most of which are not tied to physical hardship or site constraints but rather are needed to support a unit count that exceeds what the underlying zoning standards allow. In particular, the proposed gross density of 29 units per acre surpasses the RM-24 maximum of 24 units per acre used as a regulating standard within the CMU district. Reducing the total number of units to a maximum of 124 may allow the development to meet required setbacks, minimum floor areas, and other dimensional standards without relying on unjustified variances. Additionally, the parking supply does not meet the minimum requirement even after applying the mixed-use reduction; an additional administrative variance would be required.

Given that the majority of requested variances could be resolved through a revised site plan with fewer units, and that variances should not serve as a mechanism for achieving additional density, the proposal is not supportable in its current form. A modified plan with fewer units would remain compatible with surrounding uses, maintain consistency with the Comprehensive Plan, and reduce the need for multiple deviations from ordinance standards.

The Planning and Development Department therefore recommends **APPROVAL WITH CONDITIONS** upon submission of a revised site plan that reduces the total number of units to no more than 124 and eliminates all requested variances except the common-space adjacency reduction for the townhome units.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

Engineering Dept has an upcoming intersection project (New Signalized Intersection, Pike Park Dr at Pike St) that may require further review of proposed project.

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

   The proposed mixed-use development is generally suitable given the surrounding mix of civic, commercial, and medium- to high-density residential uses; however, the intensity as proposed slightly exceeds what is typical and may require refinement to better align with nearby development patterns.

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

   The project is unlikely to adversely affect neighboring properties and may enhance the area through reinvestment, but the requested intensity and multiple variances could introduce massing, parking, or scale impacts that warrant mitigation through a reduced unit count.

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

   Yes, the property retains a reasonable economic use under its current zoning, which already permits a mix of commercial and office uses; therefore, the rezoning is not required for the parcel to be economically viable.

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

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

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

   The proposal aligns broadly with the Comprehensive Plan's goals for increased walkability, mixed-use development, and urban infill near Downtown; however, the density exceeds plan guidance, and reducing the unit count would improve overall conformity.

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;

   Ongoing redevelopment activity along West Pike Street and demand for higher-intensity residential near Downtown Lawrenceville support approval in concept, but the number of variances required and the avoidable nature of some of these variances support a modified or conditioned approval rather than approval as submitted.

LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

RZM2025-00023

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

1. <u>To restrict the use of the property as follows:</u>

A. A maximum of one hundred twenty-four (124) housing units, including a minimum of eight (8) single-family attached townhomes and a maximum of one hundred sixteen (116) multifamily apartment units. Density of housing units is not to exceed twenty-four units per acre (24 UPA).

B. Retail, service-commercial, office and accessory uses, including 9,400 square feet of retail on the first floor of the building facing West Pike Street ("Block D," according to the submitted site plan). The following uses shall be prohibited:

- Adult Bookstores or Entertainment
- Automotive Uses such as:
  - i. Parts Stores
  - ii. Used Car Sales
  - iii. Tire Sales
  - iv. Auto Repair/Body Shop
  - v. Car/Truck Rental
- Contractor's Offices
- Emission Inspection Stations
- Equipment Rental
- Extended Stay Hotels or Motels
- Recovered Materials Processing Facilities

- Smoke Shops/Novelty Stores
- Tattoo Parlors
- Taxidermists
- Yard Trimmings Composting Facilities

C. The development shall be in general accordance with the revised site plan received by the Department of Planning and Development, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.

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

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

1. Four (4) bedroom units shall be prohibited within the multifamily portion of the development.
2. All units shall include granite counter tops and stainless-steel appliances.
3. Multifamily units shall be accessed by an interior conditioned corridor.
4. Dwelling unit rates shall be market rent except that five percent (5%) of the overall units shall meet eighty to one hundred percent (80%-100%) of the current Atlanta Region AMI and the development shall provide an annual certification to the Planning and Development Department indicating that this standard is being met.
5. Townhouse dwelling units shall be three story and a minimum of twenty-four feet (24') by fifty feet (50') constructed as rear-entry loaded units consisting of a two-car garage.
6. Townhouse dwelling units shall be a minimum of twenty feet (20 ft.) from the forty foot (40 ft.) Private Access or Utility Easement.

F. Mandatory Community Association. As part of the planning process for the development, the developer shall propose at the time of the request for development a Community Association to be attached to the development property. The Community Association shall be recorded in the deed records

of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. They must provide other services to be defined within the covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the fee simple condo and townhome residential units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:

Development amenities shall include minimal amenities such as a fitness center greenspace/lawn area, a dog park and a community room for residents. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

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

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

A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate

B. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to always be maintained and functional, with any required repairs to be made within one week. Pending approval of the City of Lawrenceville Planning and

Development Department, and Gwinnett County Department of Planning and Development Fire Plan Review Section.

C. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

D. External building setbacks and buffers shall be as follows:

1. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the southern right-of-way of West Pike Street.
2. Provide a fifty-foot-wide (50 ft.) front yard building setback adjacent to the western property line along Pike Park Drive, a private drive.
3. Provide a twenty-foot-wide (20 ft.) side yard building setback along the eastern property line.
4. Provide a minimum 50-foot wide natural or enhanced buffer adjacent to the southernmost property line, where adjacent to residential properties.

E. The required parking ratios shall be as follows:

1. For the townhouse component of the development, provide a minimum of four (4) parking spaces per unit.
2. For the multifamily residential component of the development, provide a minimum of one (1) parking space per unit.
3. For the retail sales and services component of the development, provide a minimum of one (1) parking space per three-hundred square feet of gross floor area (300 GFA).

F. Provide a minimum five foot (5 ft.) concrete sidewalk along the road frontage of West Pike Street.

G. Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (West Pike Street). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director

of the Planning and Development Department.

H. Maximum multifamily building height shall be fifty-seven- and one-half feet (57.5 ft.), including any architectural treatments.

I. Natural vegetation shall remain on the property until the issuance of a development permit.

J. Ground signage shall be limited to one (1) monument type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

K. New billboards or oversized signs shall be prohibited.

L. Outdoor storage shall be prohibited.

M. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

N. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.

O. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.

P. Peddlers and/or parking lot sales shall be prohibited.

Q. The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection G. Green/Common Space,

4. Allows for a reduction in the number of townhouses required to be directly adjacent to common areas from fifty percent (50%) to zero (0%).

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.9 – RM-24 Multifamily Residential District, Subsection B. Development Standards. Allows for a reduction of the required twenty-five (25) feet side setback to twenty (20) feet.

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Curt Thompson	NAME: 12 Brothers Capital Venture, LLC
ADDRESS: 3775 Venture Dr. #D300	ADDRESS: 3775 Venture Dr. Building D300
CITY: Duluth	CITY: Duluth
STATE: GA ZIP: 30096	STATE: GA ZIP: 30096

CONTACT PERSON: Curtis Thompson PHONE: 470-375-6962 or 404.643.2649

* 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): BG REQUESTED ZONING DISTRICT: CMU

PARCEL NUMBER(S): R5144 037 ACREAGE: 5.148

ADDRESS OF PROPERTY: 464 W. Pike Street Lawrenceville, GA 30046

10/1/2025
SIGNATURE OF APPLICANT DATE

Curt Thompson
TYPED OR PRINTED NAME

09.30.2025
SIGNATURE OF OWNER DATE

12 Brothers Capital Venture, LLC
TYPED OR PRINTED NAME

M Rosario 10/1/2025
NOTARY PUBLIC DATE

M ROSARIO NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 06, 2026

9/30/25
NOTARY PUBLIC DATE

CURT B THOMPSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 09, 2024

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

RZM2025-00023
RECEIVED OCTOBER 2 2025
PLANNING & DEVELOPMENT DEPARTMENT

Gwinnett

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

PROPERTY TAX VERIFICATION

The undersigned certifies that all Gwinnett County property taxes are current. In no such case shall an application or reapplication be processed without such property tax verification.

Applicant Information

Name: Curt Thompson

Signature: [signature] **Date:** 10/1/25

Property Information

464 W Pike Street Lawrenceville GA 30046

Enter all parcel IDs in the table below. Search for Parcel ID

Parcel ID(s) (by Applicant)	**Property Taxes Paid (Yes or No)** (Tax Commissioner Use Only)
R5144 037	Yes

Tax Commissioner Affirmation

All Gwinnett County property taxes are current for the above referenced parcel(s) and confirmed by the signature below.

Name: Jessilyn McDuffie **Title:** TSA

Signature: [signature] **Date:** 10/1/25

Letter of Intent for Rezoning

Date: September 30th, 2025

To:
Lawrenceville Planning Commission
City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30046

Subject: Letter of Intent for Rezoning – 464 W Pike St, Lawrenceville, GA 30046

Dear Members of the Planning Commission:

On behalf of Edgewater II Venture Management LLC and 12 Brothers Venture Capital LLC, the owners of the property located at 464 W Pike St, Lawrenceville, GA 30046 (Parcel ID: [R5144 037), we respectfully submit this Letter of Intent to request rezoning of the subject property from BG (General Business) to CMU—Community Mixed-Use

I. Introduction
The purpose of this request is to facilitate the development of a high-end, mixed-use residential and commercial project that aligns with the City of Lawrenceville's vision for urban revitalization and sustainable growth. The proposed development will include luxury multi-family residences, townhomes, and neighborhood-serving retail/commercial spaces.

II. Property Description
- Location: 464 W Pike St, Lawrenceville, GA 30046
- Size: ±5.148 acres (224,247 sq. ft.)
- Current Zoning: BG (General Business)
- Proposed Zoning: CMU (Community Mixed-Use)
- Owner: 12 Brothers LLC
- Developer: Edgewater II Venture Management LLC

III. Project Overview
The proposed development will consist of:
- 8 newly constructed townhomes
- Approximately 138 apartment units
  Over 9,400 sq. ft. of retail/commercial space
  mple green space with a Large Dog Park and Walking Trail. In addition to community
  nities, including landscaped courtyards, fitness facilities, outdoor pool, pet-friendly
  nd secure and cover parking.

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

IV. Rationale for Rezoning

The rezoning will enable the creation of a vibrant, walkable, and community-oriented environment, supporting Lawrenceville's ongoing revitalization efforts. The project will:

- Enhance the urban fabric of the West Pike corridor
- Meet local housing demand with market-rate luxury options
- Provide neighborhood-serving retail and services
- Exceed green space requirements, contributing to quality of life and stormwater management
- Promote walkability, transit access, and connectivity to jobs, schools, and healthcare

V. Compliance and Community Benefits

The proposed development will comply with all applicable zoning ordinances, architectural standards, and open space requirements. It will blend seamlessly with surrounding land uses and contribute positively to the streetscape and local economy.

VI. Next Steps

We respectfully request the Planning Commission's consideration of this rezoning application. We are committed to working collaboratively with city staff, stakeholders, and the community to ensure the successful realization of this transformative project.

Should you require additional information or wish to discuss the proposal further, please contact our representative:

Contact Person: Curtis Thompson
Telephone: 470-375-6962
Email: curtis@curtThompson.com

Thank you for your time and consideration.

Sincerely,

Martha Sanchez
Member
Edgewater II Venture Management LLC
12 Brothers LLC

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the Unified Development Ordinance, the Board of Commissioners find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes. The proposed mixed-use development is suitable because the surrounding area already contains a combination of commercial and residential uses. The project adds high-quality housing and small-scale retail that complement nearby businesses and neighborhoods while enhancing walkability and connectivity.

(B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No. The rezoning will not adversely affect nearby property. Instead, it is expected to improve property values by introducing attractive architecture, new retail amenities, and enhanced open space. The project design complies with CMU standards, including landscaped buffers and reduced curb cuts, which mitigate potential impacts.

(C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

The property's current BG zoning significantly limits its development potential by restricting higher-density residential and mixed-use forms. While BG permits commercial, it does not support the type of housing and community-oriented retail envisioned in the Comprehensive Plan. Rezoning to CMU provides a more reasonable and economically viable use consistent with surrounding growth.

(D) Whether the rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No. The development provides 182 parking spaces (172 standard + 10 ADA). The site is located on a major roadway corridor with existing infrastructure capacity. The project also incorporates internal sidewalks and pedestrian-friendly corridors, reducing dependency on vehicles. Utility and school impacts are within anticipated growth levels for Lawrenceville's Regional Activity Center.

(E) Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan:

Yes. The 2040 Comprehensive Plan designates this property within the Community Mixed-Use Character Area, which encourages higher-density housing, walkability, and integrated retail. The project meets CMU zoning ratios for residential, commercial, and green space, and is therefore fully consistent with the City's land use policies.

(F) 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 proposed rezoning:

Yes. The continued growth of downtown Lawrenceville and demand for high-quality housing options create a need for mixed-use developments in this corridor. The project leverages underutilized land to deliver new housing, retail, and public open space, directly responding to market conditions and planning goals.

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY

Mixed-Use Building

(9 Retail Units) + (18 x 2-Bed units) + (2 x 1-Bed units)

		Floor Area - Sq.ft
First floor	9 Retail Units	10391.2
2nd floor	10 Apartment Unit	11895
3rd floor	10 Apartment Unit	11895
	Total Built Area	**34181.2**

Apartment		Type	Unit Count	Apt Area - Sq.ft/unit
	Occupancy Area	Type 2E (2-Bed)	10	1056.6
		Type 2F (2-Bed)	6	1061.6
		Type 2G (2-Bed)	2	1002.6
		Type 2H (1-Bed)	2	615
		Total Apt. Units	**20 Units**	

Retail				
	Occupancy Area	Unit 1	1	1052
		Unit 2-8	7	1100
		Unit 9	1	962.5
		Total Retail. Units	**9 Units**	

Townhomes

(8 x 2-Car Garage units)

	Unit 1	Unit 2-7	Unit 8
	Area in Sq.Ft/unit		
First floor	756.09	734.59	734.59
Second floor	1150.95	1129.45	1129.45
Third Floor	1165.45	1122.45	1143.95
Garage	432.01	432.01	432.01
Porch	46.78	46.78	46.78
Deck	234.5	234.5	234.5
Roof	0	0	0
	3785.77	**3699.77**	**3721.27**
	Unit 1	Unit 2-7	Unit 8
Unit count	1	6	1
	3785.77	22198.61	3721.27
		Total Built Area	**29705.65**

Apartment B

(18 x 2-Bed units) + (18 x 1-Bed units)

			Floor Area - Sq.ft
First floor	Parking		14240
Second Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
Third Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
Fourth Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
	Total	**36 units**	**56270**

2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
	Type 2C (2-Bed)	18	1092.3
	Type 2D (1-Bed)	18	730

Apartment A

(77 x 2-Bed units) + (7 x 1-Bed units)

			Floor Area - Sq.ft
First floor	Basement parking		28552
Second Floor	(2-Bed x 18) + (1-Bed x 1)	19 units	28015.94
Third Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
Fourth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
Fifth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
	Total	**82 units**	**141063**

2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
	Type 2A (2-Bed)	6	1075.7
	Type 2A - Accessible (2-Bed)	2	
	Type 2B (2-Bed)	65	1092.5
	Type 2B - Accessible (2-Bed)	2	
	2-Bed Total	75	
1-Bed units	Type 1A (1-Bed)	4	794
	Type 1B (1-Bed)	3	1029.5
	1-Bed Total	7	
Leasing Office		1	1075.7
Fitness Room		1	1029.5
Storage		3	592

Sub-total	**138 Units**	**111 x 2-Bed units**	**27 x 1-Bed unit**
	8 Townhomes	**8 x 4-Bed unit**	
Total	**146 Units**	**261220 Sq.ft**	

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

MIXED-USE | 464 West Pike

464 W Pike St
Lawrenceville, GA 30046

Telephone: 770.516.5007

EXECUTIVE SUMMARY

464 W Pike St, Lawrenceville, GA 30046 — Gwinnett County
Developer: Edgewater II Venture Management LLC

OWNER NAME: 12 Brothers LLC

ZONING: BG-Community Mixed-Us

STREET LOCATION: 464 W Pike St, Lawrenceville, GA 30046

PROPERTY SIZE: ±5.148 acres (224,247 sq. ft.)

PROPOSED DEVELOPMENT: High end mixed-use residential/commercial project

SPECIAL USE REQUESTED: None currently requested

CONTACT PERSON: Cris Driskell

TELEPHONE NUMBER: 770.516.5007

PLANNING COMMISSION HEARING: xx/xx/xxxx

BOARD OF COMMISSIONERS HEARING: xx/xx/xxxx

*Please do not hesitate to contact the attorney with any questions.

Zoning documents and supporting materials for this proposed development are available upon request. For access to these materials or for additional information, please contact the City of Lawrenceville Planning and Zoning Department or visit their official website at www.lawrencevillega.org. You may also reach the department by phone at (770) 963-2414 for questions regarding zoning classification, land use designations, or related procedures.

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

I. INTRODUCTION

MIXED USE 464 West Pike is a proposed high-end mixed-use development located at 464 West Pike Street, within the city limits of Lawrenceville, Georgia, Gwinnett County. The Property, totaling approximately 5.148 acres, is currently unimproved and is proposed for development by Edgewater II Venture Management LLC into a distinctive and upscale mixed-use community. The development will include 8 townhomes, approximately 124 two-bedroom apartment units, and 9,400+ sq. ft. of retail/commercial space offering modern options to meet the growing demand in the area.

The Property is currently zoned as BG-Community Mixed-Use (CMU). The Owner proposes to develop the site with luxury multi-family residential and commercial units while maintaining compatibility with surrounding land uses and enhancing the urban fabric of the West Pike corridor. The design will incorporate high-quality building materials, integrated landscaping, and on-site amenities to create a vibrant, walkable, and community-oriented environment.

This document outlines the vision, planning context, and supporting rationale for the proposed development and is intended to assist local stakeholders and governing bodies in understanding the scope and merits of the project.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

This ±5.148-acre site presents a premier high-end development opportunity along heavily-traveled West Pike Street in Lawrenceville, Georgia. The property is currently undeveloped and is proposed for development into a luxury mixed-use community. The current zoning classification is (BG), and the Future Land Use Map designates the area as Community Mixed-Use, which may support multifamily and other mixed-use projects.

The site is located in Gwinnett County, just under one mile from the newly revitalized Downtown Lawrenceville and offers convenient access to Highway 316 and Sugarloaf Parkway. It is situated approximately one mile from Piedmont Eastside Medical Center and is also in close proximity to the developing Northside Hospital, making it highly desirable for residential tenants and professionals alike. Nearby national and regional retailers include Walmart, Target, Aldi, Zaxby's, Chick-fil-A, and other dining, retail, and service establishments.

The surrounding area is a blend of commercial and residential uses, and the proposed development aligns with Lawrenceville's ongoing revitalization efforts. The location supports walkability, transit access, and proximity to jobs, schools, and healthcare, making it an ideal site for a high-quality, market-rate residential development.

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

III. PROJECT SUMMARY

As shown on the conceptual site plan prepared by the development team, Edgewater II Venture Management LLC, proposes to develop the ±5.148-acre site into a distinctive and upscale mixed-use community. The proposed development would consist of 8 newly constructed townhomes and approximately 124 two-bedroom apartment units, designed to offer luxury housing options within a walkable and professionally managed setting.

The proposed residential buildings will include a mix of architectural styles and floorplans, ranging in size and layout to attract a diverse mix of residents. The development will incorporate high-end building materials, enhanced exterior design elements, and attractive façades in keeping with the character of surrounding commercial and residential uses. Internal amenities are expected to include fitness facilities, community lounges, outdoor swimming pool, outdoor gathering spaces, a pet friendly park with nature trails, and secure on-site parking, with pedestrian-friendly corridors enhancing overall connectivity.

The proposed development supports the Community Mixed-Use designation in the Future Land Use Map, and will also blend with retail space that will include spaces ideal for neighborhood-serving such as a Paris Baguette Cafe, Korean BBQ Restaurant, Convenience stores, Nail salons, ……. The project will help meet local housing demand while also enhancing the streetscape of West Pike Street through intentional design, walkability, and integration with surrounding infrastructure.

Development Program

The site will include:

- 124 apartment units: (ADD SQ FT)
  - 12 apartment units over ground-floor retail (Mixed Use Building C)
  - 112 apartment units in a separate multi-family structure (Apartment Buildings A+B)
- 8 three-bedroom townhomes, each with a two-car garage and a driveway that can accommodate two additional vehicles (ADD SQ FT)
- 9,400+ sq. ft. of retail/commercial space
- 179 parking spaces (169 standard, 10 ADA, 2 Van accessible)
- 62,169 sq. ft. of green and open space

Zoning and Land Use Compliance

The development is designed to align with CMU standards zoning ordinance (Article 1) and meets the required ratios:

- Residential Use: ~47% (within 30–75% CMU requirement)
- Retail/Commercial Use: ~18% (within 15–50%)
- Green/Open Space: ~62,169 SQ.FT (Exceeds 31,182 SQ.FT requirement)
- Building Height:~57'-6" FT (45 FT building (+12'-6"FT for parapet)

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

- Setbacks: 5–15 ft (front), 10–20 ft (side), 25–40 ft (rear)

Design and Architecture

The buildings will comply with the architectural standards set in Article 6 of the Lawrenceville Zoning Ordinance. The project incorporates street-facing primary entrances, landscape buffers, pedestrian-focused lighting and materials, and ample greenery. Street trees, and a distinct gathering space will elevate the overall visual and environmental quality.

Green Space and Amenities

Exceeding the green space requirement, the site provides 62,169 sq. ft. of common area, which will include landscaped courtyards, tree-lined buffers, and a central plaza. Open spaces will feature benches, walkways, and areas for passive recreation, in compliance with Section F of the CMU ordinance.

- **Gross Site Area:** 224,247 sq. ft.
- **Flood Deduction:** 16,367 sq. ft.
- **Net Area for Open Space Requirement:** 207,880 sq. ft.
- **Required Green/Open Space:** 31,182 sq. ft.
- **Provided:** 62,169 sq. ft.
  This exceeds minimum requirements, contributing to stormwater management, recreation, and quality of life.

Infrastructure and Connectivity

The design promotes walkability and accessibility through an interconnected internal road system, sidewalks along both street frontages, and dedicated pedestrian walkways through parking areas.

Parking and Transportation

- Parking Provided: 179 spaces (exceeds requirement of 176)
- ADA Spaces: 10

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

- Bicycle racks will be included in accordance with CMU standards for motorized parking quantities.

Parking Calculations

Type of Use	Qty	Required Spaces
Townhomes (8 units)	2.5 per unit	25
Retail/Office (9,400 sq. ft.)	1 per 300 sq. ft.	32
Apartments (124 total)	1 per unit	124
Total Spaces Required	—	176
Reduction (25% per §507)	—	-44
Net Spaces Required	—	**132**
Total Provided	—	**179**

- 169 standard
- 0 compact
- 10 handicap (including van-accessible)

Land Use Allocation

Use Type	Min %	Max %	Provided
Residential	30%	75%	47%
Retail/Commercial	15%	50%	18%

Project Timeline

Projected Start of Construction: January 2026
Estimated Completion: 24 months from groundbreaking

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Pricing Information

Component	Rate/Price
Apartment Units	**$2,000** per unit (monthly rent)
Townhomes	Estimated at **$650,000** per unit
Commercial Space	**$20 per square foot** (annual lease rate)

Budget and Resources

- **Total Estimated Cost:** 20,000,000
- **Funding Sources:** Private equity
- **Development Team:**
  - Builder: Cris Driskell
  - Architect: Consulting Enterprises, Corp (Tej Kaul)
  - Structural Engineer: Consulting Enterprises, Corp (Tej Kaul)
  - Construction Management Company: Edgewater II Venture Management
  - Lease Management Company:

Prior Experience

Avonlea Pointe – Duluth, Georgia

The development team previously completed Avonlea Pointe, a high-quality residential community in Duluth featuring one-, two-bedroom units with upscale amenities. The project reflects the team's experience in delivering well-designed, amenity-rich housing that blends seamlessly with surrounding areas. Similar quality is planned for the proposed West Pike development.

Conclusion

MIXED USE 464 West Pike is positioned to be a transformative, high-end addition to Lawrenceville's urban environment. With thoughtful integration of residential and retail space, compliance with zoning and open space standards, and attention to aesthetics and livability, the project aligns with both municipal planning goals and market demand.

Next Steps: Finalize permitting, finalize material specs, and prepare for construction mobilization. Stakeholders are encouraged to review the attached site plans and reach out for collaboration or further development inquiries.

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

DEVELOPMENT TEAM CONTACT

Builder: Cris Driskell

Contact: 770.516.5007

Email: Criscdsllc@yahoo.com

Architect: Consulting Enterprises, Corp (Contact: Tej Kaul)

Contact: 404.787.3434

Email: Tej.kaul@consultingec.com

Engineer: Consulting Enterprises, Corp (Contact: Tej Kaul)

Contact: 404.787.3434

Email:Tej.kaul@consultingec.com

Surveyor: Boundary Zone

Contact: : 770.271.5772

Email: gdean@boundaryzone.com

PROPERTY MANAGEMENT

Company: Edgewater II Venture Management

Contact: 404.931.8109

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

2503-21

Exhibit "A"

464 WEST PIKE ST, LAWRENCEVILLE, GA 30046

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143 & 144, 5TH DISTRICT, G. M., STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LAWRENCEVILLE, BEING TRACT NO. ONE (1), ENCOMPASSING 0.527 ACRES, AND TRACT NO. TWO (2), ENCOMPASSING 4.884 ACRES, BOTH TRACTS BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W. T. DUNAHOO AND ASSOCIATES, INC., CERTIFIED BY W. T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED APRIL 28, 1987, ENTITLED "SURVEY FOR DAVID G. ENGLAND", SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 54, PAGE 238, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY SPECIFIC REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

AS WELL AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144, 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, BEING A TRACT CONTAINING 0.0483 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT A CONCRETE RIGHT OF WAY MONUMENT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF PLANT ROAD (80' R/W) AND THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 120 (R/W VARIES); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 120 S 54°17'04" E 39.97' TO AN OPEN TOP PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 59°18'21" E 73.07' TO A 1/2" CAPPED REBAR AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 75.00' TO AN IRON PIN (SAID ARC HAVING A RADIUS OF 572.96' AND BEING SUBTENDED BY A CHORD DISTANCE AND BEARING OF S 66°31'43" E 74.95'); THENCE LEAVING SAID RIGHT OF WAY S 13°18'28" W 58.65' TO A POINT; THENCE N 32°26'13" W 103.00' TO A 1/2" REBAR AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS, BENEFITS AND APPURTENANCES UNDER AND BY VIRTUE OF THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN DAVID G. ENGLAND AND DAVID E. AND ANN C. MELL, LLC, DATED MAY ___, 2002, FILED AND RECORDED JUNE 4, 2002 IN DEED BOOK 27580, PAGE 157, GWINNETT COUNTY, GEORGIA RECORDS.

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

TAX ID #R5144 037

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

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, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA No. 2906 STEPHEN A. CALDER

FOR THE FIRM BOUNDARY ZONE, INC. LSF #839

NOT VALID WITHOUT ORIGINAL SIGNATURE

STEPHEN CALDER PLS #2906 — DATE 06-19-2025

TRACT AREA:
224,384 Sq. Ft.
5.151 Ac.

TREE LEGEND:
- HARDWOOD TREE
- CONIFEROUS TREE
- XX" TREE DIAMETER (IN INCHES)
- DDH DEAD / DISEASED / HAZARDOUS

ZONING INFORMATION:

BG
BUSINESS GENERAL DISTRICT

BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 10'

ZONING AND SETBACK DESIGNATIONS AS SHOWN HEREON WERE OBTAINED FROM THE OFFICIAL CITY OF LAWRENCEVILLE WEBSITE ON 06/10/2025.

ZONING AND SETBACK DETERMINATIONS ARE OFTEN OPEN TO INTERPRETATION AND THEIR DEPICTION ON THIS SURVEY PLAN IS NEITHER AUTHORITATIVE NOR CONCLUSIVE. THE OWNER OR BUILDING PERMIT HOLDER ALONE HAS THE RESPONSIBILITY TO CONSULT WITH THE RELEVANT PLANNING AUTHORITY TO VERIFY COMPLIANCE WITH ZONING AND SETBACK REGULATIONS PRIOR TO ANY DEVELOPMENT WORK.

This survey was prepared without the benefit of a current title examination. Easements or other encumbrances may exist which burden or benefit the land parcel.

BOUNDARY REFERENCES: DBL 6987, Pg. 86

THE FIELDWORK WAS COMPLETED ON 06/08/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 359,255 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE 'S' SERIES 3" TOTAL STATION AND GPS 207 DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

© COPYRIGHT 2025 BOUNDARY ZONE, INC. ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	POWER POLE	FIRE HYDRANT	OH	OVERHANG	N/F	NOW OR FORMERLY
●	1/2" REBAR WITH CAP SET "LSF# 839"	LIGHT POLE	WATER METER	—W—	WATER LINE	R/W	RIGHT-OF-WAY
■	R/W MONUMENT	POWER/LIGHT POLE	WATER VALVE	—S—	SEWER LINE	PBk.	PLAT BOOK
RBR	REBAR	GUY WIRE	CATCH BASIN	—G—	GAS LINE	DBk.	DEED BOOK
CRBR	CAPPED REBAR	POWER METER	MANHOLE	—T—	TEL. LINE	Pg.	PAGE
OTP	OPEN TOP PIPE	POWER BOX	JUNCTION BOX	—U—	OVERHEAD UTIL.	L.L.	LAND LOT
CTP	CRIMP TOP PIPE	A/C UNIT	DRAINAGE INLET	—X—	FENCE LINE	D.E.	DRAINAGE EASMNT.
		GAS METER	CLEAN OUT	CONC.	CONCRETE	S.S.E.	SAN. SEWER EASMNT.
		GAS VALVE	SIGN	BSL	BUILDING SETBACK	P.E.	POWER EASMNT.
		TELEPHONE BOX	CABLE BOX				

F.K.A.	FORMERLY KNOWN AS	⊕	REGULAR PARKING
NAD	NORTH AMERICAN DATUM	GR	GREASE TRAP
NAVD	NORTH AMERICAN VERT. DATUM	(F)	FLAG POLE
		U.E.	UTILITY EASMNT.

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

BOUNDARY zone, inc. — SURVEYING & MAPPING AND LAND PLANNING — PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88
SCALE: 1" = 30'

DATE / REVISION / No.

GRAPHIC SCALE - IN FEET
60 30 0 30 60 120

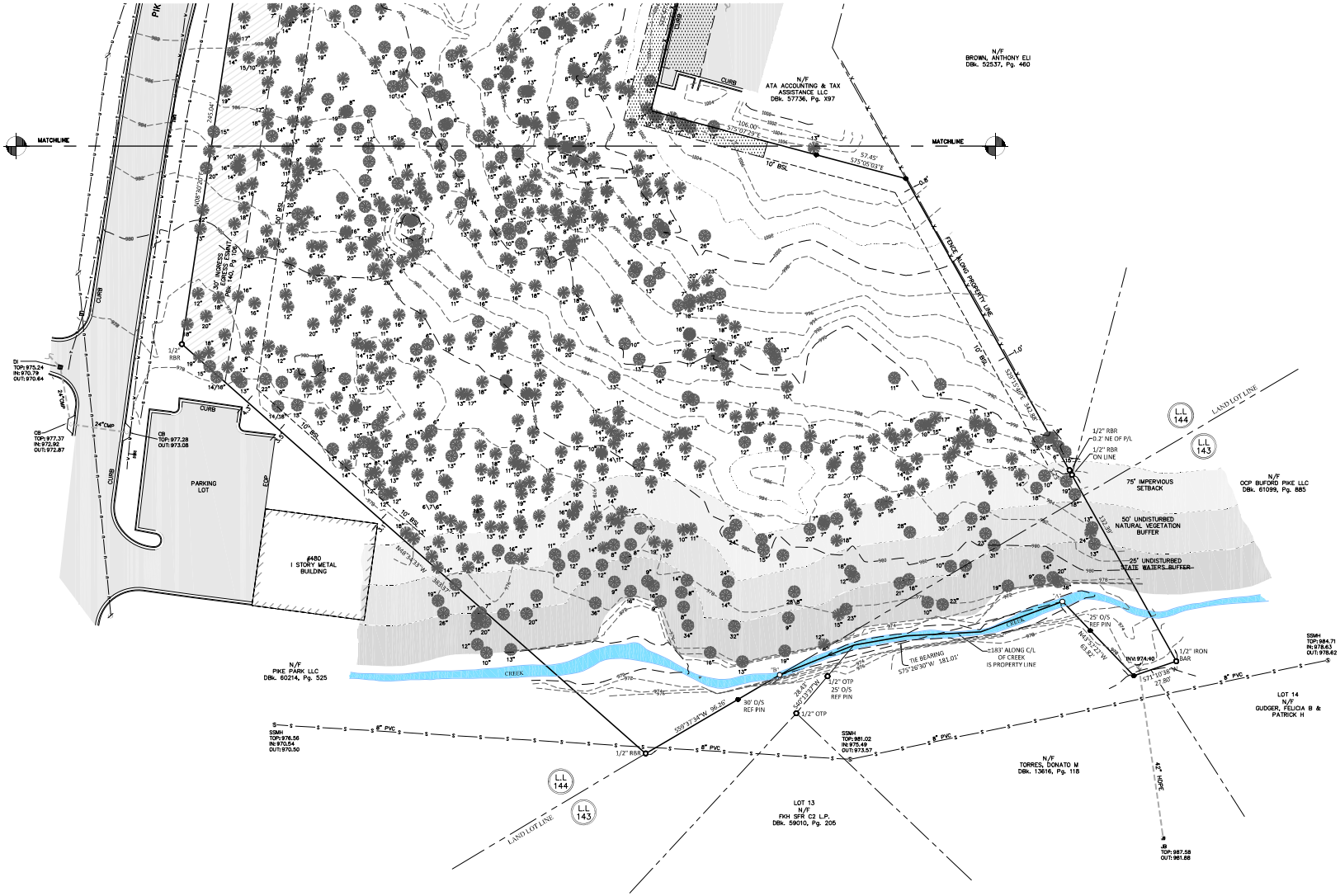
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

Prepared For: MARTHA SANCHEZ
464 WEST PIKE STREET, LAWRENCEVILLE, GA 30046
LAND LOTS 143 & 144 of the 5th DISTRICT
GWINNETT COUNTY, GEORGIA - 06/19/2025

PROJECT 2745401

SHEET 1 of 2

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



BOUNDARY REFERENCES: DBL 6987, Pg. 86

THE FIELDWORK WAS COMPLETED ON 06/08/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 359,255 FEET.

FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE 'S' SERIES 3" TOTAL STATION AND GPS 207 DUAL FREQUENCY GNSS RECEIVERS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

© COPYRIGHT 2025 BOUNDARY ZONE, INC. ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

LEGEND:

○	PROPERTY CORNER FOUND (AS NOTED)	POWER POLE	FIRE HYDRANT	OH	OVERHANG	N/F	NOW OR FORMERLY
●	1/2" REBAR WITH CAP SET "LSF# 839"	LIGHT POLE	WATER METER	—W—	WATER LINE	R/W	RIGHT-OF-WAY
■	R/W MONUMENT	POWER/LIGHT POLE	WATER VALVE	—S—	SEWER LINE	PBk.	PLAT BOOK
RBR	REBAR	GUY WIRE	CATCH BASIN	—G—	GAS LINE	DBk.	DEED BOOK
CRBR	CAPPED REBAR	POWER METER	MANHOLE	—T—	TEL. LINE	Pg.	PAGE
OTP	OPEN TOP PIPE	POWER BOX	JUNCTION BOX	—U—	OVERHEAD UTIL.	L.L.	LAND LOT
CTP	CRIMP TOP PIPE	A/C UNIT	DRAINAGE INLET	—X—	FENCE LINE	D.E.	DRAINAGE EASMNT.
		GAS METER	CLEAN OUT	CONC.	CONCRETE	S.S.E.	SAN. SEWER EASMNT.
		GAS VALVE	SIGN	BSL	BUILDING SETBACK	P.E.	POWER EASMNT.
		TELEPHONE BOX	CABLE BOX				

F.K.A.	FORMERLY KNOWN AS
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERT. DATUM
(R)	REGULAR PARKING
GR	GREASE TRAP
(F)	FLAG POLE
U.E.	UTILITY EASMNT.

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

BOUNDARY zone, inc. SURVEYING AND LAND PLANNING
PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.
888 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM

PROJECT
2745401

SHEET
2 of 2

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

SUP2025-00116
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

GEHEBER LEWIS ARCHITECTS

SUP2025-00116
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

GEHEBER LEWIS ARCHITECTS

CONCEPTUAL PLANS FOR:

464 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
JURISDICTION: CITY OF LAWRENCEVILLE

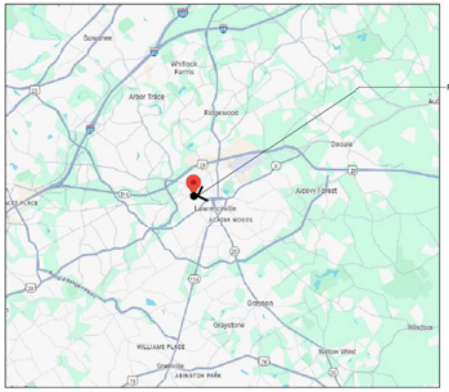
DIRECTORY

OWNER
12 BROTHERS VENTURE CAPITAL, LLC
3775 VENTURE DRIVE
BUILDING J, SUITE 202
DULUTH, GA 30096

ARCHITECT & ENGINEERS
CONSULTING ENTERPRISES, CORP.
1048 INDUSTRIAL COURT, SUITE F
SUWANEE, GA 30024
PH. (770) 614-1633
FAX. (770) 614-1642

24 HOUR CONTACT
MS. MARTHA SANCHEZ
PH: (404) 931-8109

PROJECT ADDRESS
464 WEST PIKE STREET
LAWRENCEVILLE, GA 30046



VICINITY MAP (NTS)

APPLICABLE CONSTRUCTION CODES:

- INTERNATIONAL BUILDING CODE (ICC): 2018 EDITION WITH 2020, 2022, 2024 & 2025 GA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE (ICC): 2018 EDITION WITH 2020 & 2024 GA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE (ICC): 2018 EDITION WITH 2020 & 2024 GA AMENDMENTS
- INTERNATIONAL PLUMBING CODE (ICC): 2018 EDITION WITH 2020, 2022, 2023 & 2024 GA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE (ICC): 2018 EDITION WITH 2020 & 2022 GA AMENDMENTS
- NFPA NATIONAL ELECTRICAL CODE (NEC): 2023 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE (ICC): 2015 EDITION WITH 2020, 2022 & 2023 GA AMENDMENTS

FIRE CODES:

- NFPA CODES AND STANDARDS: CURRENT EDITION (*)
- NFPA 101 LIFE SAFETY CODE: 2018 EDITION (*)
- INTERNATIONAL FIRE CODE (ICC): 2018 EDITION
  (* *REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER CH. 120-3-3 OF RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER*)
- O.C.G.A. TITLE 25 (STATE FIRE LAW)
- O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES)
- 2010 ADA STANDARDS

NOTE:
THE ATTACHED DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE FOR PLANNING PURPOSE ONLY.

SHEET INDEX

SHEET#	SHEET CONTENT	SHEET#	SHEET CONTENT
ARCHITECTURAL			
CS	COVER SHEET		
A100	CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING		
A101	CONCEPTUAL ARCHITECTURAL SITE PLAN		
A200	PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK A		
A201	PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK A		
A202	PLAN - FIFTH FLOOR - APARTMENT UNITS - BLOCK A		
A203	ELEVATIONS - APARTMENT BLCK A - NORTH & SOUTH		
A204	ELEVATIONS - APARTMENT BLCK A - EAST & WEST		
A300	PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK B		
A301	PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK B		
A302	ELEVATIONS - APARTMENT BLCK B - NORTH & SOUTH		
A303	ELEVATIONS - APARTMENT BLCK B - EAST & WEST		
A400	PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C		
A401	PLAN - THIRD FLOOR - TOWNHOMES - BLOCK C		
A402	ELEVATIONS - TOWNHOMES - BLOCK C - NORTH & SOUTH		
A403	ELEVATIONS - TOWNHOMES - BLOCK C - EAST & WEST		
A500	PLANS - FIRST FLOOR - MIXED-USE BUILDING - BLOCK D		
A501	PLAN - SECOND AND THIRD FLOOR - MIXED-USE BUILDING - BLOCK D		
A502	ELEVATIONS - MIXED-USE BUILDING - BLOCK D - NORTH & SOUTH		
A503	ELEVATIONS - MIXED-USE BUILDING - BLOCK D - EAST & WEST		
NOTE: REFER TO FULL SET PDF PLAN FOR ALL SHEETS.			
SURVEY			
1	BOUNDARY AND SURVEY BY BOUNDARY ZONE, INC., SIGNED BY MR. STEPHEN CALDER (GA PLS # 2806) ON 06-19-2025. - 2 SHEETS		

PARKING REQUIREMENTS

USE	QUANTITY	REQUIRED RATIO	REQUIRED SPACES
TOWNHOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ.FT)	9400	1.0 SPACE/300 SQ.FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1 SPACE/UNIT	20
APARTMENT BUILDINGS (SQ.FT)	118	1 SPACE/UNIT	118
		REQUIRED SPACES >>	190
		25% REDUCTION PER SECTION 907 >>	48
		NET REQUIRED SPACES >>	142
		STANDARD PARKING SPACES PROVIDED >>	172
		COMPACT PARKING SPACES PROVIDED >>	0
		HANDICAP PARKING SPACES PROVIDED >>	10
		TOTAL PARKING SPACES PROVIDED >>	182

CONCEPTUAL DESIGN - PRELIMINARY DENSITY STUDY

Mixed-Use Building
(9 Retail Units) - (18 x 2-Bed units) + (2 x 1-Bed units)

		Floor Area - Sq.ft
First floor	9 Retail Units	10391.2
2nd floor	10 Apartment Unit	11895
3rd floor	10 Apartment Unit	11895
	Total Built Area	34181.2

Apartment		Type	Unit Count	Apt Area - Sq.ft/unit
		Type 2E (2-Bed)	10	1056.6
	Occupancy Area:	Type 2F (2-Bed)	6	1061.6
		Type 2G (2-Bed)	2	1002.6
		Type 2H (1-Bed)	2	615
		Total Apt. Units	20 Units	

Retail				
		Unit 1	1	1052
	Occupancy Area:	Unit 2-8	7	1100
		Unit 9	1	962.5
		Total Retail. Units	9 Units	

Townhomes
(8 x 2-Car Garage units)

	Unit 1	Unit 2-7	Unit 8
	Area in Sq.Ft/unit		
First floor	756.09	734.59	734.59
Second floor	1150.95	1129.45	1129.45
Third Floor	1165.45	1122.45	1143.95
Garage	432.01	432.01	432.01
Porch	46.78	46.78	46.78
Deck	234.5	234.5	234.5
Roof	0	0	0
	3785.77	3699.77	3721.27
	Unit 1	Unit 2-7	Unit 8
Unit count	1	6	1
	3785.77	22198.61	3721.27
		Total Built Area	29705.65

Apartment B
(18 x2-Bed units) + (18 x 1-Bed units)

			Floor Area - Sq.ft
First floor	Parking		14240
Second Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
Third Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
Fourth Floor	(2-Bed x 6) + (1-Bed x 6)	12 units	14010.1
		Total	36 units

2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
	Type 2C (2-Bed)	18	1092.3
	Type 2D (1-Bed)	18	730

Apartment A
(77 ı 2-Bed units) + (7 x 1-Bed units)

			Floor Area - Sq.ft
First floor	Basement parking		28552
Second Floor	(2-Bed x 18) + (1-Bed x 1)	19 units	28015.94
Third Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
Fourth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
Fifth Floor	(2-Bed x 19) + (1-Bed x 2)	21 units	28165.08
		Total	82 units

2-Bed units	Type	Unit Count	Apt Area - Sq.ft/unit
	Type 2A (2-Bed)	6	1075.7
	Type 2A - Accessible (2-Bed)	2	
	Type 2B (2-Bed)	65	1092.5
	Type 2B - Accessible (2-Bed)	2	
	2-Bed Total	75	
1-Bed units	Type 3A (1-Bed)	4	794
	Type 3B (1-Bed)	3	1029.5
	1-Bed Total	7	
Leasing Office		1	1075.7
Fitness Room		1	1029.5
Storage		3	592

Sub-total	138 Units	111 x 2-Bed units 27 x 1-Bed unit
	8 Townhomes	8 x 4-Bed unit
Total	146 Units	261220 Sq.ft

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1633

©COPYRIGHT 2025. CONSULTING ENTERPRISES CORPORATION (CEC). 1048 INDUSTRIAL COURT, STE F, SUWANEE, GA 30024. THE DRAWINGS DEPICTED IN THESE PLANS ARE THE PROPERTY OF CEC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CEC. ANY UNAUTHORIZED USE OF THESE DRAWINGS WILL BE VIEWED AS AN INFRINGEMENT OF COPYRIGHT AND CEC WILL PURSUE ALL LEGAL REMEDIES AVAILABLE UNDER THE LAW.

COVER SHEET
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY
PROJECT#
DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: CS

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

TOTAL SITE AREA:
224,384 SQ.FT
5.151 AC

CURRENT ZONING: BG (AS PER ARTICLE 102.13)	PROPOSED ZONING: CMU (AS PER ARTICLE 102.11C)
MIN. FRONT: 50FT MIN. SIDE: 10FT MIN. REAR: 10FT MIN. LOT AREA: NONE MIN. LOT WIDTH: NONE MAX. HEIGHT: 35FT	MIN. FRONT: 5 - 15 FT MIN. SIDE: 10 - 20 FT MIN. REAR: 25 - 40 FT MIN. LOT AREA: 5ACRES MIN. LOT WIDTH: 40 FT MAX. HEIGHT: 44'-6" FT

PARKING CALCULATIONS

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ.FT)	9400	1.0 SPACE/300 SQ.FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
APT. BUILDING (SQ.FT)	118	1.0 SPACE/UNIT	118
		REQUIRED SPACES >>	190
		25% REDUCTION PER SECTION 507 >>	48
		NET REQUIRED SPACES >>	142
		STANDARD PARKING SPACES PROVIDED >>	172
		COMPACT PARKING SPACES PROVIDED >>	0
		HANDICAP PARKING SPACES PROVIDED >>	10
		TOTAL PARKING SPACES PROVIDED >>	182

BLOCK D : MIXED USE BUILDING (2 FLOORS OVER RETAIL)
(RETAIL– 9 UNITS, APARTMENTS – 20 UNITS)
FIRST FLOOR:REATIL X 9 UNITS. TOTAL 9700+ SQ.FT
SECOND FLOOR: (2–BED UNITS X 9) + (1–BED UNIT X 1) = 10 APARTMENT UNITS
THIRD FLOOR: (2–BED UNITS X 9) + (1–BED UNIT X 1) = 10 APARTMENT UNITS

PARKING:35 STANDARD PARKING + 4 ACCESSIBILITY PARKING

TOTAL:
9 RETAIL UNITS + 18 2–BED APARTMENT UNITS + 2 1–BED APARTMENT UNITS
39 PARKING

BLOCK C : TOWNHOMES – 8 UNITS
(3 FLOORS + ACCESSIBLE FLAT ROOF)
2–CAR GARAGE HOMES X 8
2–CAR GARAGE HOME UNIT DIMENSION: 24'X50'
NUMBER OF BEDROOMS PER UNI: 3
20'+ DRIVEWAY

TOTAL: 8 TOWNHOMES
(2–CAR GARAGE HOMES X 8) + 16 PARKING

BLOCK B : APARTMENT BUILDING – 36 UNITS
(3 FLOORS OVER PARKING)
FIRST FLOOR: PARKING:36 STANDARD PARKING + 2 ACCESSIBILITY PARKING
SECOND FLOOR: (2–BED UNITS X 6) + (1–BED UNIT X 6) = 12 UNITS
THIRD FLOOR: (2–BED UNITS X 6) + (1–BED UNIT X 6) = 12 UNITS
FOURTH FLOOR: (2–BED UNITS X 6) + (1–BED UNIT X 6) = 12 UNITS

TOTAL: 36 APARTMENT UNITS + 36 PARKING

BLOCK A : APARTMENT BUILDING – 82 UNITS
(4 FLOORS OVER BASEMENT PARKING)
BASEMENT PARKING:70 STANDARD PARKING + 4 ACCESSIBILITY PARKING
FIRST FLOOR: (2–BED UNITS X 18) + (1–BED UNIT X 1) = 19 UNITS
+ ENTRANCE LOBBY, FITNESS ROOM, LEASING OFFICE
SECOND FLOOR: (2–BED UNITS X 19) + (1–BED UNIT X 2) = 21 UNITS
THIRD FLOOR: (2–BED UNITS X 19) + (1–BED UNIT X 2) = 21 UNITS
FOURTH FLOOR: (2–BED UNITS X 19) + (1–BED UNIT X 2) = 21 UNITS

TOTAL: 82 APARTMENT UNITS + 74 PARKING

1 / A100 CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING
SCALE: 1/32" = 1'-0", WHEN PRINTED IN 24'x36' SHEET SIZE

GENERAL NOTES

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSE ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT
2. THE BASE PLAN FOR THE CONCEPTUAL LAYOUT DRAWN ON THIS SHEET WAS TAKEN FROM THE SURVEY PLAT PREPARED BY BOUNDARY ZONE INC AND SIGNED BY STEPHEN CALDER (PLS #2906) ON 06-19-2025.

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1613

© COPYRIGHT 2025 CONSULTING ENTERPRISES CORPORATION (CEC). 3640 INDUSTRIAL COURT, STE F, SUWANEE, GA 30024. THE DESIGNS DEPICTED IN THESE PLANS ARE THE PROPERTY OF CEC & ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CEC. ANY REPRODUCTION OF THESE DESIGNS & PLANS WITHOUT THE WRITTEN PERMISSION OF CEC IS AN ACT TRANSGRESSING THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA & WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

CONCEPTUAL ARCHITECTURAL SITE PLAN FOR REZONING
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A100

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

TOTAL SITE AREA:
224,384 SQ.FT
5.151 AC

CURRENT ZONING: BG (AS PER ARTICLE 102.13)	PROPOSED ZONING: CMU (AS PER ARTICLE 102.11C)
MIN. FRONT: 50FT MIN. SIDE: 10FT MIN. REAR: 10FT MIN. LOT AREA: NONE MIN. LOT WIDTH: NONE MAX. HEIGHT: 35FT	MIN. FRONT: 5 - 15 FT MIN. SIDE: 10 - 20 FT MIN. REAR: 25 - 40 FT MIN. LOT AREA: 5ACRES MIN. LOT WIDTH: 40 FT MAX. HEIGHT: 44'-6" FT

PARKING CALCULATIONS

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ.FT)	9400	1.0 SPACE/300 SQ.FT	32
APARTMENTS ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
APT. BUILDING (SQ.FT)	118	1.0 SPACE/UNIT	118
		REQUIRED SPACES >>	190
		25% REDUCTION PER SECTION 507 >>	48
		NET REQUIRED SPACES >>	142
		STANDARD PARKING SPACES PROVIDED >>	172
		COMPACT PARKING SPACES PROVIDED >>	0
		HANDICAP PARKING SPACES PROVIDED >>	10
		TOTAL PARKING SPACES PROVIDED >>	182

1 / A101 CONCEPTUAL ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0", WHEN PRINTED IN 24'x36' SHEET SIZE

BLOCK D : MIXED USE BUILDING (2 FLOORS OVER RETAIL)
(RETAIL– 9 UNITS, APARTMENTS – 20 UNITS)
FIRST FLOOR:REATIL X 9 UNITS. TOTAL 9700+ SQ.FT
SECOND FLOOR: (2–BED UNITS X 9) + (1–BED UNIT X 1) = 10 APARTMENT UNITS
THIRD FLOOR: (2–BED UNITS X 9) + (1–BED UNIT X 1) = 10 APARTMENT UNITS
PARKING:35 STANDARD PARKING + 4 ACCESSIBILITY PARKING
TOTAL:
9 RETAIL UNITS + 18 2–BED APARTMENT UNITS + 2 1–BED APARTMENT UNITS
39 PARKING

BLOCK C : TOWNHOMES – 8 UNITS
(3 FLOORS + ACCESSIBLE FLAT ROOF)
2–CAR GARAGE HOMES X 8
2–CAR GARAGE HOME UNIT DIMENSION: 24'X50'
NUMBER OF BEDROOMS PER UNI: 3
20'+ DRIVEWAY
TOTAL: 8 TOWNHOMES
(2–CAR GARAGE HOMES X 8) + 16 PARKING

BLOCK B : APARTMENT BUILDING – 36 UNITS
(3 FLOORS OVER PARKING)
FIRST FLOOR: PARKING:36 STANDARD PARKING + 2 ACCESSIBILITY PARKING
SECOND FLOOR: (2–BED UNITS X 6) + (1–BED UNIT X 6) = 12 UNITS
THIRD FLOOR: (2–BED UNITS X 6) + (1–BED UNIT X 6) = 12 UNITS
FOURTH FLOOR: (2–BED UNITS X 6) + (1–BED UNIT X 6) = 12 UNITS
TOTAL: 36 APARTMENT UNITS + 36 PARKING

BLOCK A : APARTMENT BUILDING – 82 UNITS
(4 FLOORS OVER BASEMENT PARKING)
BASEMENT PARKING:70 STANDARD PARKING + 4 ACCESSIBILITY PARKING
FIRST FLOOR: (2–BED UNITS X 18) + (1–BED UNIT X 1) = 19 UNITS
+ ENTRANCE LOBBY, FITNESS ROOM, LEASING OFFICE
SECOND FLOOR: (2–BED UNITS X 19) + (1–BED UNIT X 2) = 21 UNITS
THIRD FLOOR: (2–BED UNITS X 19) + (1–BED UNIT X 2) = 21 UNITS
FOURTH FLOOR: (2–BED UNITS X 19) + (1–BED UNIT X 2) = 21 UNITS
TOTAL: 82 APARTMENT UNITS + 74 PARKING

GENERAL NOTES

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSE ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT
2. THE BASE PLAN FOR THE CONCEPTUAL LAYOUT DRAWN ON THIS SHEET WAS TAKEN FROM THE SURVEY PLAT PREPARED BY BOUNDARY ZONE INC AND SIGNED BY STEPHEN CALDER (PLS #2906) ON 06-19-2025.

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1613

© COPYRIGHT 2025. CONSULTING ENTERPRISES CORPORATION (CEC). 5180 INDUSTRIAL COURT, STE F, SUWANEE, GA 30024. THE DESIGNS DEPICTED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CEC & ARE NOT TRANSFERABLE TO OTHERS OR USED ON OTHER PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF CEC. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & SEALED BY A GEORGIA LICENSED PROFESSIONAL ENGINEER. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CEC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS CEC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

CONCEPTUAL ARCHITECTURAL SITE PLAN
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A101

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

1 A203 ELEVATION - APARTMENT BLOCK A - NORTH
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

2 A203 ELEVATION - APARTMENT BLOCK A - SOUTH
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1613

ELEVATIONS - APARTMENT BLOCK A - NORTH AND SOUTH
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A203

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

1 A204 ELEVATION - APARTMENT BLOCK A - EAST
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

2 A204 ELEVATION - APARTMENT BLOCK A - WEST
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1613

© COPYRIGHT 2025 CONSULTING ENTERPRISES CORPORATION (CEC). SAID INDUSTRIAL COURT, STE F, SUWANEE, GA 30024. THE DESIGNS DEPICTED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CEC & ARE NOT TRANSFERABLE TO OTHERS OR FOR USE ON OTHER PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF CEC. ALL RIGHTS RESERVED. ANY REPRODUCTION, IN PART OR WHOLE, WITHOUT A WRITTEN CONSENT FROM CEC IS PROHIBITED BY LAW. ANY PERSON OR ENTITY VIOLATING THIS RESTRICTION WILL BE SUBJECT TO LEGAL ACTION. CEC RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. ANY REPRODUCTION OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF CEC IS PROHIBITED AND ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS WILL BE AT THE SOLE RISK OF THE UNAUTHORIZED USER.

ELEVATIONS - APARTMENT BLOCK A - EAST AND WEST
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A204

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

1 A302 ELEVATION - APARTMENT BLOCK B - NORTH
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

2 A302 ELEVATION - APARTMENT BLOCK B - SOUTH
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1613

ELEVATIONS - APARTMENT BLOCK B - NORTH AND SOUTH
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A302

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

1 A303 ELEVATION - APARTMENT BLOCK B - WEST

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

2 A303 ELEVATION - APARTMENT BLOCK B - EAST

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.

CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS

PHONE: (770) 614-1613

ELEVATIONS - APARTMENT BLOCK B - EAST AND WEST

464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046

LAND LOTS 143&144, 5TH DISTRICT

CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC

JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH

CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET: A303

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

1 / A402 ELEVATION - TOWNHOMES - BLOCK C - SOUTH
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

2 / A402 ELEVATION - TOWNHOMES - BLOCK C - NORTH
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1613

ELEVATIONS - TOWNHOMES - BLOCK C - NORTH AND SOUTH
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A402

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

1 A403 ELEVATION - TOWNHOMES - BLOCK C - EAST

SCALE: 3/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

2 A403 ELEVATION - TOWNHOMES - BLOCK C - WEST

SCALE: 3/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.

CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS

PHONE: (770) 614-1613

ELEVATIONS - TOWNHOMES - BLOCK C - EAST AND WEST
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN
AMMARNNATH

CHECKED

DATE
09-24-2025

SCALE
AS NOTED

SHEET
A403

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

1 A502 ELEVATION - MIXED USE BUILDING - BLOCK D - NORTH
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

2 A502 ELEVATION - MIXED-USE BUILDING - BLOCK D - SOUTH
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1613

ELEVATIONS - MIXED-USE BUILDING - BLOCK D - NORTH AND SOUTH
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A502

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

1 A503 ELEVATION - MIXED-USE BUILDING - BLOCK D - EAST
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

2 A503 ELEVATION - MIXED-USE BUILDING - BLOCK D - WEST
SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1613

© COPYRIGHT 2025 CONSULTING ENTERPRISES CORPORATION (CEC). SAID INDUSTRIAL COURT, STE F, SUWANEE, GA 30024. THE DESIGNS DEPICTED IN THESE PLANS ARE THE PROPERTY OF CEC & ARE NOT TRANSFERABLE TO OTHERS OR FOR USE ON OTHER PROJECTS. THESE DESIGNS & DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS & MAY NOT BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF CEC. ALL RIGHTS RESERVED.

ELEVATIONS - MIXED-USE BUILDING - BLOCK D - EAST AND WEST
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

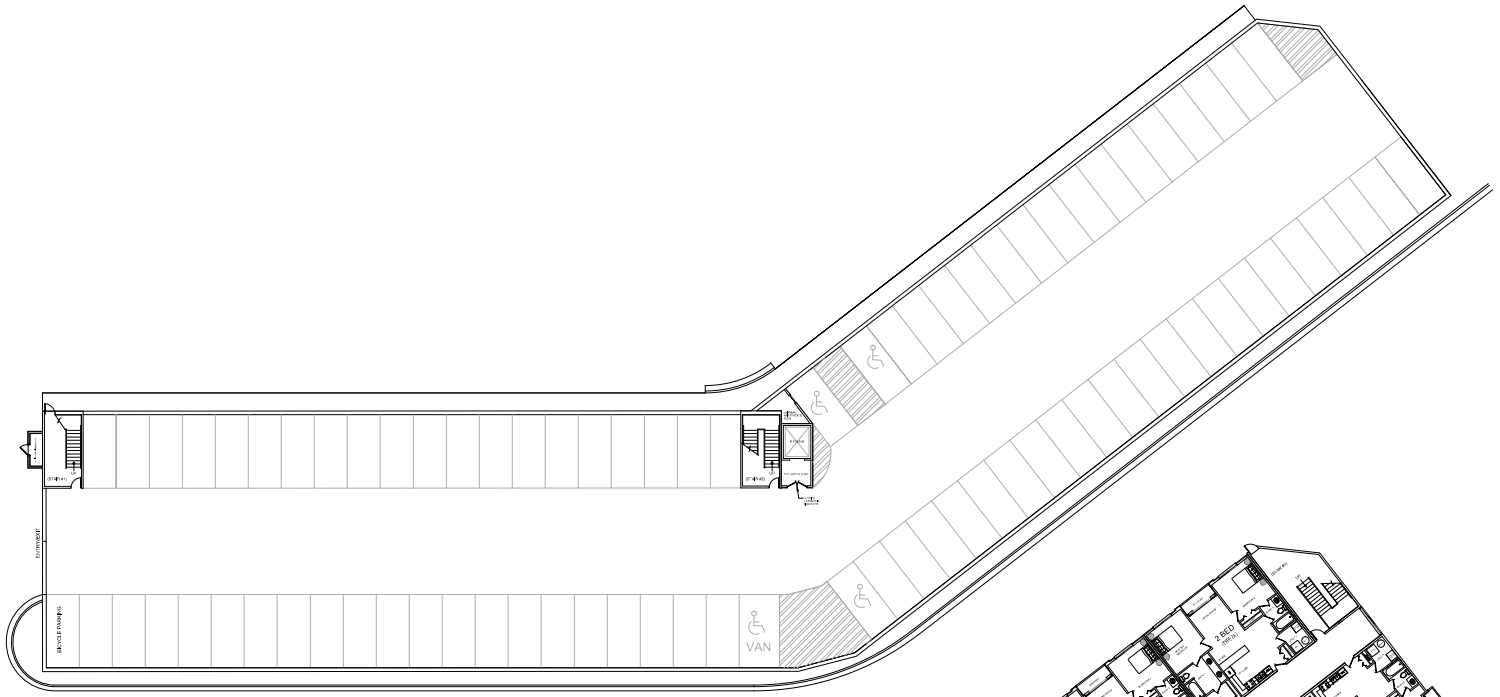
REVISIONS

NO.	DATE	DESCRIPTION

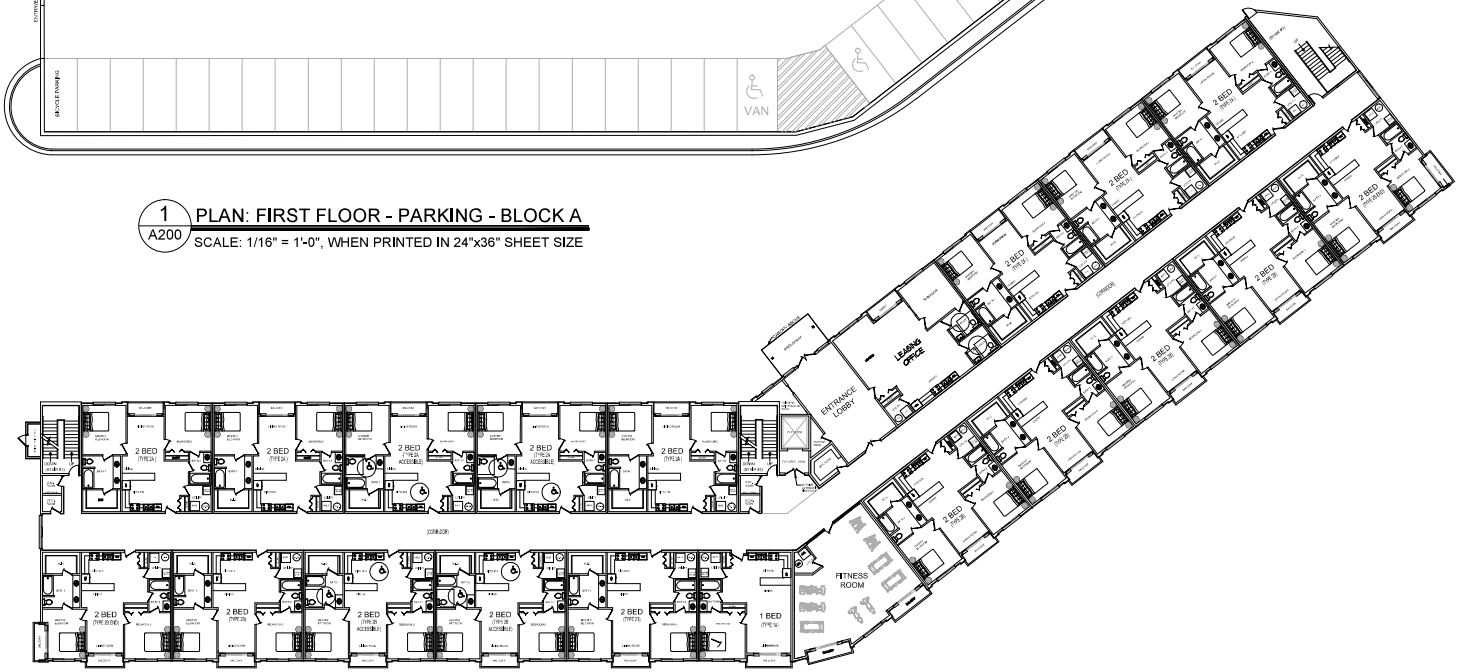
CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A503

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 A200 PLAN: FIRST FLOOR - PARKING - BLOCK A
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 A200 PLAN: SECOND FLOOR - APARTMENT UNITS - BLOCK A
SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

MAGNETIC NORTH

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1413

PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK A
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

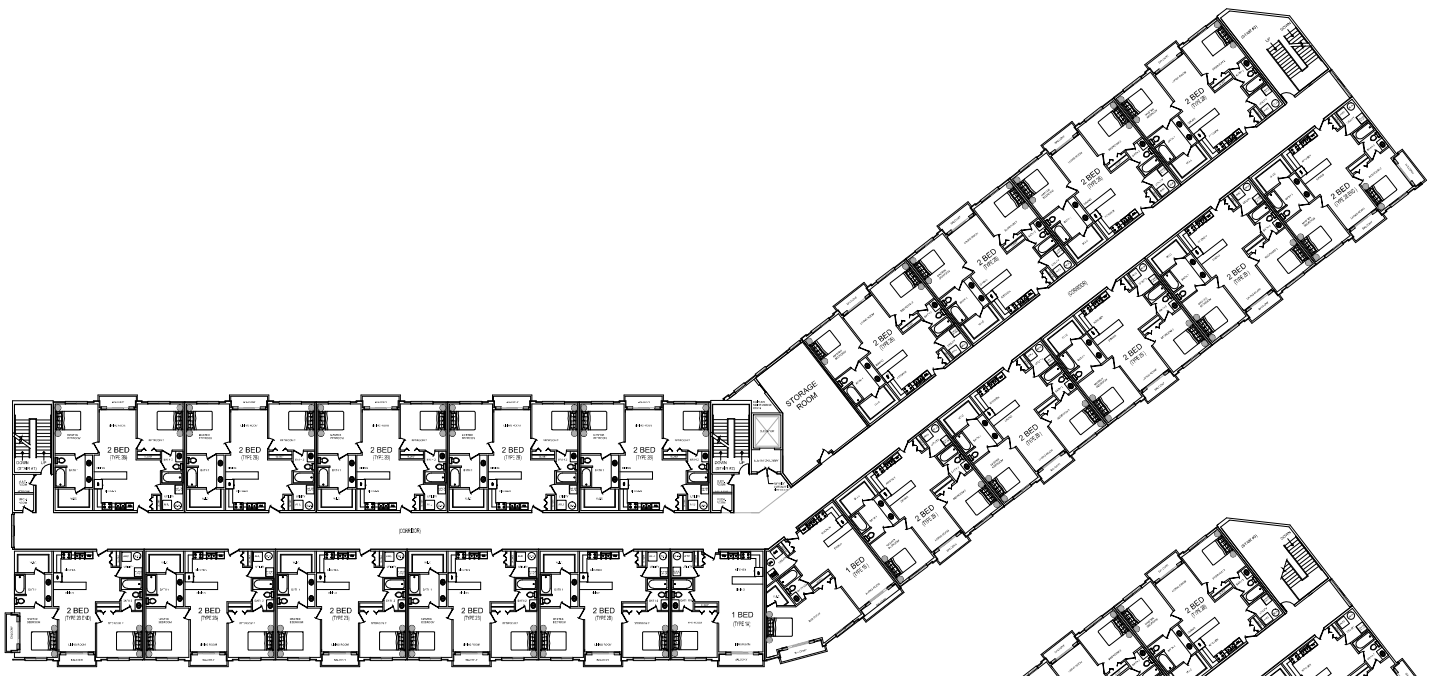
REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

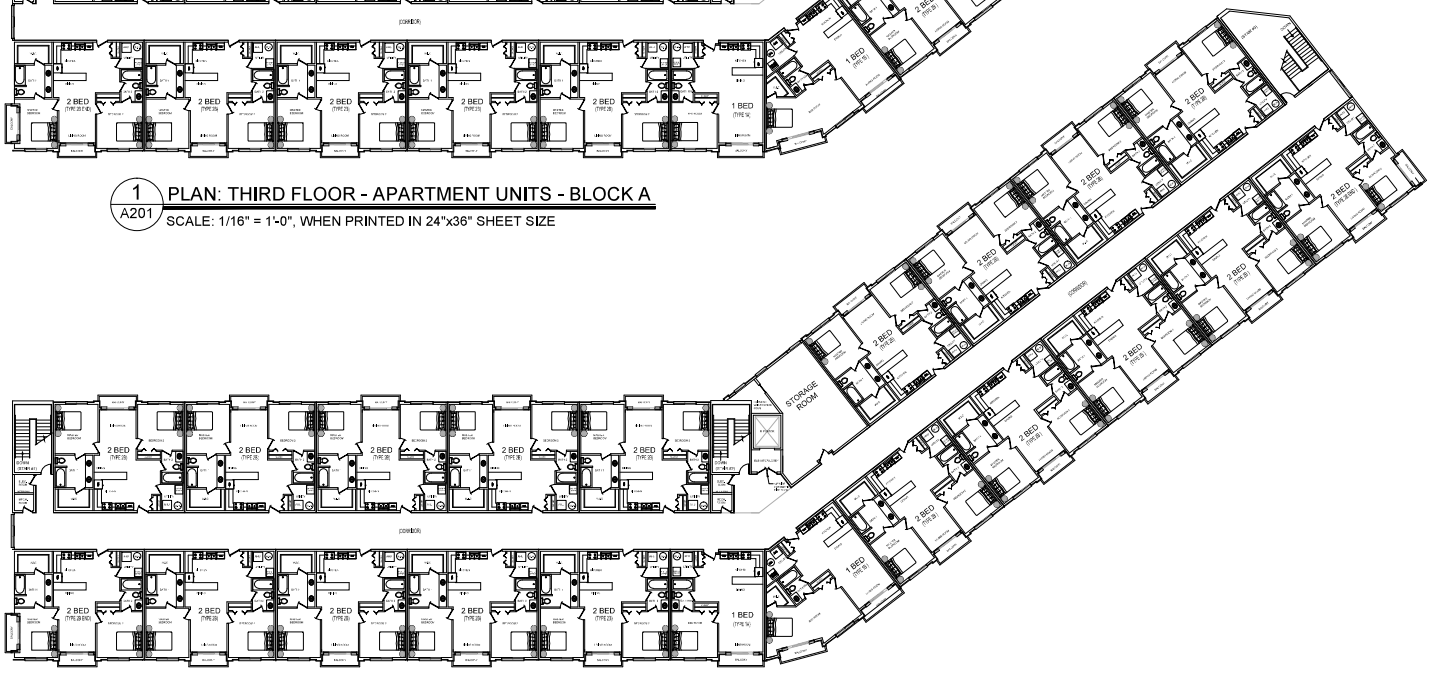
DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A200

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 A201 PLAN: THIRD FLOOR - APARTMENT UNITS - BLOCK A

SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 A201 PLAN: FOURTH FLOOR - APARTMENT UNITS - BLOCK A

SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

MAGNETIC NORTH

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1413

ACCORDINGLY, THE CONSULTING ENTERPRISES, CORP. (CEC), HAS NO DUTY, COURT OTHER, OBLIGATION, OR RESPONSIBILITY TO ANY PERSON OR ENTITY OTHER THAN THE CLIENT WITH RESPECT TO THE PREPARATION OF THESE PLANS, AND ANY LIABILITY FOR DAMAGES INCURRED BY ANY PERSON OR ENTITY OTHER THAN THE CLIENT AS A RESULT OF THE PREPARATION OF THESE PLANS IS EXPRESSLY DISCLAIMED. THE PROPERTY OF CEC, ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR WRITTEN PERMISSION OF CEC.

PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK A
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

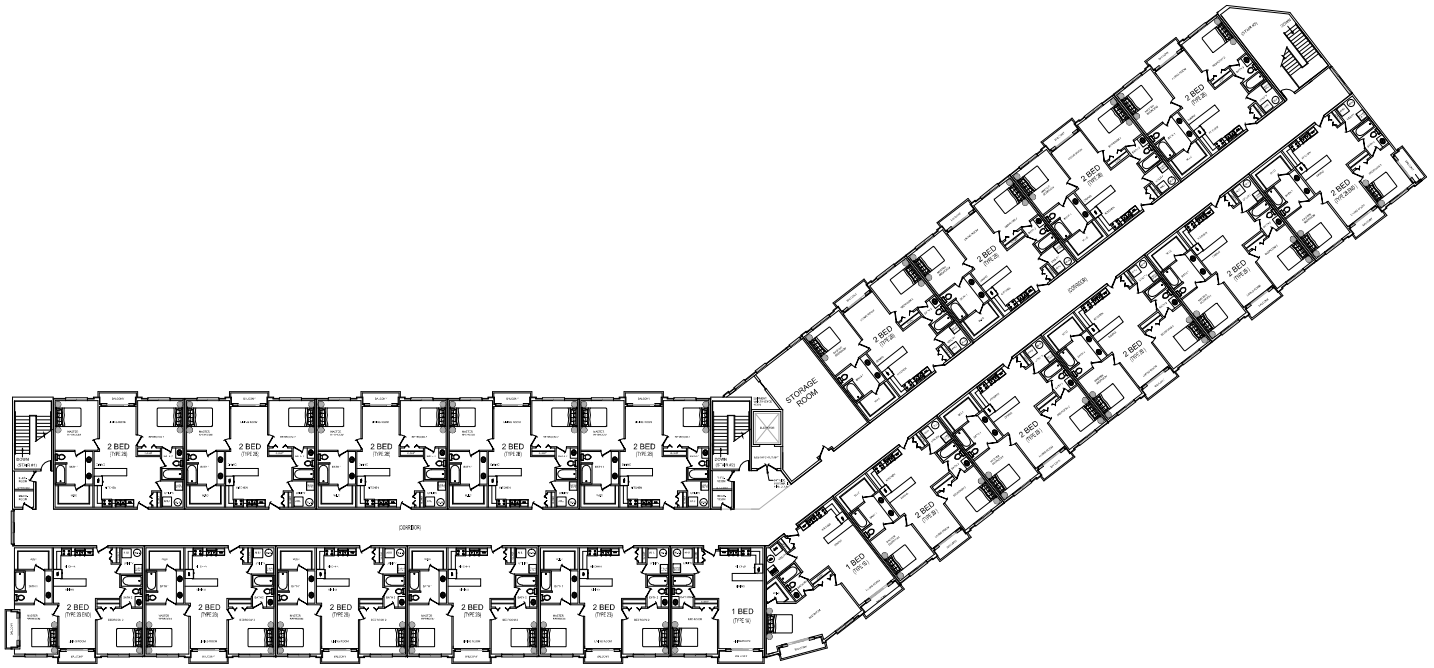
REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A201

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 A202 PLAN: FIFTH FLOOR - APARTMENT UNITS - BLOCK A

SCALE: 1/16" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

MAGNETIC NORTH

CONSULTING ENTERPRISES, CORP.

CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS

PHONE: (770) 614-1413

PLAN - FIFTH FLOOR - APARTMENT UNITS - BLOCK A

464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046

LAND LOTS 143&144, 5TH DISTRICT

CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC

JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH

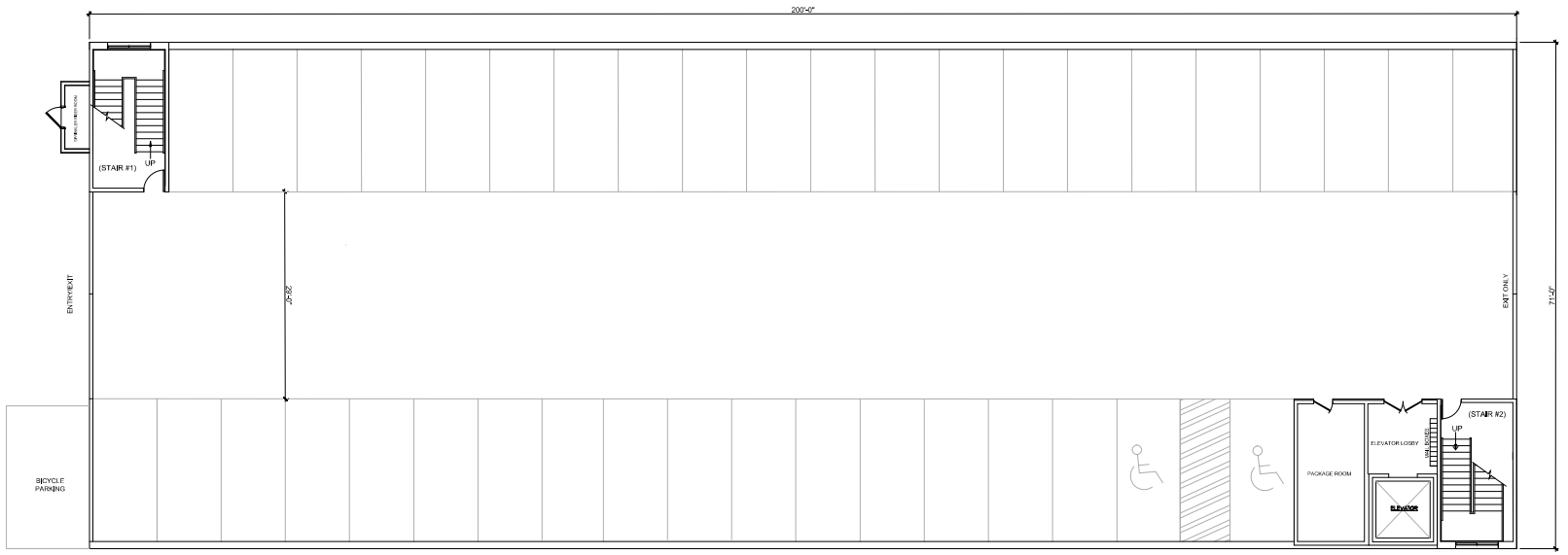
CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

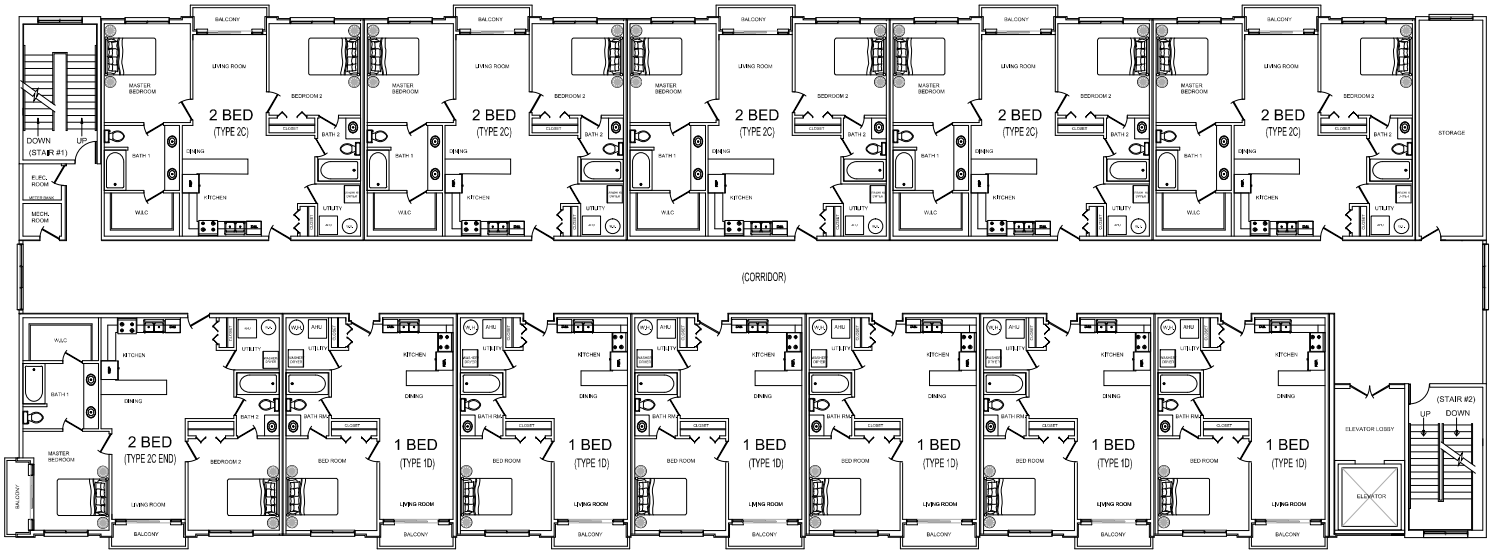
SHEET: A202

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 A300 PLAN: FIRST FLOOR - PARKING - BLOCK B

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 A300 PLAN: SECOND FLOOR - APARTMENT UNITS - BLOCK B

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

MAGNETIC NORTH

CONSULTING ENTERPRISES, CORP.
CIVIL - STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1453

Document that comes from this Enterprise is copyrighted (c) and the property of this Enterprise and may not be used for any other purpose and may not be altered or copied in any way without the written permission of this Enterprise. All rights reserved. Any unauthorized reuse or modification of this document without written verification or adaptation by this Enterprise will be at the user's sole risk and without liability to this Enterprise. The user of this document agrees to indemnify and hold harmless this Enterprise from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom.

PLANS - FIRST AND SECOND FLOOR - APARTMENT UNITS - BLOCK B
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

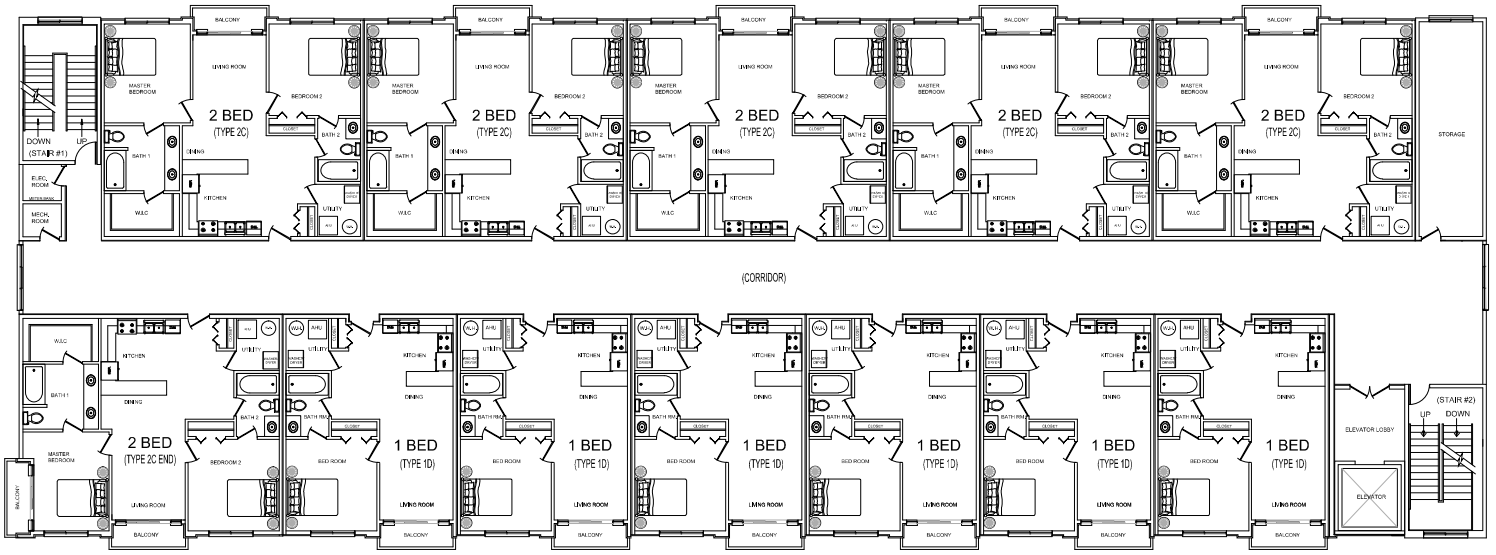
REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

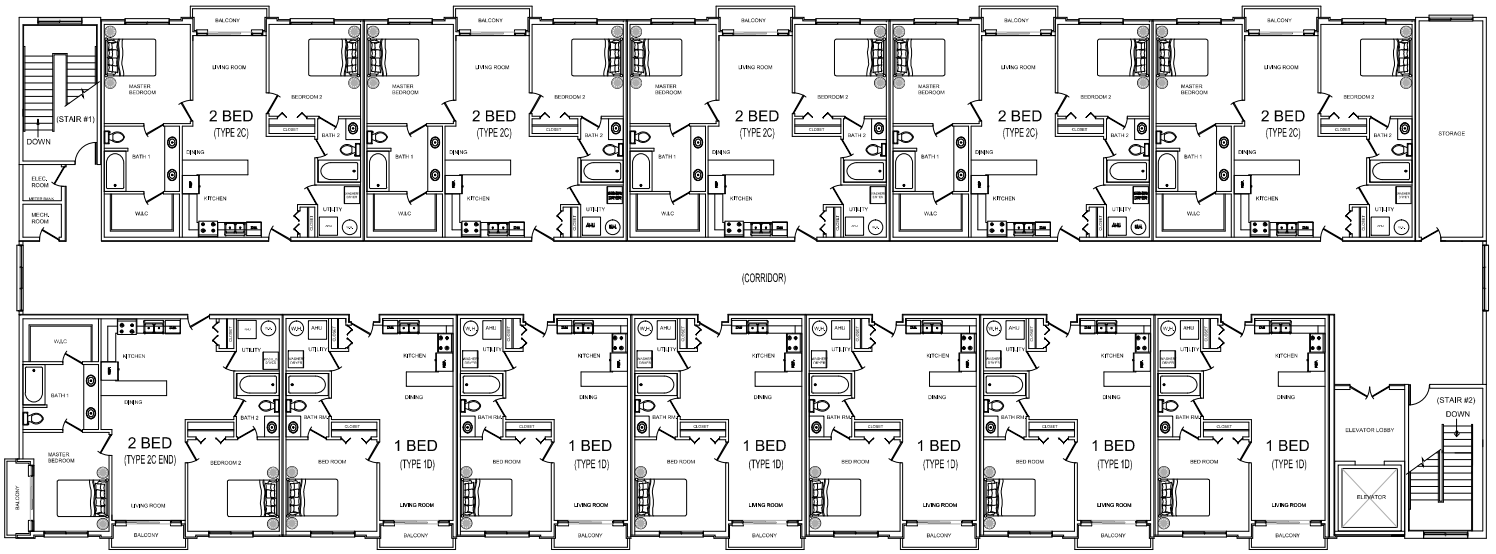
DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A300

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 A301 PLAN: THIRD FLOOR - APARTMENT UNITS - BLOCK B

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 A301 PLAN: FOURTH FLOOR - APARTMENT UNITS - BLOCK B

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

MAGNETIC NORTH

CONSULTING ENTERPRISES, CORP.

CIVIL - STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS

PHONE: (770) 614-1453

RESERVATION OF RIGHTS AND COPYRIGHT: THESE PLANS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF CEC, AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CEC. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS WILL BE AT THE SOLE RISK OF THE PERSON OR ENTITY USING THE PLANS AND SPECIFICATIONS AND ANY SUCH USE IS AGREED TO BE WRONGFUL. THE PERSON OR ENTITY USING THE PLANS AND SPECIFICATIONS AGREES TO INDEMNIFY AND HOLD HARMLESS CEC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM SUCH USE OF THE PLANS AND SPECIFICATIONS, INCLUDING ATTORNEY'S FEES AND COSTS. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PLANS - THIRD AND FOURTH FLOOR - APARTMENT UNITS - BLOCK B

464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046

LAND LOTS 143&144, 5TH DISTRICT

CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC

JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH

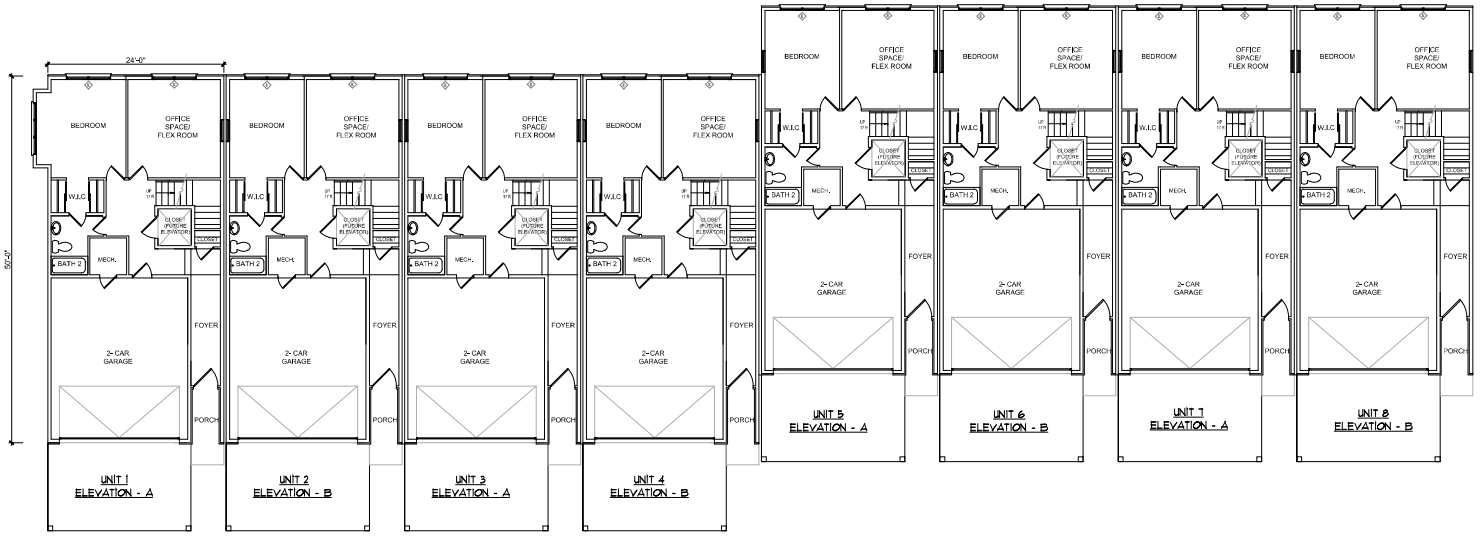
CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

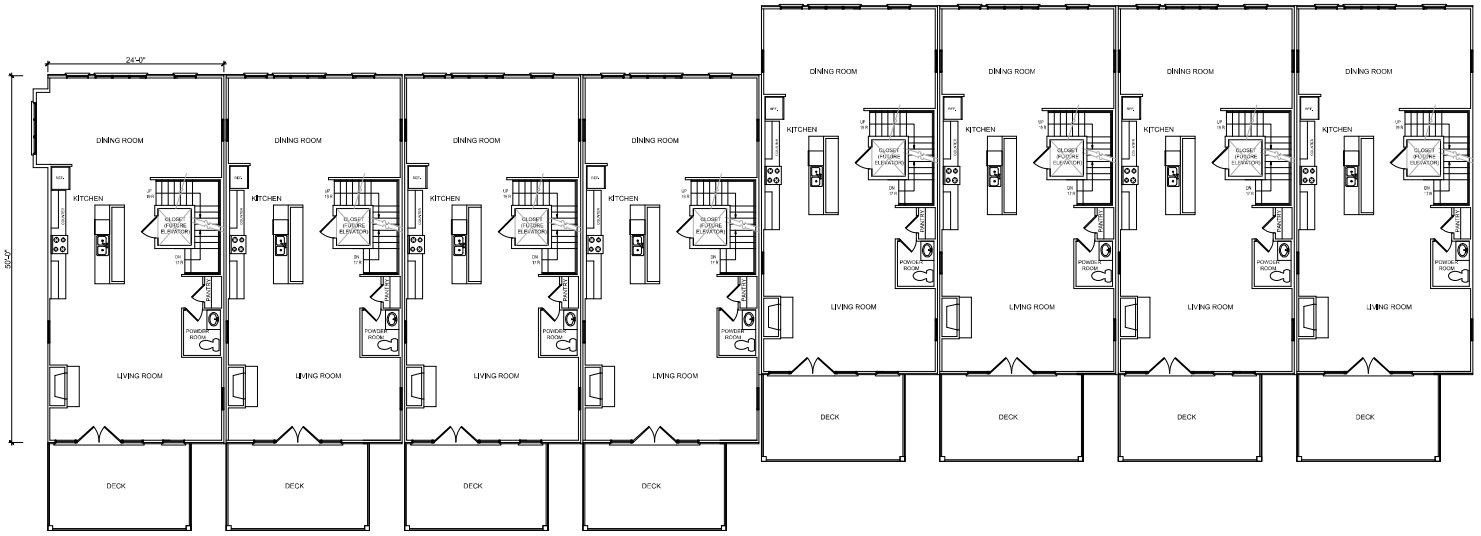
SHEET: A301

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 A400 PLAN: FIRST FLOOR - TOWNHOMES - BLOCK C

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE



2 A400 PLAN: SECOND FLOOR - TOWNHOMES - BLOCK C

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

MAGNETIC NORTH

CONSULTING ENTERPRISES, CORP.

CIVIL - STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS

PHONE: (770) 614-1413

PLANS - FIRST AND SECOND FLOOR - TOWNHOMES - BLOCK C
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH

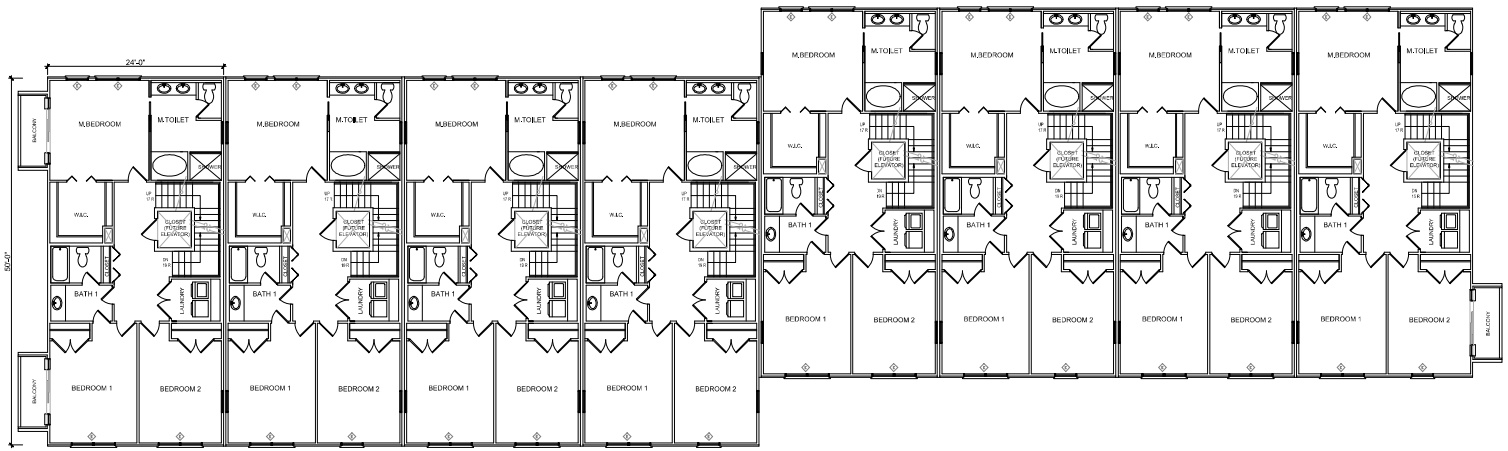
CHECKED:

DATE: 09-24-2025

SCALE: AS NOTED

SHEET: A400

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 / A401 PLAN: THIRD FLOOR - TOWNHOMES (BLOCK C)

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

MAGNETIC NORTH

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1413

PLAN - THIRD FLOOR - TOWNHOMES - BLOCK C
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

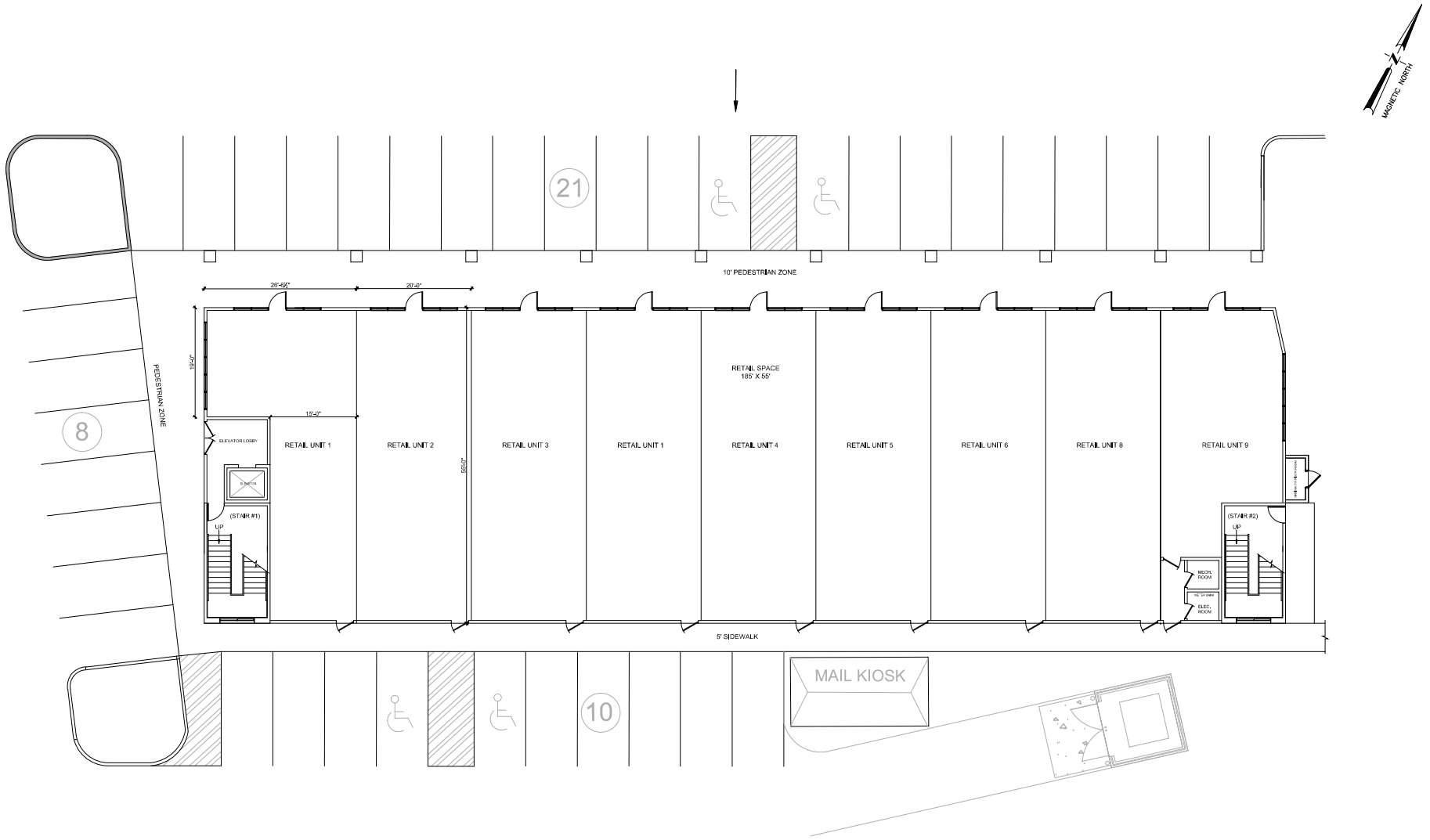
REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A401

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 A500 PLAN: FIRST FLOOR - MIXED-USE BUILDING - BLOCK D

SCALE: 1/8" = 1'-0", WHEN PRINTED IN 24"x36" SHEET SIZE

CONSULTING ENTERPRISES, CORP.
CIVIL, STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1453

PLAN - FIRST FLOOR - MIXED-USE BUILDING - BLOCK D
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

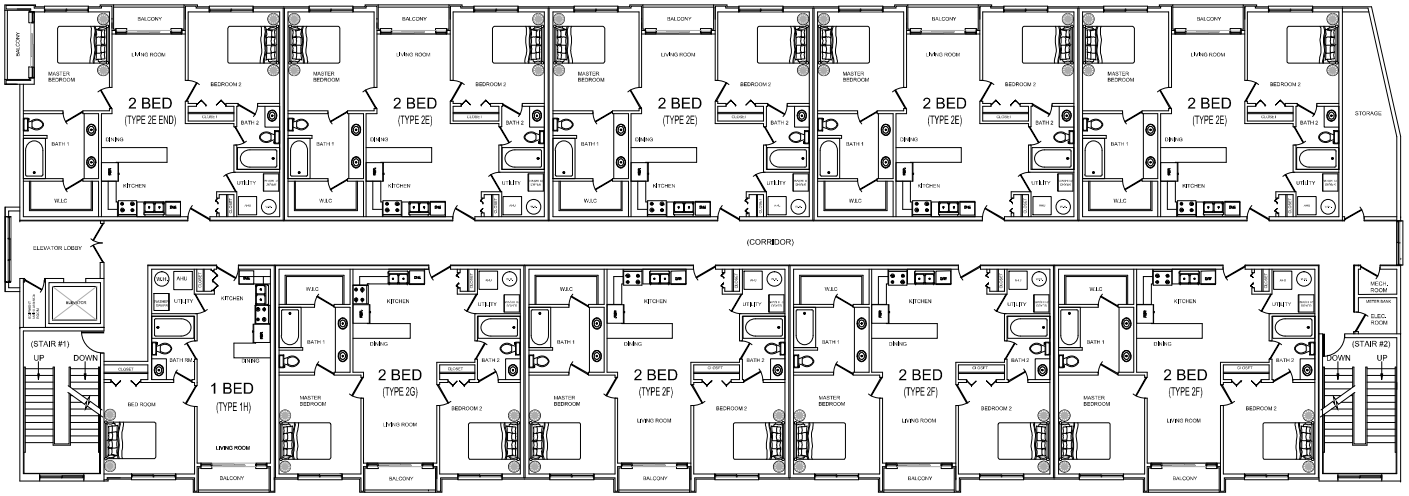
REVISIONS

NO.	DATE	DESCRIPTION

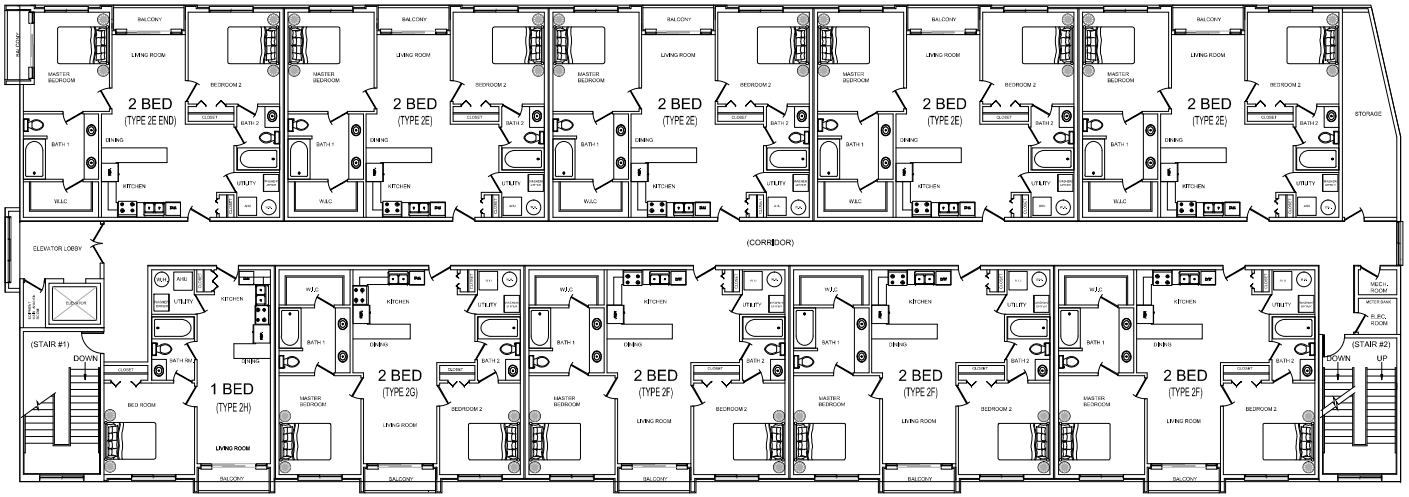
CONCEPTUAL PLANS ONLY

DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A500

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT



1 A501 PLAN: SECOND FLOOR - MIXED-USE BUILDING (BLOCK D)
SCALE: 1/8"=1'-0", WHEN PRINTED ON 24"x36" SHEET SIZE



2 A501 PLAN: THIRD FLOOR - MIXED-USE BUILDING (BLOCK D)
SCALE: 1/8"=1'-0", WHEN PRINTED ON 24"x36" SHEET SIZE

MAGNETIC NORTH

CONSULTING ENTERPRISES, CORP.
CIVIL - STRUCTURAL & SOIL ENGINEERING AND INSPECTIONS
PHONE: (770) 614-1453

RECORDING FOR: CONSULTING ENTERPRISES CORPORATION, 1500 INDUSTRIAL COURT, STE. 1, SUWANEE, GA 30024, PHONE: (770) 614-1453
THIS DRAWING AND THE DESIGN SHOWN AND DEVELOPED HEREIN ARE THE PROPERTY OF CEC, AND NOT TRANSFERABLE TO OTHERS
OR USABLE ON ANY PROJECT OTHER THAN THIS ONE, EXCEPT BY AGREEMENT WITH OR PERMISSION FROM CEC. ALL RIGHTS RESERVED (C) 2025

PLANS - SECOND AND THIRD FLOOR - MIXED-USE BUILDING - BLOCK D
464 WEST PIKE STREET, LAWRENCEVILLE, GA - 30046
LAND LOTS 143&144, 5TH DISTRICT
CLIENT: 12 BROTHERS VENTURE CAPITAL, LLC
JURISDICTION: CITY OF LAWRENCEVILLE

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL PLANS ONLY

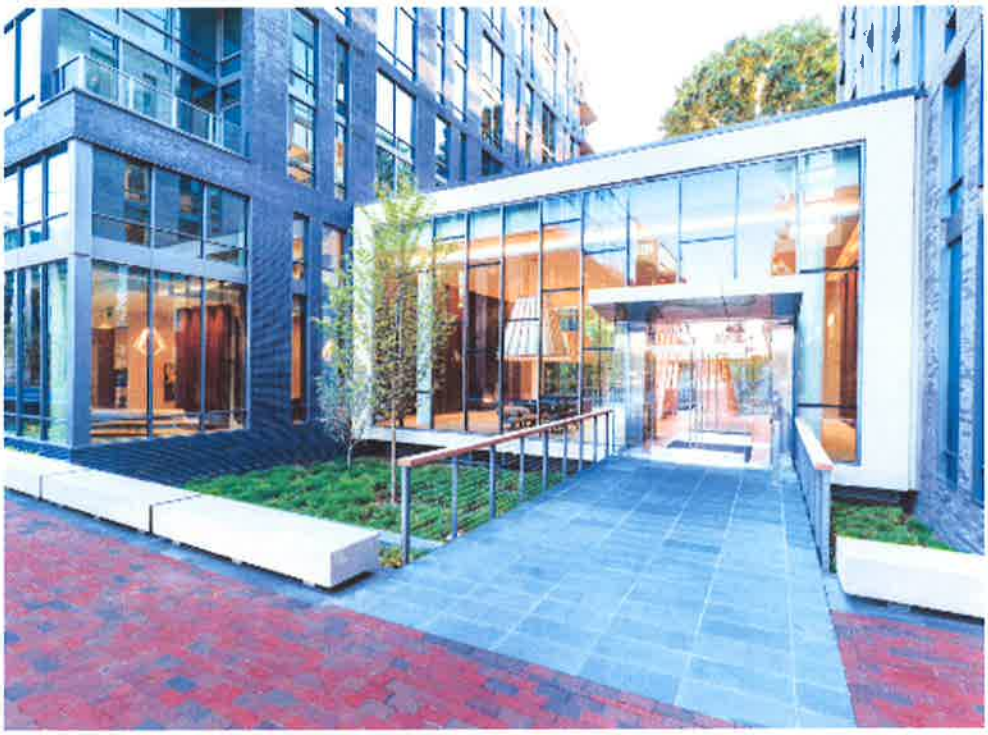
DRAWN: AMMARNNATH
CHECKED:
DATE: 09-24-2025
SCALE: AS NOTED
SHEET: A501

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Exterior

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Exterior



RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Interior

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Interior

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Amenities

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Amenities

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Interior Apartments

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Projected Renderings Of Interior

RZM2025-00023
RECEIVED OCTOBER 2, 2025
PLANNING & DEVELOPMENT DEPARTMENT

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

☒ **APPROVED**
☐ **DENIED**
☐ **CONDITIONALLY APPROVED**
Sewer Capacity Request #**C2025-294-11**
Expiration Date: 11/10/2026
Tie-In Manhole FID: **218930**

November 10, 2025

Martha Sanchez
12 Brothers Venture Capital, LLC
3775 Venture Drive Bldg 300
Duluth, GA 30096

RE: Sewer Availability for Proposed Development – 464 West Pike
Parcel ID 5144 037

Dear Ms. Sanchez:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 6,000 square feet of retail space; 3,400 square feet of office space; leasing center with a fitness center and pool; 27 one-bedrooms and 111 two-bedrooms on the above parcel and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **16.77 gpm** discharging to the sewer tie-in manhole at Facility ID **218930**.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT

684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III; Geniva Sylvain, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Christina Dejarnette, Engineer II; Wendell Tumale, Engineer III; Dominique Graves, Engineer II

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT

GWINNETT COUNTY
WATER RESOURCES

SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

Select Request Type:

- [x] Pre-Rezoning
- [ ] New Request
- [ ] Renew Request
  SCC #_____
- [ ] Revise Existing Request
  SCC #_____
  (Describe revision changes in Project Description below)

DWR Use Only:

Capacity Certification Request No. C2025-294-11

[■] Approved [ ] Conditionally Approved* [ ] Denied

*(See attached letter for conditions)

Printed Name: Della Taylor, PE - Division Director, Infrastructure Support

Signature: D Taylor 11/10/2025

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station: [ ] **Pumping Rate (gpm)** ____

Development/Project Name: 464 West Pike
Development Address: 464 West Pike Street (City)Lawrenceville (Zip) 30046
Parcel Number(s): R5144 037

Project Description: Develop with Retail spaces, townhomes & apertment homes
Refer attached Utility Concept Plan for number of units and/or square footage per each type of use
(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 5.151 acres
If residential, total number of units: 138 Density: 26.8 units/acre

Property Owner Name: 12 Brothers Venture Capital, LLC (Martha Sanchez)
Property Owner Email: ms@globalprg.com Phone #: 404-931-8109

Developer Contact: Martha Sanchez Company: 12 Brothers Venture Capital, LLC
Address: 3775 Venture Drive, Bldg. D300 City: Duluth Zip: 30096
Developer Email: ms@globalprg.com Phone #: 404-931-8109

Engineering Contact: Rajesh Patel Engineering Firm: Boundary Zone, Inc.
Engineer Email: rpatel@boundaryzone.com Phone #: 770-271-5772

Additional Recipients: _____
Recipient(s) Email(s): _____

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT

DWR Use Only

Capacity Certification Request No.: C2025-294-11

Development/Project Name: _____

Gwinnett County Planning and Development Permit No.: _____ (if available)

Downstream Pump Station: Patterson Sewer Basin: Patterson

Total requested annual average daily flow (AADF) in gallons per minute (gpm): 16.77

Flow (gpm) 16.77 to tie-in manhole facility ID: 218930
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____
Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: 10/2025 Plan Submittal 04/2026 Begin Construction: 10/2026
Zoning Approval: 12/2025 Completion/Occupancy: 03/2028

Include the following in the submittal package:

☑ GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
https://gis.gwinnettcounty.com/GISDataBrowser

☑ Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:
https://www.gwinnettcounty.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf

- Annual average daily flow (gpm)
- Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
- Batch discharges from processing facilities (breweries, industrial, etc.)
- Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

☑ Proposed utility plan

Design Professional sign/seal: Rajesh Patel Date: 10/07/2025

Professional Seal

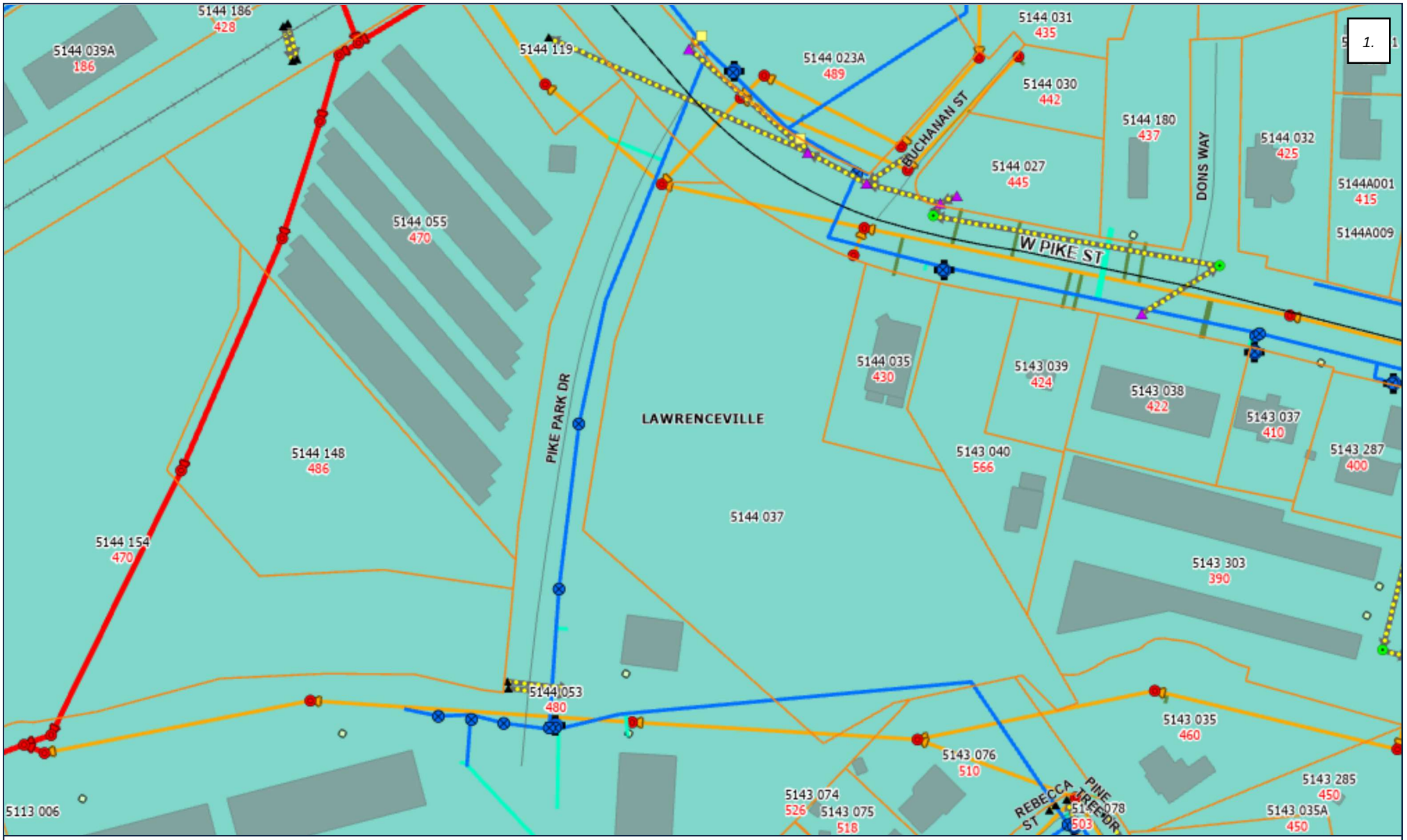
Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Gwinnett

464 West Pike Street, Lawrenceville

Utilities

0 50 100
ft

10/7/2025 12:54:35 PM

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT

ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR
map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS

WASTEWATER FLOW ESTIMATION

Development Name: 464 West Pike
Development Address: 464 West Pike Street, Lawrenceville, GA 30046
Parcel Number(s): R5144 037

Land Use Category / Facility	Annual Ave Daily Unit Flow (gpd)	Per Unit	# of Unit (s)	Annual Ave Daily Flow (gpd)
Retail Shops / Store	100	1,000 sq. ft.	6,000	600
Office - General	175	1,000 sq. ft.	3,400	595
Residential Townhomes	250	Each	8	2,000
Residential 1-Bedroom	110	Each	27	2,970
Residential 2-Bedroom	155	Each	111	17,205
Office - Leasing	175	1,000 sq. ft.	1,080	189
Fitness Center	500	1,000 sq. ft.	960	480
Clubhouse	50	1,000 sq. ft.	1,250	63
Swimming Pool	25	Employee	2	50
			Total >>	24,152

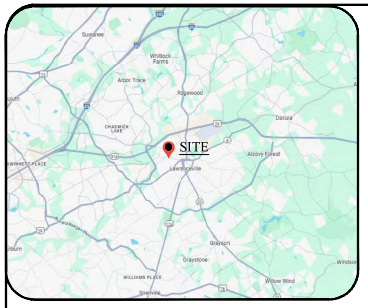
Annual Average Daily Flow (gpm) = AADF (gpd) / 1440 = **16.77 gpm**

800 Satellite Blvd NW, Suwanee, GA 30024
1100 Peachtree St NE #200, Atlanta, GA 30309
125 TownPark Drive, Suite 300, Kennesaw, GA 30144
Phone: (770) 271 5772

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Submitted for SCC Consideration only

RZM2025-00023
RECEIVED NOVEMBER 17, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Vicinity Map
(NTS)

TOTAL SITE AREA:
224,384 SF
5.151 AC

CURRENT ZONING: BG *(AS PER ARTICLE 102.13)*	PROPOSED ZONING: CMU *(AS PER ARTICLE 102.11 C)*
MIN. FRONT: 50 FT	MIN. FRONT: 5 - 15 FT
MIN. SIDE: 10 FT	MIN. SIDE: 10 - 20 FT
MIN. REAR: 10 FT	MIN. REAR: 25 - 40 FT
MIN. LOT AREA: NONE	MIN. LOT AREA: 5 ACRES
MIN. LOT WIDTH: NONE	MIN. LOT WIDTH: 40 FT
MAX. HEIGHT: 35 FT	MAX. HEIGHT: 45 FT

PARKING CALCULATIONS

TYPE OF USE	QTY	REQUIRED RATIO	REQUIRED SPACES
TOWN HOMES PER SEC. 102.6.C.2	8	2.5 SPACE/UNIT	20
RETAIL/OFFICE SPACE (SQ. FT.) PER TABLE 5.3	9,400	1.0 SPACE/300 SQ. FT	32
APARTMENT ABOVE RETAIL/OFFICE SPACE	20	1.0 SPACE/UNIT	20
1 & 2 BEDROOM APARMENTS	118	1.0 SPACE/UNIT	118
		REQUIRED SPACES >>	190
		25% REDUCTION PER SECTION 507 >>	48
		NET REQUIRED SPACES >>	142
		STANDARD PARKING SPACES PROVIDED >>	172
		COMPACT PARKING SPACES PROVIDED >>	0
		HANDICAP PARKING SPACES PROVIDED >>	10
		TOTAL PARKING SPACES PROVIDED >>	182

GENERAL NOTES:

1. PROJECT NARRATIVE:
   SITE LOCATION: 464 WEST PIKE STREET, LAWRENCEVILLE, GEORGIA 30046
   SCOPE OF WORK: DEVELOP WITH RETAIL SPACES, TOWNHOMES & APARTMENT HOMES AS A MIXED USE
2. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
3. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
4. CREEKS OR DRAINAGE SWALES DO EXIST ON THIS PROPERTY
5. NEW STORM DRAIN PIPES ARE PROPOSED
6. NO WELLS OR SEPTIC SYSTEMS EXIST ON THE SITE
7. APPROVED PLANS MUST BE ON SITE AT ALL TIMES
8. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
9. THIS PROPERTY IS WITHIN 200 FEET OF WATERS OF THE STATE
10. THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS
11. BURIAL OF CONSTRUCTION DEBRIS IS NOT PERMITTED

THIS UTILITY CONCEPT PLAN IS PREPARED BASED ON CONCEPTUAL PLANS DATED 06-19-2025 PROVIDED BY CONSULTING ENTERPRISES, CORP. AND INFORMATION OBTAINED FROM GWINNETT GIS AND TO REQUEST SEWER CAPACITY CERTIFICATION FROM GWINNETT COUNTY WATER RESOURCES.

GRID NORTH
GA WEST NAD 83
DATUM NAVD 83

NO	REVISION	DATE

UTILITY CONCEPT PLAN

PREPARED FOR: MARITHA SANCHEZ
LAND LOTS 143 & 144, 5TH DISTRICT, GWINNETT COUNTY
464 W. PIKE STREET, LAWRENCEVILLE, GEORGIA 30046
INITIAL PLAN: 10/07/2025

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

THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR/ ENGINEER/ ARCHITECT NAMING SAID PERSON.

© COPYRIGHT 2021 - BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR/ ENGINEER/ ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL.

GRAPHIC SCALE - IN FEET
20 0 40 80

LEGEND:
PROPERTY CORNER FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 809
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
YARD DRAINS
SIGN
POWER METER
POWER BOX
A/C UNIT
LIGHT POLE
GUY WIRE
MANHOLE
CLEAN OUT
GAS METER
GAS VALVE
CABLE BOX
TELEPHONE BOX
-W- WATER LINE
-U- OVERHEAD UTILITY LINE
-S- SEWER LINE
-G- GAS LINE
-C- CABLE LINE
-T- TELEPHONE LINE
-X- FENCE LINE
-SF- SILT FENCE
-D- LIMIT OF DISTURBANCE
-HB- HAY BALES
-FW- FLOW WELL LINE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
BSL BUILDING SETBACK LINE
CNTL. CANTILEVER
CR.Z. CRITICAL ROOT ZONE
S.R.P. STRUCTURAL ROOT PLATE (TYP.)
L.L. LAND LOT
CONC. CONCRETE
EOP EDGE OF PAVEMENT
-100- CONTOUR LINE
F.F.E. FINISH FLOOR ELEVATION
B.F.E. BASEMENT FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
1036.0 GROUND ELEVATION
1038.4 SURFACE ELEVATION
TW 1069.0 TOP OF WALL ELEVATION
BW 1069.0 BOTTOM OF WALL ELEVATION
TF 1069.0 TOP OF FOOTER ELEVATION
DRAINAGE ARROW

TREE LEGEND
HARDWOOD TREE
PINE TREE
TO BE REMOVED

Know what's below. Call before you dig.

BOUNDARY zone inc
SURVEYORS, ENGINEERS AND LAND PLANNERS
PROVIDING SERVICES FOR: METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA
800 SATELLITE BLVD. SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
PRINT DATE: 10/7/25

PROJECT 27454.00

EXHIBIT UC-1

LAWRENCEVILLE

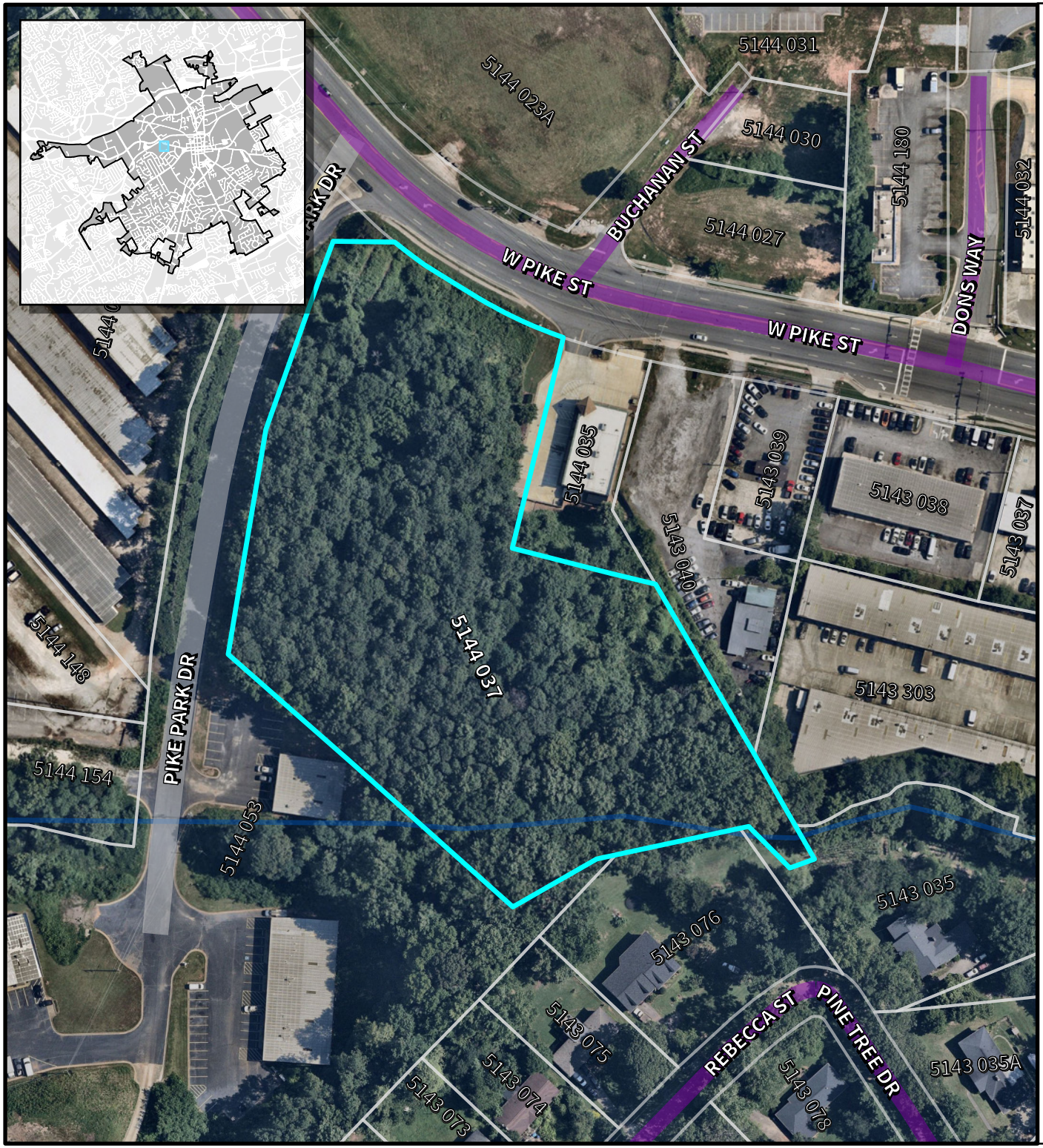
Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

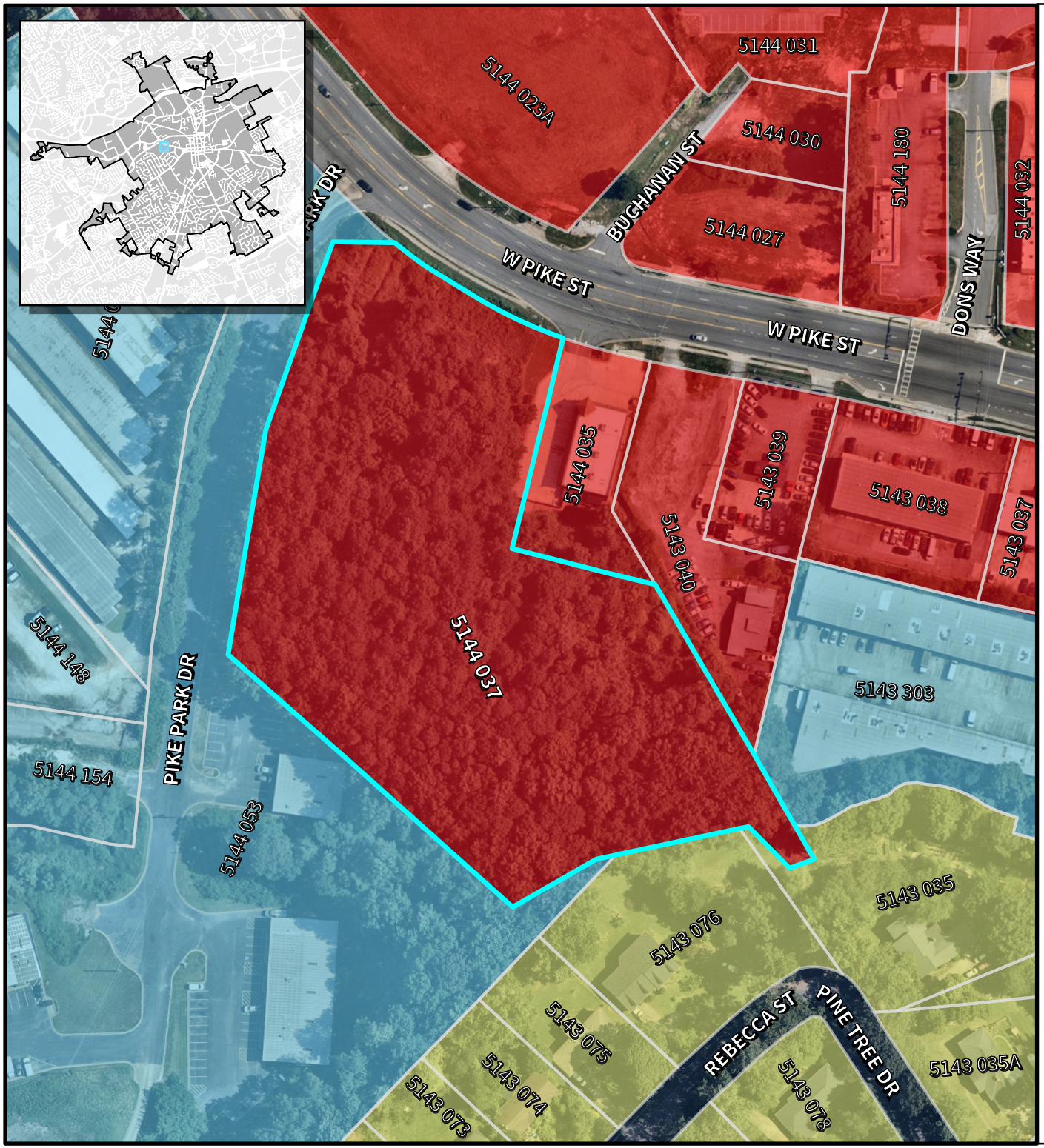
- Subject Property (~5.09 acres)
- Lawrenceville City Limits
- Streams
- City Maintained Streets
- County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

- Subject Property (~5.09 acres)
- Lawrenceville City Limits

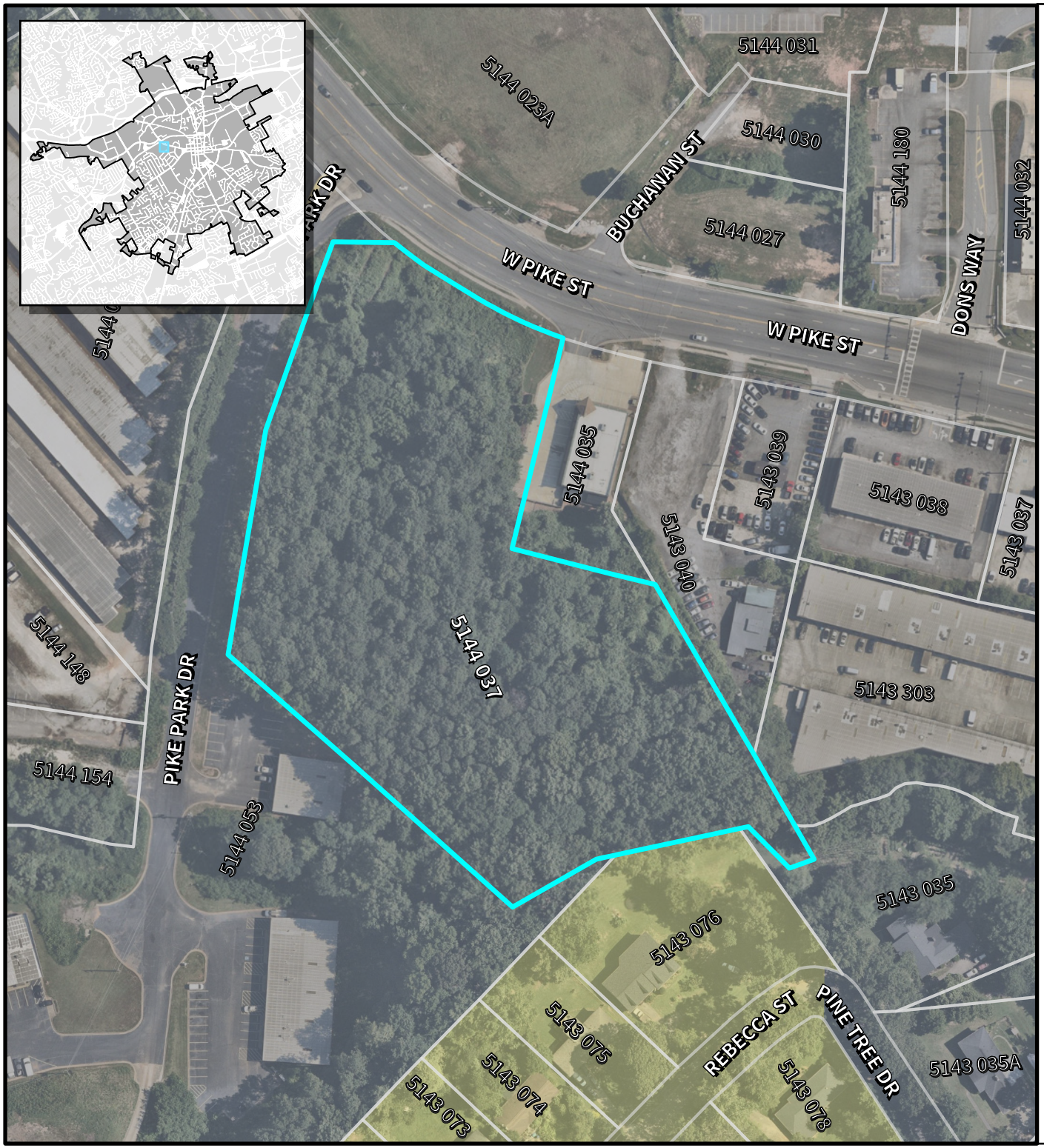
Zoning Districts

BG	General Business
HSB	Highway Service Business
LM	Light Manufacturing
RS-150	Single-Family Residential

Scale: 1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

- Subject Property (~5.09 acres)
- Lawrenceville City Limits

2045 Character Areas

- Downtown
- Traditional Residential

Scale: 1:1,800

0 62.5 125 250 Feet

N

LAWRENCEVILLE

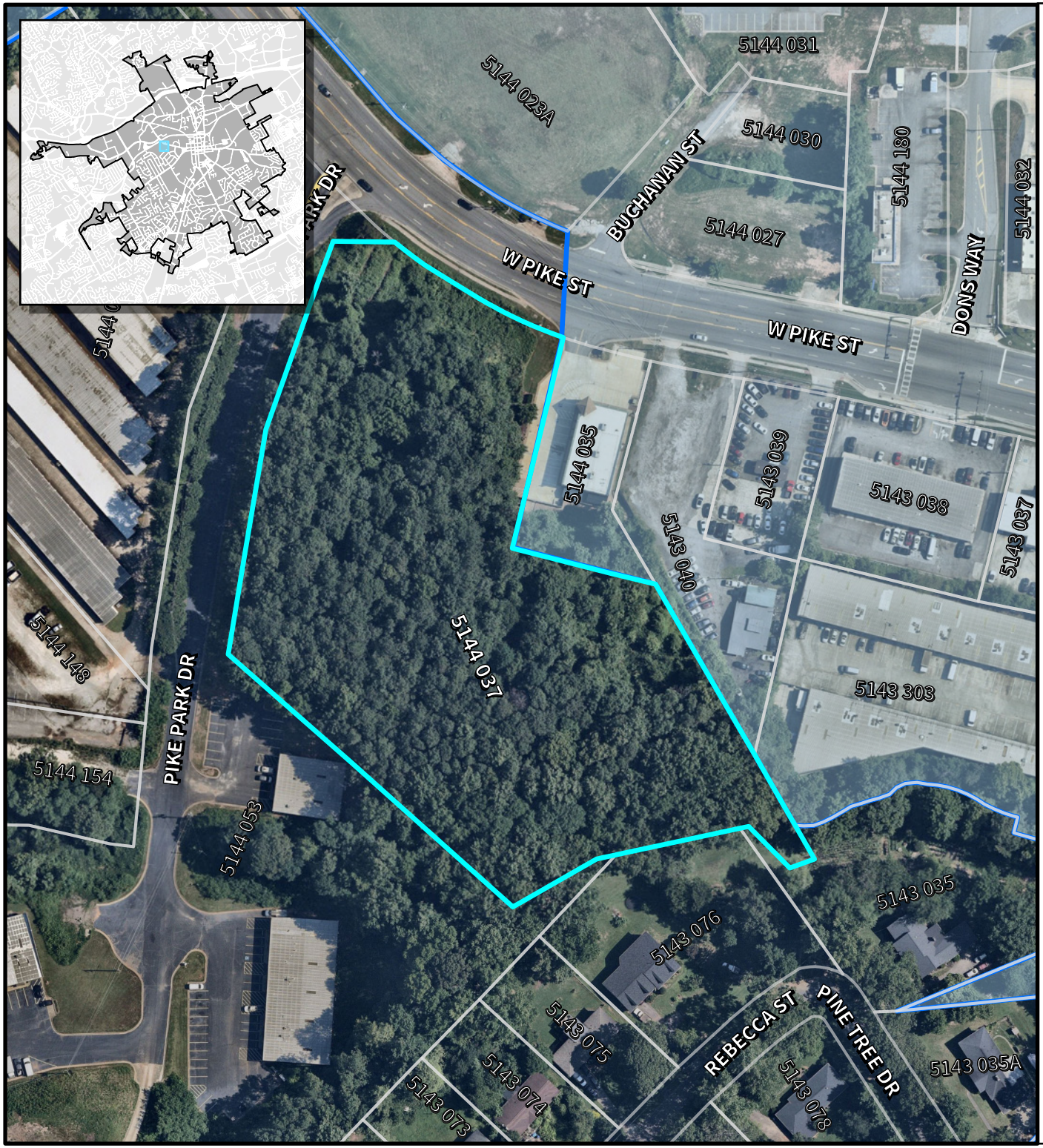
Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

- Subject Property (~5.09 acres)
- Lawrenceville City Limits
- DDA Boundary



Scale: 1:1,800

0 62.5 125 250 Feet

N

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

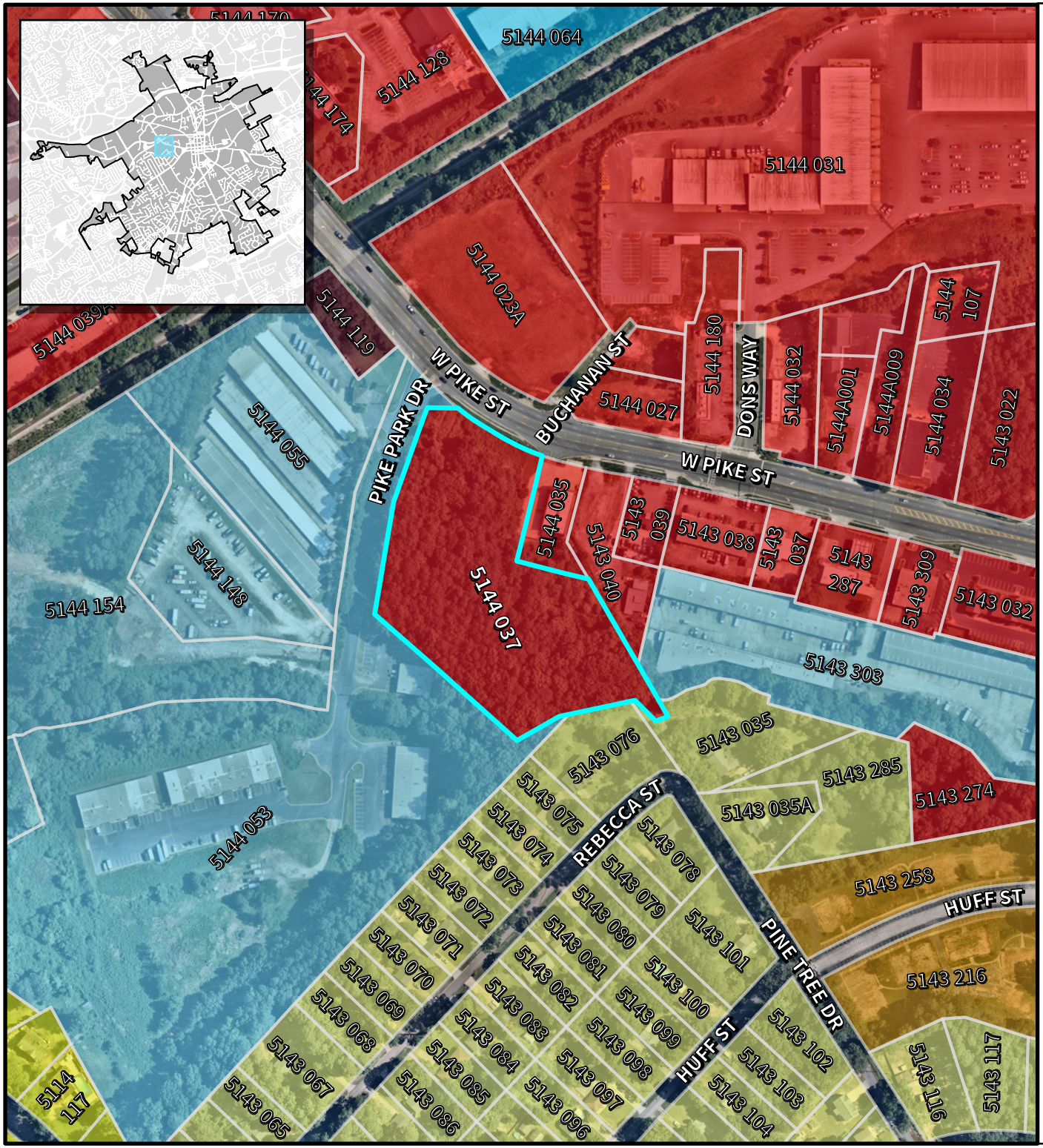
Applicant:
Curt Thompson

- Subject Property (~5.09 acres)
- Lawrenceville City Limits
- Streams
- City Maintained Streets
- County/State Maintained Streets

Scale: 1:3,600

0 125 250 500 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

- Subject Property (~5.09 acres)
- Lawrenceville City Limits

Zoning Districts

BG	General Business
HSB	Highway Service Business
LM	Light Manufacturing
HM	Heavy Manufacturing
OI	Office/Institutional
RM-12	Multifamily Residential
RS-150	Single-Family Residential
RS-180	Single-Family Residential

Scale: 1:3,600

0 125 250 500 Feet

N

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

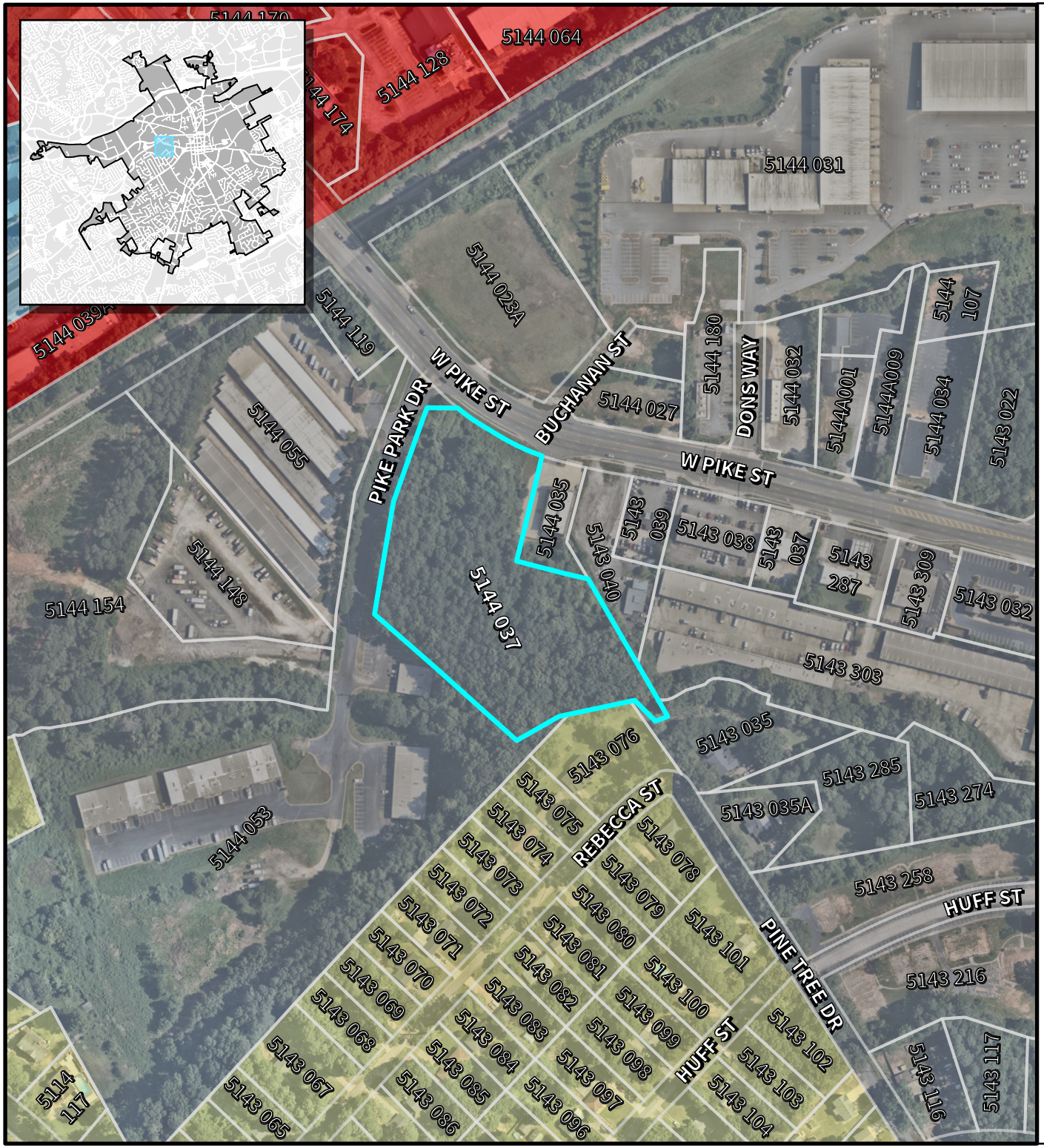
RZM2025-00023

Applicant:
Curt Thompson

- Subject Property (~5.09 acres)
- Lawrenceville City Limits

2045 Character Areas

- Downtown
- Traditional Residential
- Commercial Corridor
- Medical Services Cluster



Scale: 1:3,600

0 125 250 500 Feet

N

LAWRENCEVILLE

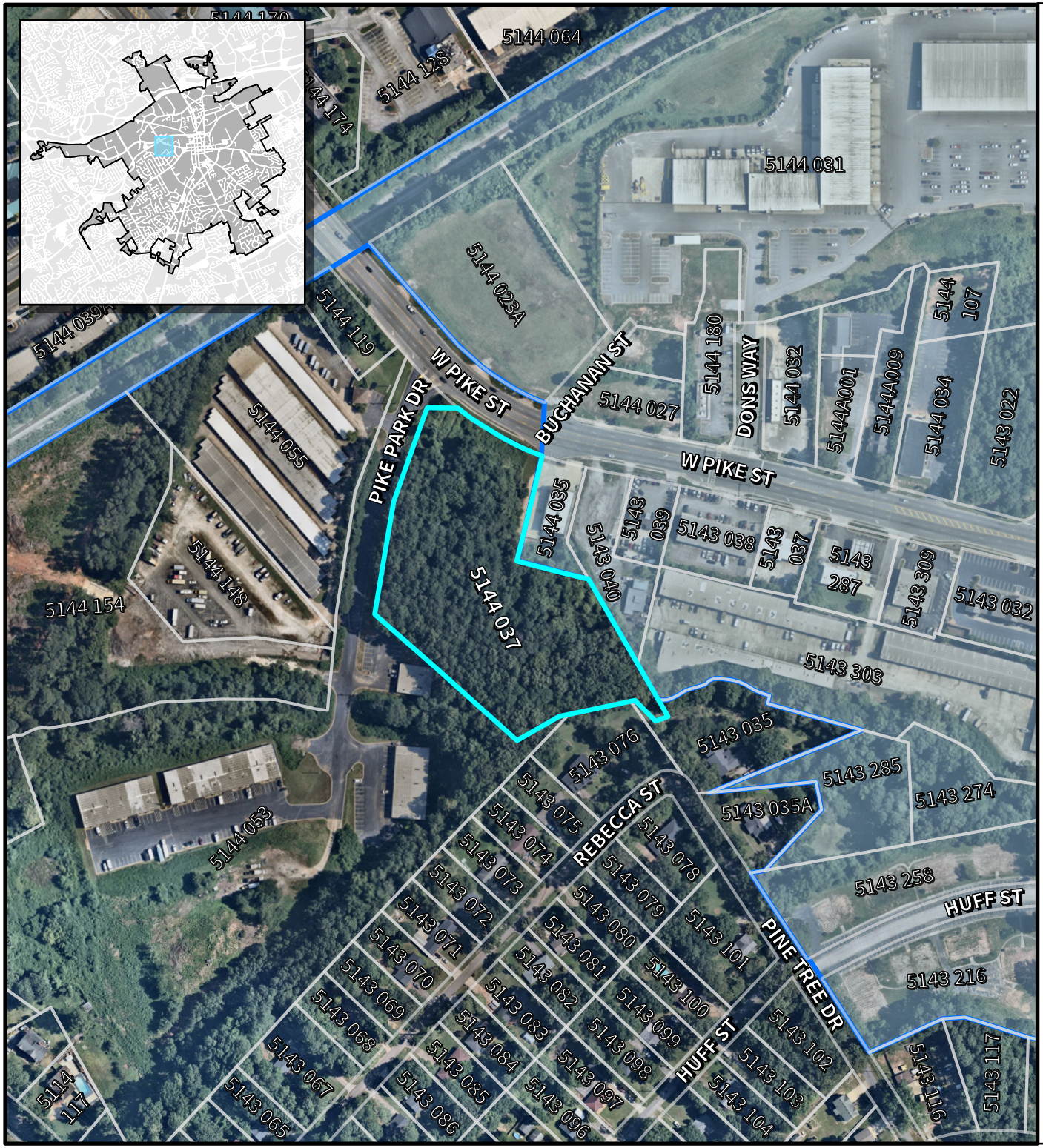
Planning & Development

Location Map & Surrounding Areas

RZM2025-00023

Applicant:
Curt Thompson

- Subject Property (~5.09 acres)
- Lawrenceville City Limits
- DDA Boundary



Scale: 1:3,600

0 125 250 500 Feet

N

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZC2025-00074; Zaidh Cuellar; 303 Scenic Highway
Department:	Planning and Development
Date of Meeting:	Wednesday, April 1, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone subject property from ON (Office/Neighborhood District) to OI (Office/Institutional District) for a Medical Office
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests the rezoning of an approximately 0.90-acre parcel at 303 Scenic Highway. The applicant proposes a rezoning from ON (Office - Neighborhood District) to OI (Office Institutional District) to develop a small medical office complex. The subject property is known as Lots 16 & 17, Section A of the L. R. Martin Estate Subdivision, located along the western right-of-way of Scenic Highway at its intersection with Poplar Creek Road.

Attachments/Exhibits:

- RZC2025-00074_ATTCH_02162026.pdf
- RZC2025-00074_ATTCH 2_02172026.pdf

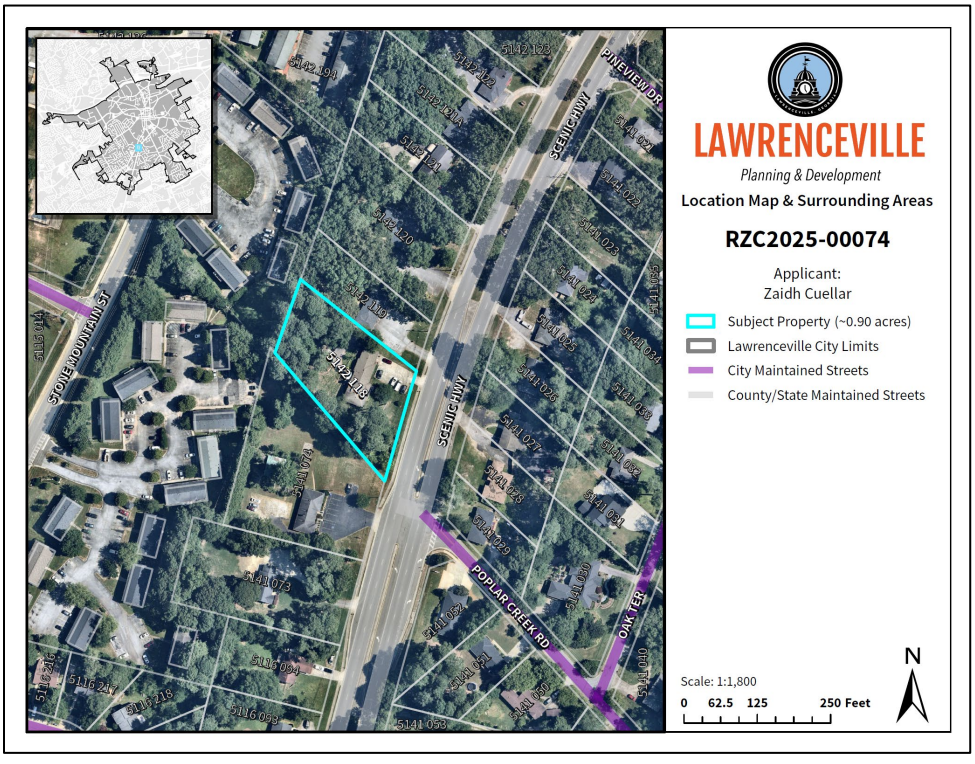
LAWRENCEVILLE

Planning & Development

REZONING

CASE NUMBER(S):	**RZC2025-00074**
APPLICANT(S):	ZAIDH CUELLAR
PROPERTY OWNER(S):	NZ HOLDINGS INC.
LOCATION(S):	303 SCENIC HIGHWAY
PARCEL IDENTIFICATION NUMBER(S):	5142 118
APPROXIMATE ACREAGE:	0.90 ACRES
CURRENT ZONING:	ON (OFFICE NEIGHBORHOOD DISTRICT)
PROPOSED ZONING:	OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED DEVELOPMENT:	MEDICAL OFFICES
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP



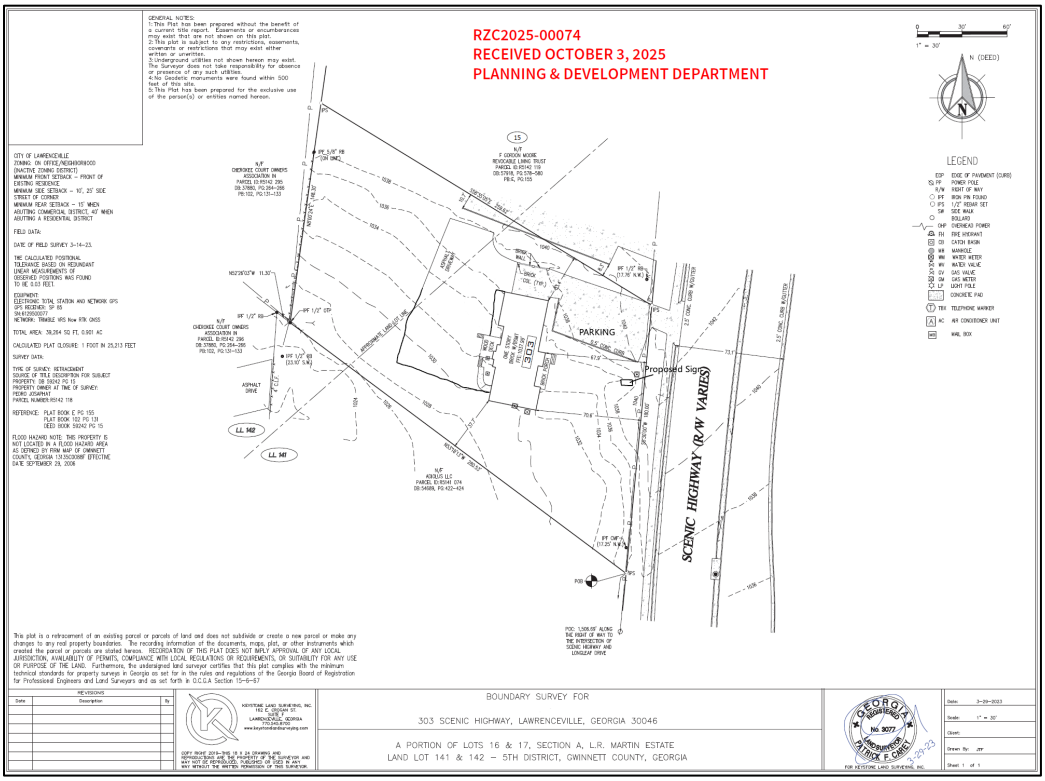
ZONING HISTORY

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. In 2023, the property was denied a rezoning (RZC2023-00050 & SUP2023-00081) from ON to OI (Office Institutional District) for a commercial personal care home. In 2025, the property was denied a rezoning (RZC2025-00064) from ON to BG (General Business District) for a catering and take out restaurant.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 0.90-acre parcel at 303 Scenic Highway. The applicant proposes a rezoning from ON (Office - Neighborhood District) to OI (Office Institutional District) to develop a small medical office complex. The subject property is known as Lots 16 & 17, Section A of the L.R. Martin Estate subdivision, located along the western right-of-way of Scenic Highway at its intersection with Poplar Creek Road.

SITE SURVEY



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of a one story, 2,412 square foot ranch house constructed in 1954. The last recorded use for the property is as a law office, which had been its primary use since 1996. In addition, the site consists of a curb-cut, driveway, parking, and landscaping.

The letter of intent provided by the applicant does not go into much detail regarding the proposed development, describing it as a "modern medical office/clinic that complements the Office Character Area… Our vision is to transform this highly visible property into an attractive, professional, and welcoming gateway."

Approval of the requested OI (Office Institutional District) zoning district meets the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	*20,000 sq. ft*	*39,264 sq. ft*	*N/A*
Lot Width	*100 ft*	*180 ft*	*N/A*
Front Setback	*50 ft*	*50 ft*	*N/A*
Side Setback	*10 ft*	*10 ft*	*N/A*
Rear Setback	*40 ft*	*40 ft*	*N/A*
Impervious Surface Coverage	*70%*	*Not listed*	*N/A*
Max Height	*35 ft*	*Not listed*	*N/A*

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.

Standard	Requirement	Proposal	Recommendation
District Location	*Major Arterials, State Highways, and Access Roads parallel to expressways*	*Major Arterial*	*N/A*

Article 4 Buffers, Section 403 Buffers Table

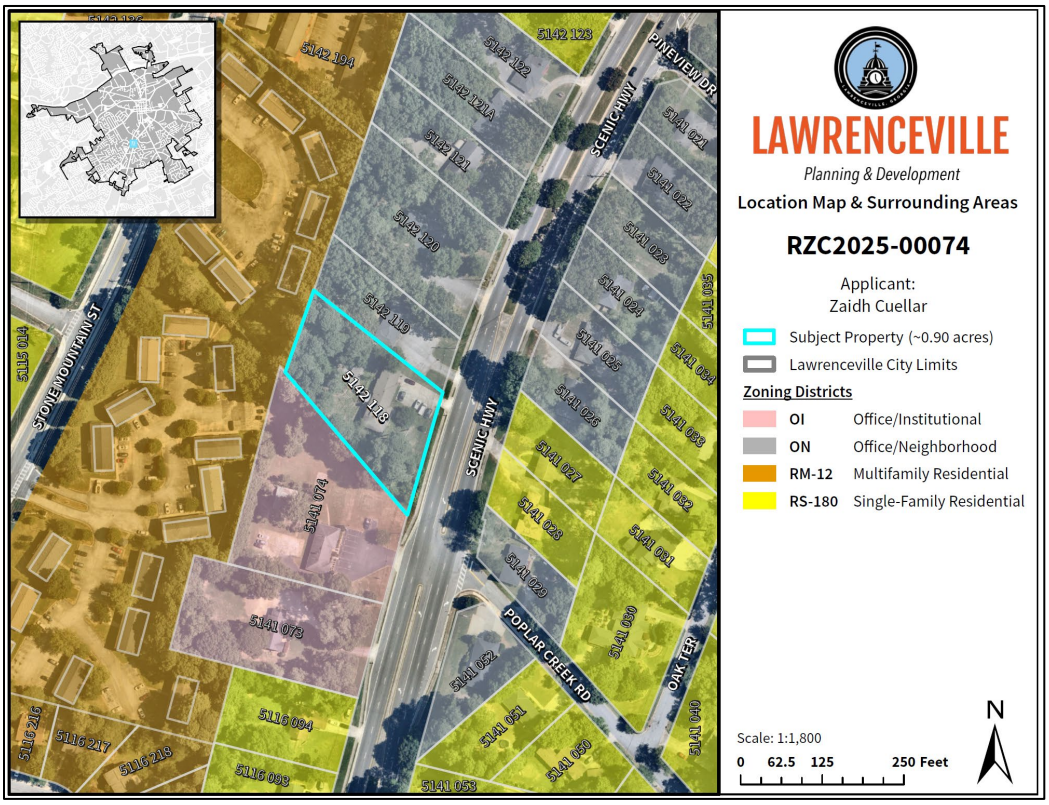
Standard	Requirement	Proposal	Recommendation
OI/RM-12	*25*	*25*	*N/A*

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Office (business, government, or professional)	*1 per 300 SF GFA (8)*	*Not listed*	*N/A*

No variances or adjustments are necessary for approval. Parking, driveway, architectural, and landscaping requirements will be reviewed following submission of all permit applications and must be brought into compliance prior to the issuance of a Certificate of Occupancy.

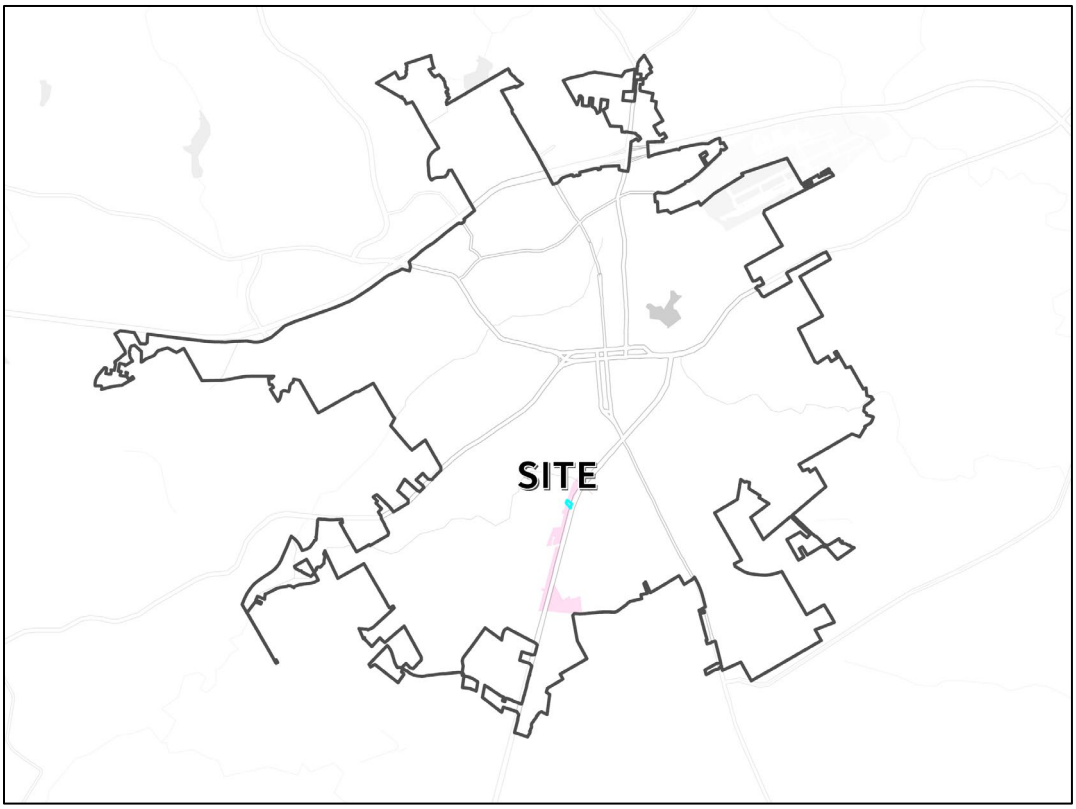
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



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 for use as a medical office may be consistent with the established zoning and land use patterns of the area along the western right-of-way of Scenic Highway.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Office character area, described as follows:

> *The Office character area is a pivotal economic hub within Lawrenceville, catering to diverse business needs. It encompasses a range of functions such as professional office spaces, contributing to the city's economic growth and technological innovation. Example of professions are lawyers and accounting.*

As proposed, the requested rezoning may be consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

Based on the information provided, staff recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning. The request would allow for the development of a medical office that is compatible with the surrounding zoning and land use patterns along the Scenic Highway corridor and is consistent with the Office character area designation of the 2045 Comprehensive Plan. Additionally, City Council's recent approval of RZC2025-00072 for the properties at 320 and 326 Scenic Highway on December 10, 2025, located directly across the street from the subject property, supports the appropriateness of the requested zoning and reinforces the emerging office and institutional development pattern in this area. Any redevelopment of the site shall be required to bring existing nonconforming elements into compliance with current zoning, parking, landscaping, and access standards prior to the issuance of a Certificate of Occupancy.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

   The proposed OI zoning would permit a medical office use that is suitable given the surrounding mix of office, institutional, and multifamily zoning along the Scenic Highway corridor.

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

   The rezoning is not expected to adversely affect adjacent or nearby properties, as medical office uses are low-impact and consistent with existing office uses in the immediate area.

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 under its current ON zoning; however, the requested OI zoning would provide additional flexibility for continued office and medical use in a highly visible corridor.

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

   A small medical office complex is not anticipated to create an excessive burden on public facilities, though a driveway redesign and parking compliance will be required for future development.

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

   The rezoning is consistent with the 2045 Comprehensive Plan, which designates the property within the Office character area intended for professional and institutional office uses.

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;

   Recent rezonings and approvals for office and institutional uses along Scenic Highway, including approval of OI zoning directly across the street, support the appropriateness of the requested rezoning and indicate an established development trend in the area.

NZ HOLDING CORP.
277 Scenic Hwy S
Lawrenceville, GA 30046

Date: September 29, 2025

Planning and Development Department
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046

Re: Letter of Intent – Rezoning Request for 303 Scenic Hwy, Lawrenceville, GA 30046 (Parcel ID: R5142 118)

Dear Planning and Development Team,

On behalf of **NZ Holding Corp.**, I respectfully submit this **Letter of Intent** to request the rezoning of the property located at **303 Scenic Hwy, Lawrenceville, GA 30046 (Parcel ID: R5142 118)** from **ON (Office Neighborhood – Inactive)** to **OI (Office Institutional District)**.

Purpose of Rezoning

The purpose of this rezoning is to allow the development of a **modern medical office/clinic** that complements the **Office Character Area** and contributes to the economic vitality of the City of Lawrenceville. Our vision is to transform this highly visible property—located at a **key entrance to the city**—into an attractive, professional, and welcoming gateway that reflects both the **present and future vision** of Lawrenceville.

Site Enhancement Vision

In addition to the proposed medical office use, **NZ Holding Corp.** is committed to enhancing this property as a **showcase location** by implementing:

- **Landmark Gateway Features:** A **high-quality monument sign** and professionally designed landscaping that will serve as a visual anchor and create a sense of arrival at the city's entrance.
- **Improved Streetscape & Visibility:** Enhancements along Scenic Hwy frontage to maximize curb appeal, elevate the professional character of the area, and reflect the city's commitment to growth and innovation.
- **Modern Architectural Design:** Use of contemporary building materials, lighting, and signage that honor the city's identity while promoting a forward-looking vision for economic development.

Consistency with Comprehensive Plan and Zoning

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

The **OI (Office Institutional) District**, as approved in **Section 102.12 (11.13.2024)**, is designed to accommodate a wide range of office and institutional uses not involving the sale, storage, or processing of merchandise.

Our project will fully comply with the district's requirements:

- **Permitted Use:** Medical office/clinic.
- **Location Requirement:** The site fronts Scenic Hwy, a major arterial road, meeting the siting criteria for OI zoning.

Community Benefits

Approval of this rezoning will:

- **Activate an underutilized property** and introduce a high-value, healthcare-related service to the community.
- **Create a visually striking city gateway**, with attractive landscaping, signage, and design that inspires civic pride.
- **Generate economic activity**, professional jobs, and improved access to medical services for Lawrenceville residents.
- **Advance the city's strategic plan**, supporting institutional and professional growth in a key economic corridor.

We respectfully request that this rezoning application be placed on the agenda for the next available **Planning Commission meeting** and forwarded to **City Council** for consideration and approval.

Thank you for your time and attention. We are committed to collaborating with City staff to ensure this project meets all standards and contributes positively to the image and economic growth of Lawrenceville.

Sincerely,

Zaidh Cuellar
President
NZ Holding Corp.
404-380-4748
Zaidhcuellar@mmsofga.com

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 141 and 142 of the 5th Land District and being a portion of Lots 16 and 17 of the L. R. Martin Estate recorded at Plat Book "E", Page 155, Gwinnett county, Georgia Records and more particularly described on a Plat of Survey prepared for Margaret G. Washburn by Busbee Surveying Co., Inc., dated August 30, 1996, as follows:

BEGINNING, at an iron pin found on the northwestern side of the right of way of Scenic Highway, a/k/a Georgia Highway 124, which iron pin is located 1,506.69 feet in a generally northern direction along the western and northwestern side of the right of way of the Scenic Highway from its intersection with the right of way of Long Leaf Drive and running thence North 53 degrees 18 minutes 13 seconds West a distance of 280.53 feet to an iron pin found; running thence North 08 degrees 00 minutes 24 seconds East a distance of 148.30 feet to an iron pin placed; running thence South 58 degrees 35 minutes 05 seconds East a distance of 259.62 feet to a nail found on the northwestern side of the right of way of the Scenic Highway; running thence along the northwestern side of the right of way of the Scenic Highway, South 05 degrees 30 minutes 40 seconds west a distance of 180.0 feet to an iron pin found and the POINT OF BEGINNING.

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances 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 0.03 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: SP 85
SN:6129500077
NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 39,264 SQ FT, 0.901 AC

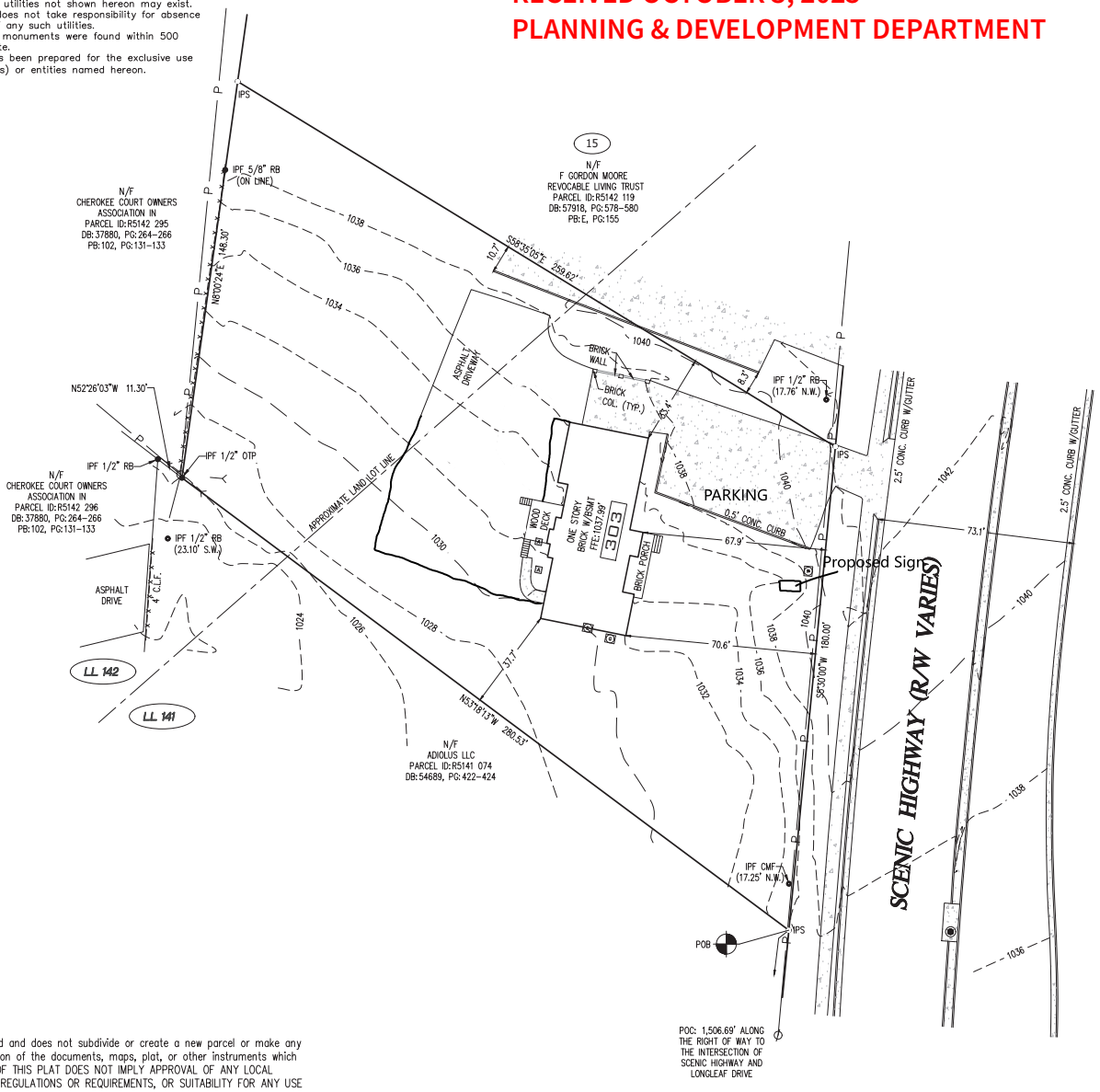
CALCULATED PLAT CLOSURE: 1 FOOT IN 25,213 FEET

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 13135C0088F EFFECTIVE DATE SEPTEMBER 29, 2006



0 30'
1" = 30'

N (DEED)

LEGEND

EOP		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
T	TBX	TELEPHONE MARKER
A	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 for 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

KEYSTONE LAND SURVEYING, INC.
162 E. CROGAN ST.
SUITE F
LAWRENCEVILLE, GEORGIA
770.545.8700
www.keystonelandsurveying.com

COPY RIGHT 2019-THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

BOUNDARY SURVEY FOR

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

GEORGIA REGISTERED No. 3077 LAND SURVEYOR PATRICK F. CAREY
3-29-23
FOR KEYSTONE LAND SURVEYING, INC.

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

LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03022026

RZC2025-00074

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- ***A.*** Limited to office and institutional uses only.
- ***B.*** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- ***C.*** 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.
- ***D.*** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- ***E.*** Outdoor storage shall be prohibited.
- ***F.*** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

- ***A.*** The required twenty-five (25) foot undisturbed buffer along the western rear of the property shall be restored and all existing gravel shall be removed from the property.
- ***B.*** All structures that encroach into the required setback or buffer areas shall be removed prior to issuance of any permits.
- ***C.*** 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.
- ***D.*** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion of the existing footprint shall be prohibited.

E. 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.

F. 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.

G. Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.

H. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.

I. 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-way.

J. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: ZAIDH CUELLAR	NAME: NZ HOLDINGS INC.
ADDRESS: 277 SCENIC HWY. S.	ADDRESS: 277 SCENIC HWY. S.
CITY: LAWRENCEVILLE	CITY: LAWRENCEVILLE
STATE: GA ZIP: 30046	STATE: GA ZIP: 30046

CONTACT PERSON: ZAIDH CUELLAR PHONE: 404-380-4748

* 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): ON REQUESTED ZONING DISTRICT: OI

PARCEL NUMBER(S): R5142 118 ACREAGE: 0.901

ADDRESS OF PROPERTY: 303 SCENIC HWY LAWRENCEVILLE GA 30046

9-29-2025
SIGNATURE OF APPLICANT DATE

9-29-2025
SIGNATURE OF OWNER DATE

ZAIDH CUELLAR
TYPED OR PRINTED NAME

NZ HOLDINGS INC.
TYPED OR PRINTED NAME

Keiby J Matute 09-30-25
NOTARY PUBLIC DATE

Keiby J Matute 09-30-25
NOTARY PUBLIC DATE

KEIBY J MATUTE
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 01, 2028

KEIBY J MATUTE
Notary Public, Georgia
Gwinnett County
My Commission Expires
May 01, 2028

RZC2025-00074
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

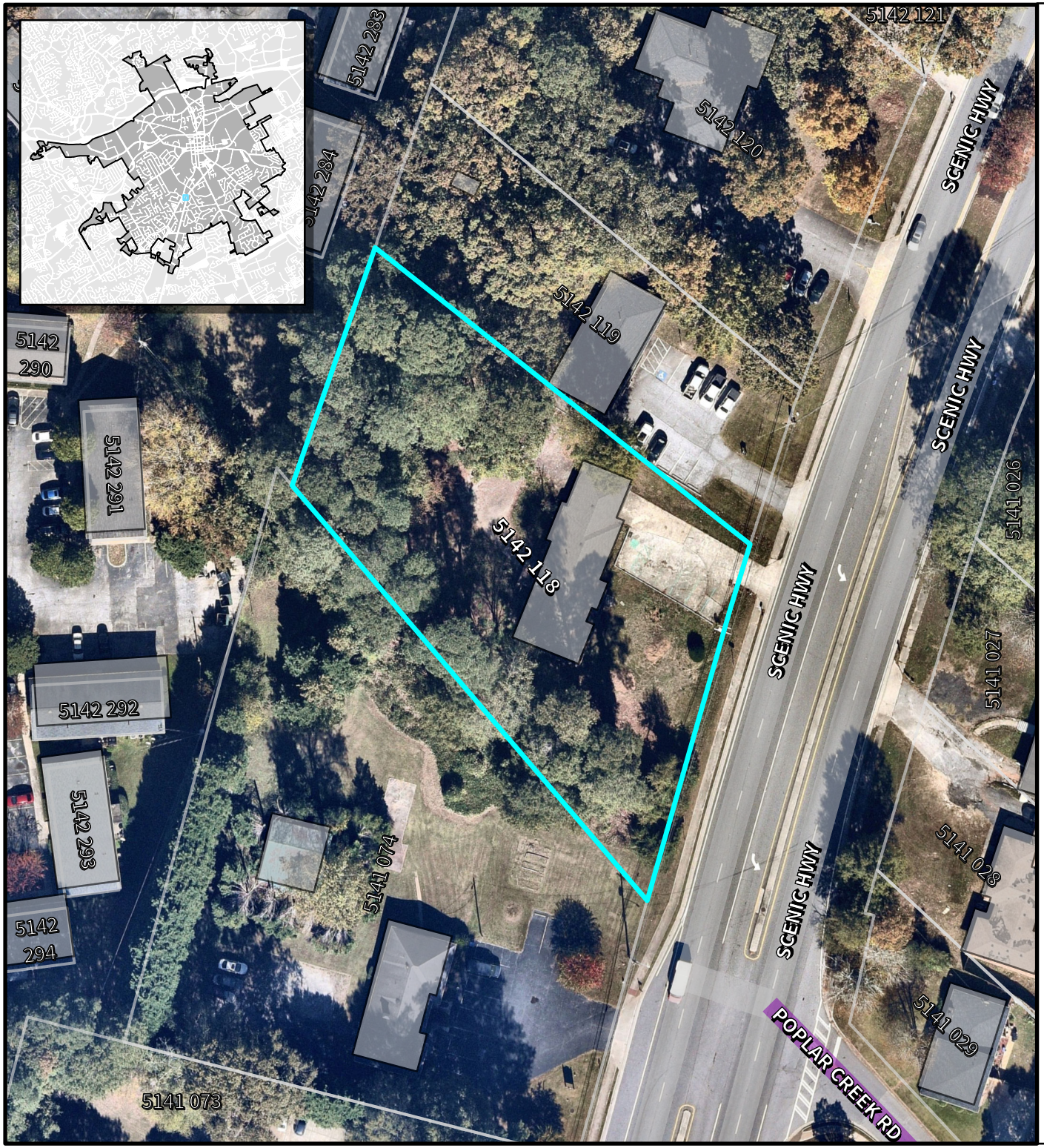
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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

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

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



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

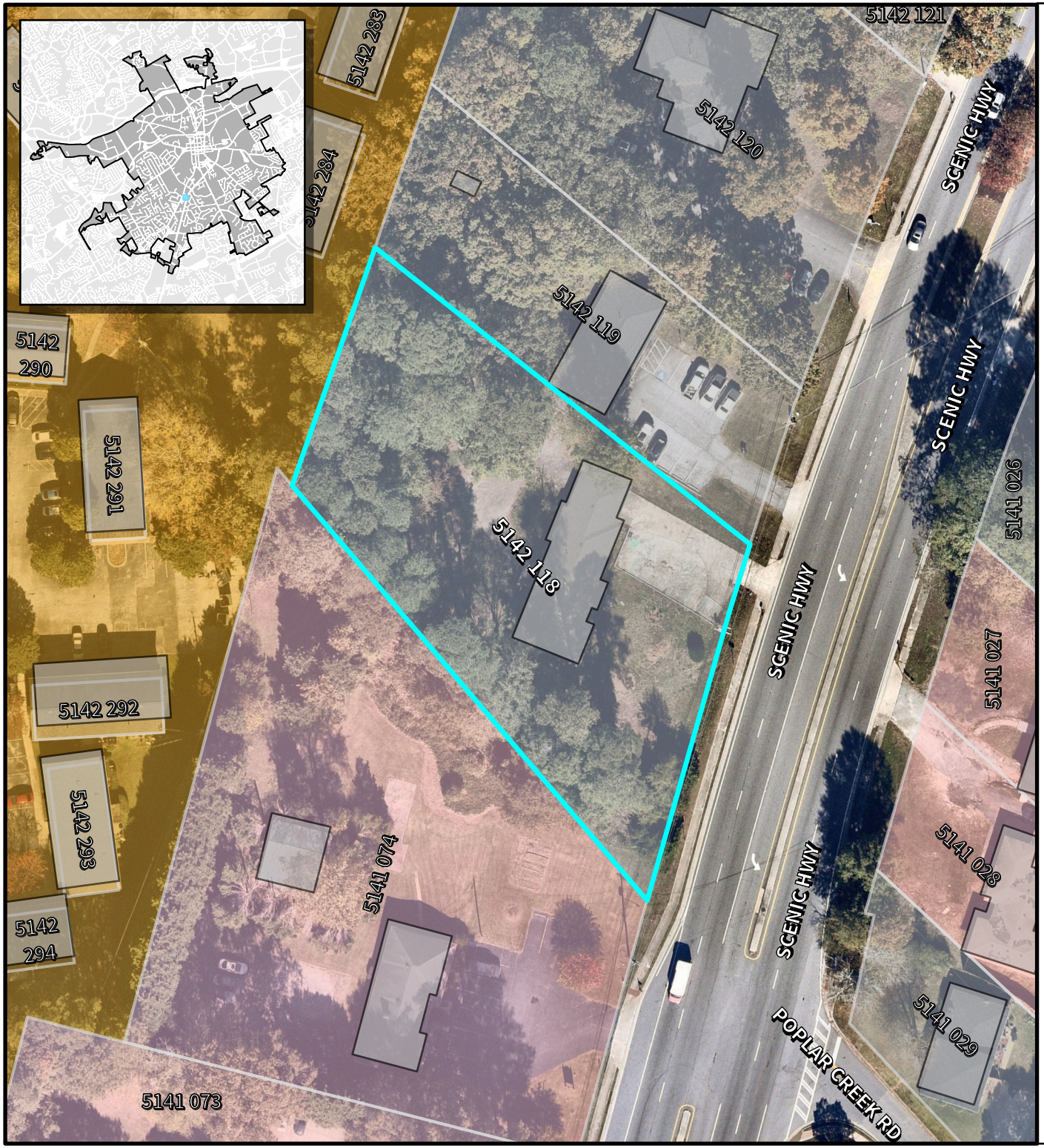
Applicant:
Zaidh Cuellar

- Subject Property (~0.90 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets

Imagery Date:	11/03/2025
Map Date:	01/21/2026
Map Scale:	1:900

0 30 60 120 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
Zaidh Cuellar

Subject Property (~0.90 acres)

Lawrenceville City Limits

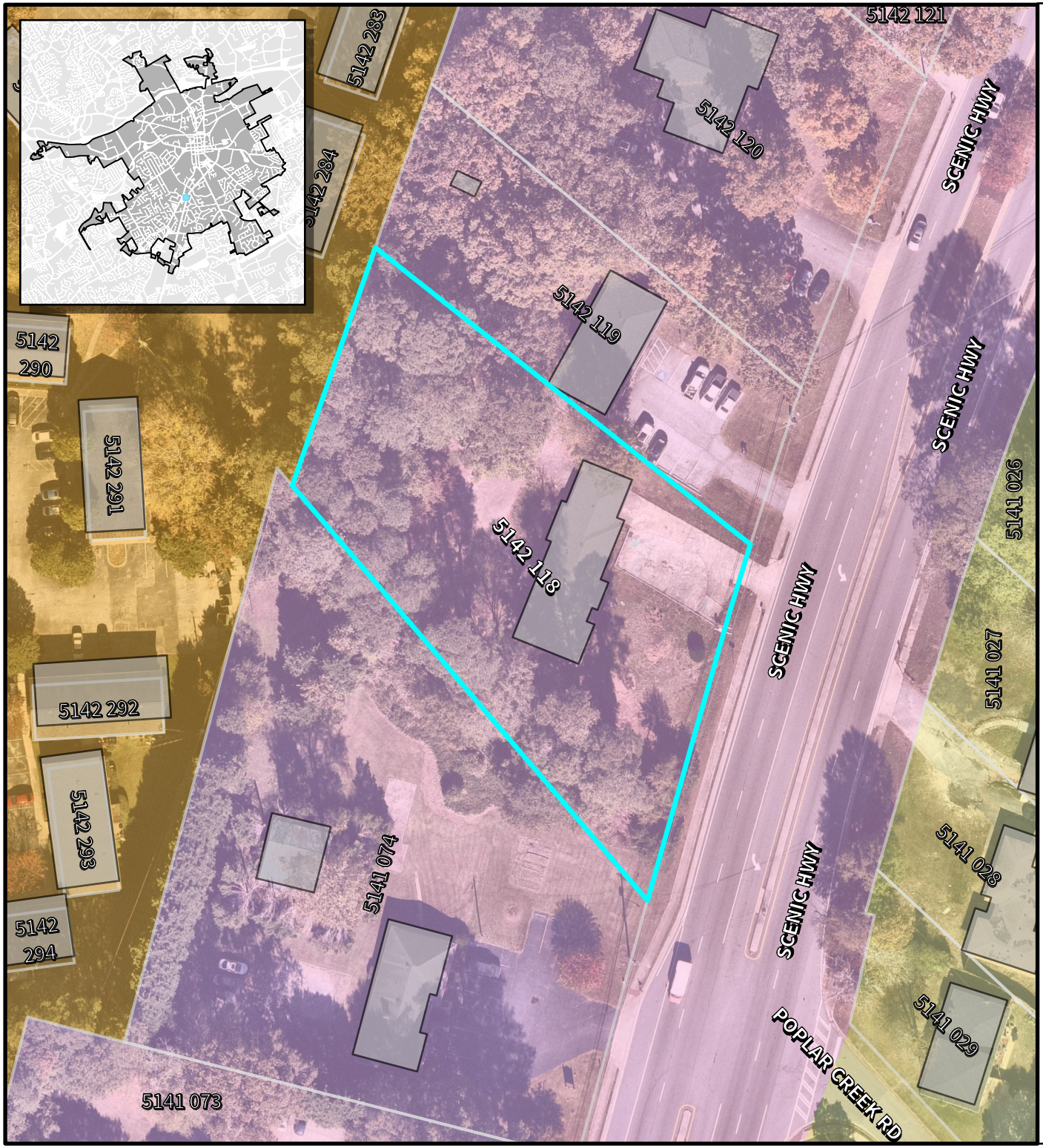
Zoning Districts

OI	Office/Institutional
ON	Office/Neighborhood
RM-12	Multifamily Residential

Imagery Date: 11/03/2025
Map Date: 01/21/2026
Map Scale: 1:900

N

0 30 60 120 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
Zaidh Cuellar

- Subject Property (~0.90 acres)
- Lawrenceville City Limits

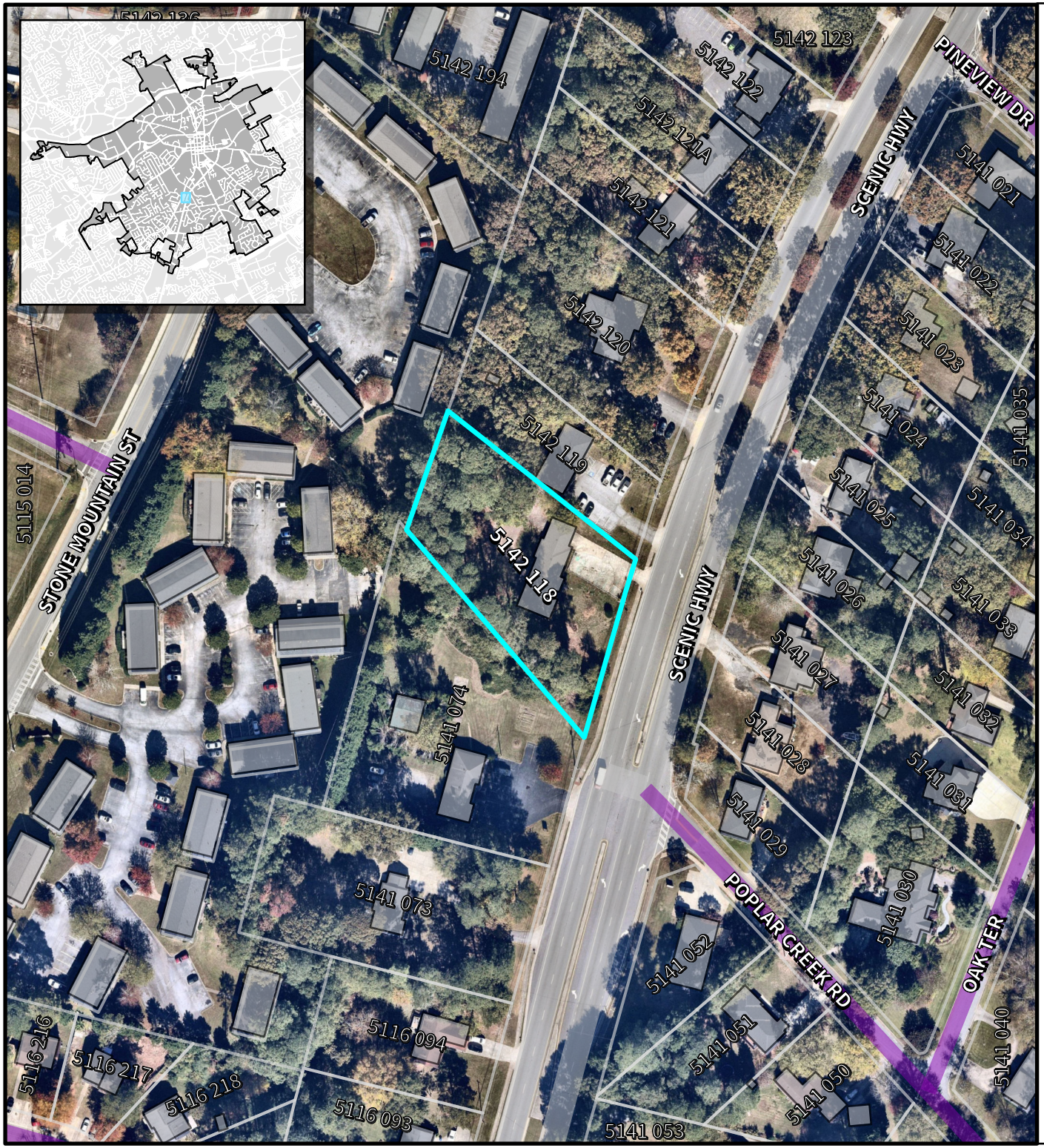
2045 Character Areas

- Traditional Residential
- Mixed Residential
- Office

Imagery Date:	11/03/2025
Map Date:	01/21/2026
Map Scale:	1:900

0 30 60 120 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

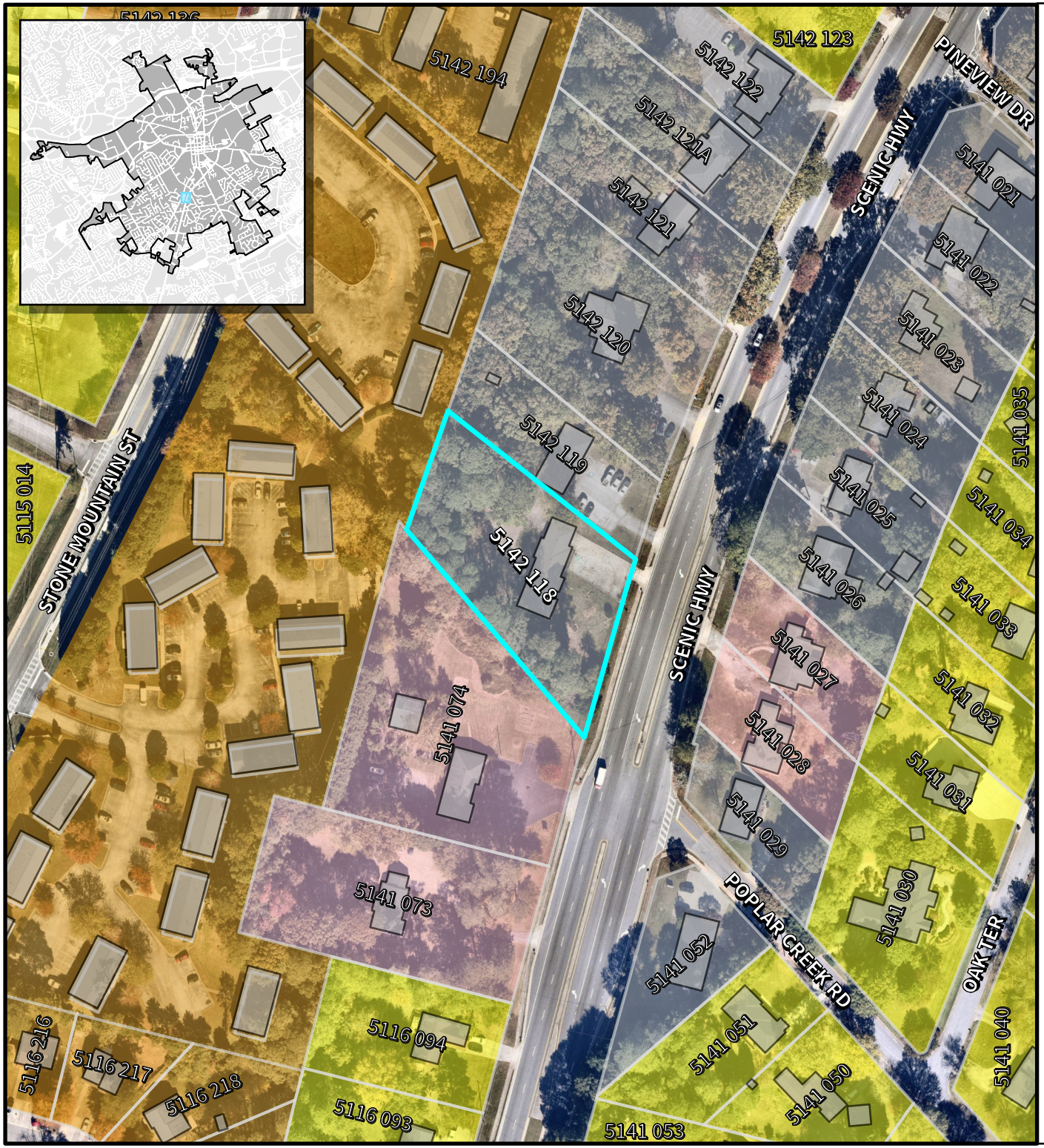
Applicant:
Zaidh Cuellar

- Subject Property (~0.90 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets

Imagery Date:	11/03/2025
Map Date:	01/21/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
Zaidh Cuellar

- Subject Property (~0.90 acres)
- Lawrenceville City Limits

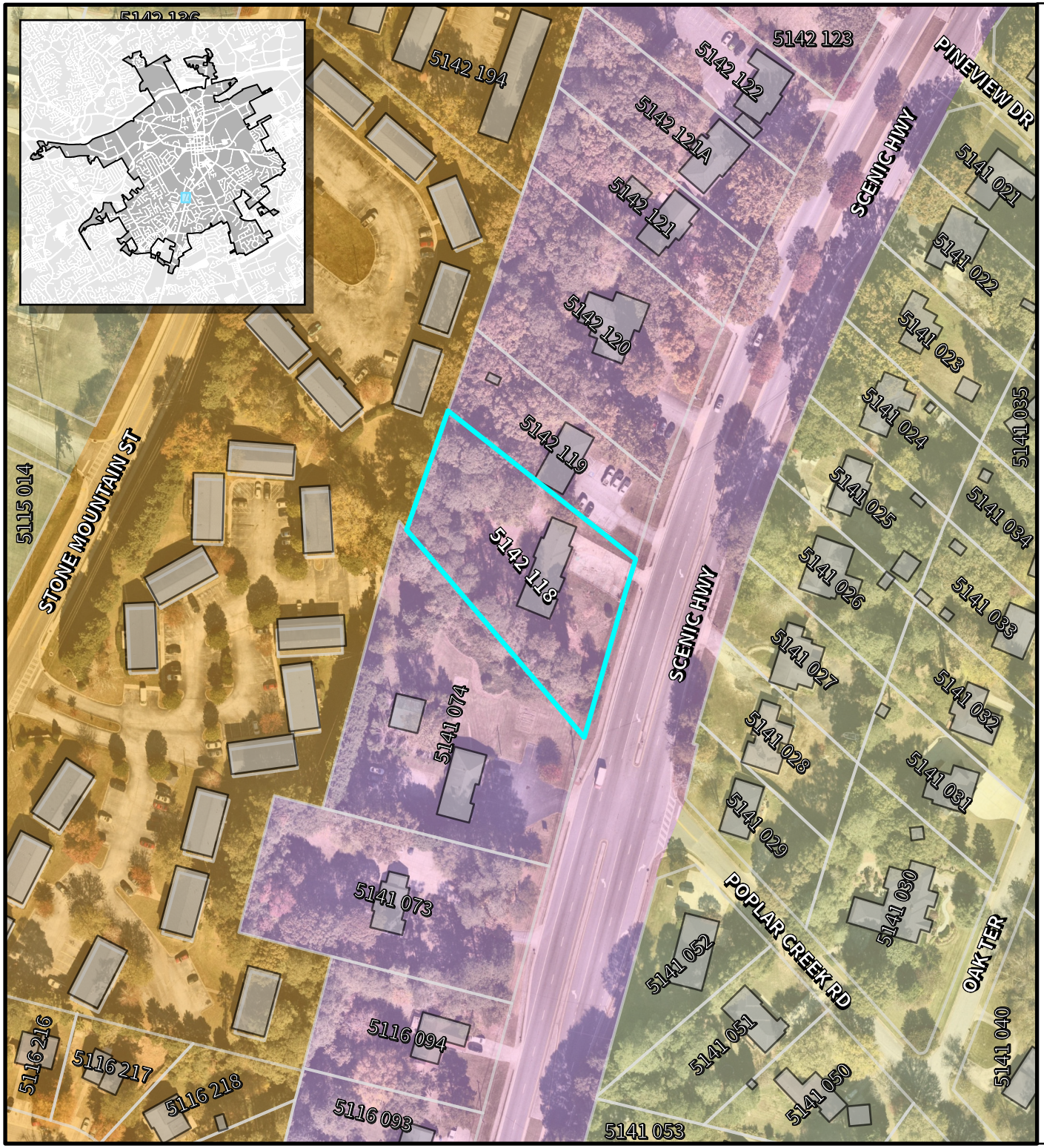
Zoning Districts

OI	Office/Institutional
ON	Office/Neighborhood
RM-12	Multifamily Residential
RS-180	Single-Family Residential

Imagery Date: 11/03/2025
Map Date: 01/21/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00074

Applicant:
Zaidh Cuellar

- Subject Property (~0.90 acres)
- Lawrenceville City Limits

2045 Character Areas

- Traditional Residential
- Mixed Residential
- Office

Imagery Date:	11/03/2025
Map Date:	01/21/2026
Map Scale:	1:1,800

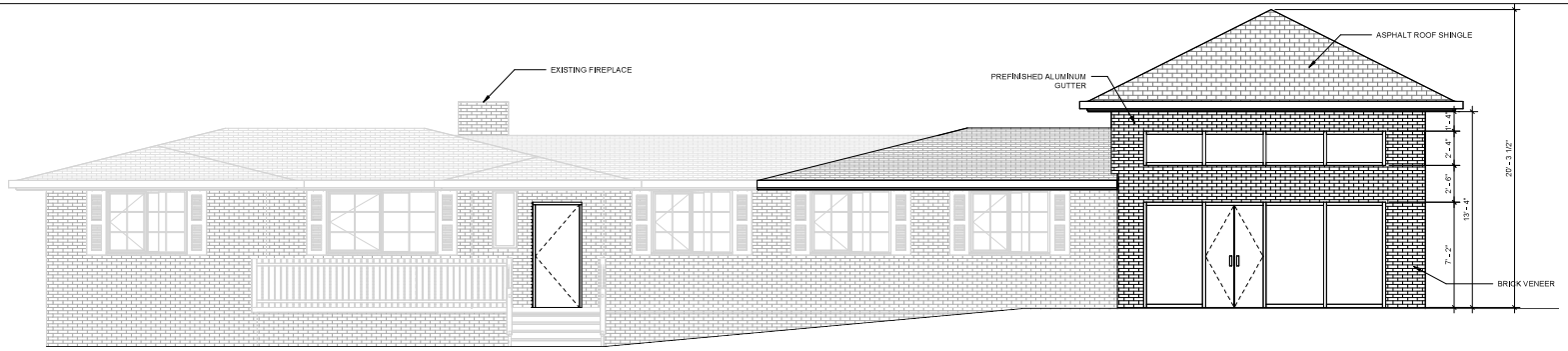
0 62.5 125 250 Feet

N

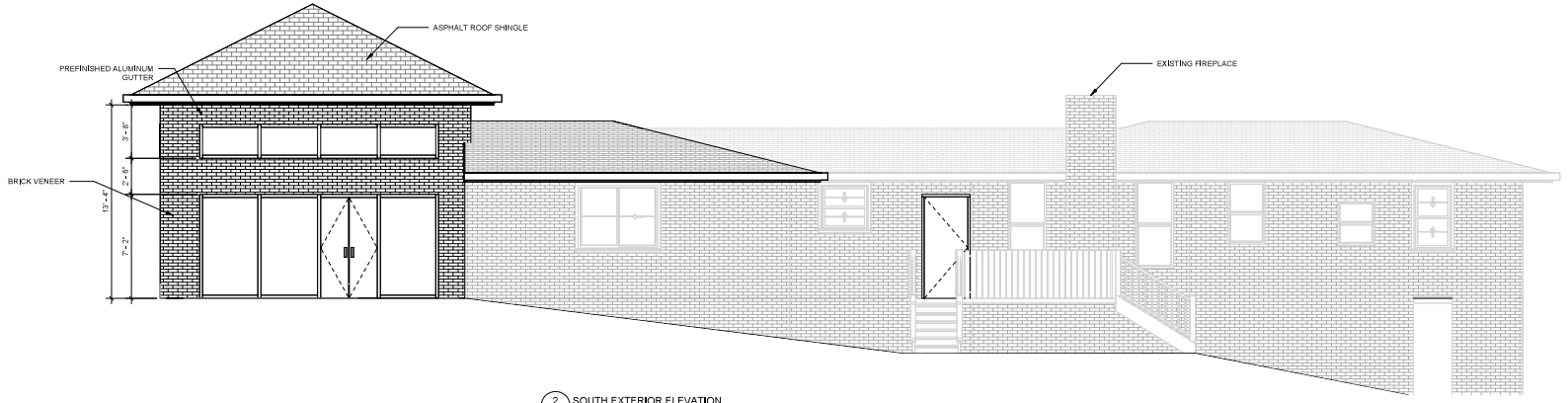
C2025-00074_ATTCH 2_02252026

C2025-00074_ATTCH 2_02252026

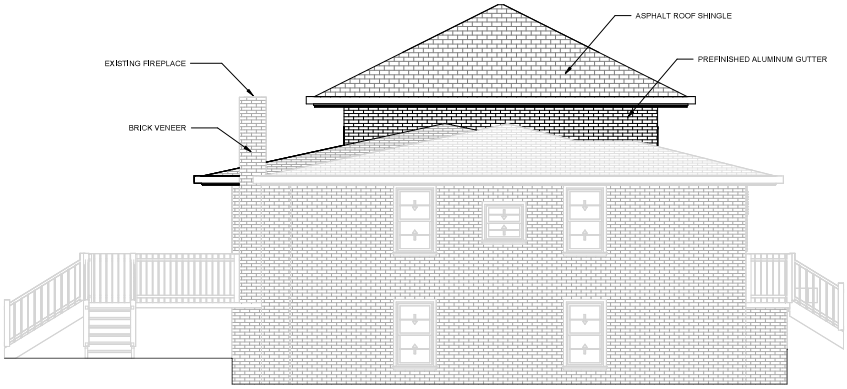
VERIFY SHEET SCALE HERE



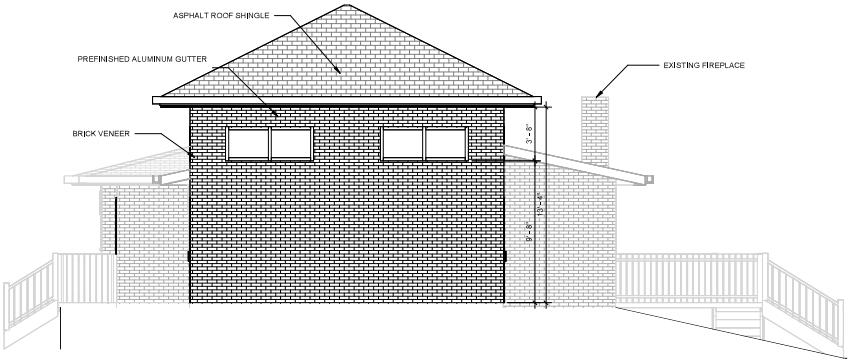
1 A200 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



2 A200 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



3 A200 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



4 A200 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

27/11/2025 05:13:37 p. m.

ZELLER COMPANIES, INC.
470-238-8382

WWW.ZELLERCOMPANIES.COM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ZELLER COMPANIES, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 17 U.S.C. 1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

OWNER

ZAIDH CUELLAR (404) 380-4748

CONSULTANTS

KEY PLAN

STATE OF GEORGIA
11/27/2025
MARINO ZELLER
CERTIFICATE NO. 040157
REGISTERED ARCHITECT

SEAL

© 2025 ZELLER COMPANIES

PROJECT INFORMATION

COMMERCIAL REMODEL

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
25086

ISSUE RECORD

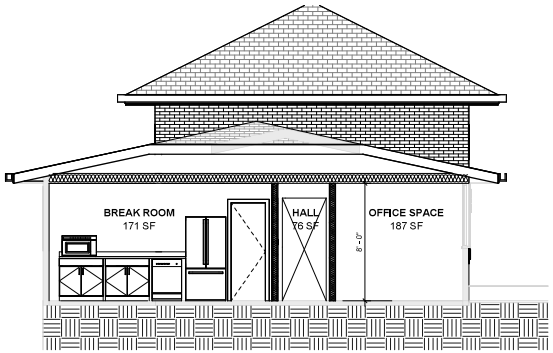
ISSUE #	DATE	DESCRIPTION
0	11/27/2025	PERMIT SET

EXTERIOR ELEVATIONS

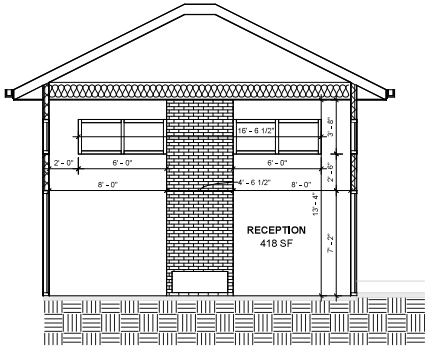
A200

C2025-0004_ATTCH 2_02-2026

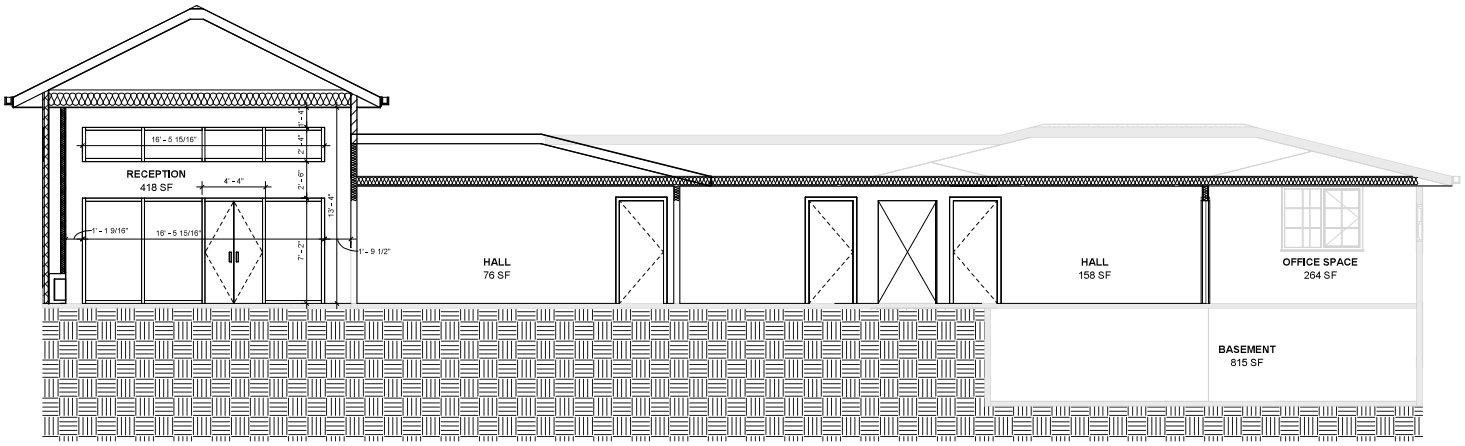
VERIFY SHEET SCALE HERE



1 A300 BUILDING SECTION 1
1/4" = 1'-0"



3 A300 BUILDING SECTION 3
1/4" = 1'-0"



2 A300 BUILDING SECTION 2
1/4" = 1'-0"

ZELLER COMPANIES, INC.
470-238-8382

WWW.ZELLERCOMPANIES.COM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ZELLER COMPANIES, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 1,C,24-2-21-1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

OWNER

ZAIDH CUELLAR (404) 380-4748

CONSULTANTS

KEY PLAN

STATE OF GEORGIA
11/27/2025
MARINO ZELLER
REGISTERED ARCHITECT

SEAL

© 2025 ZELLER COMPANIES

PROJECT INFORMATION

COMMERCIAL REMODEL

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
25086

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
0	11/27/2025	PERMIT SET

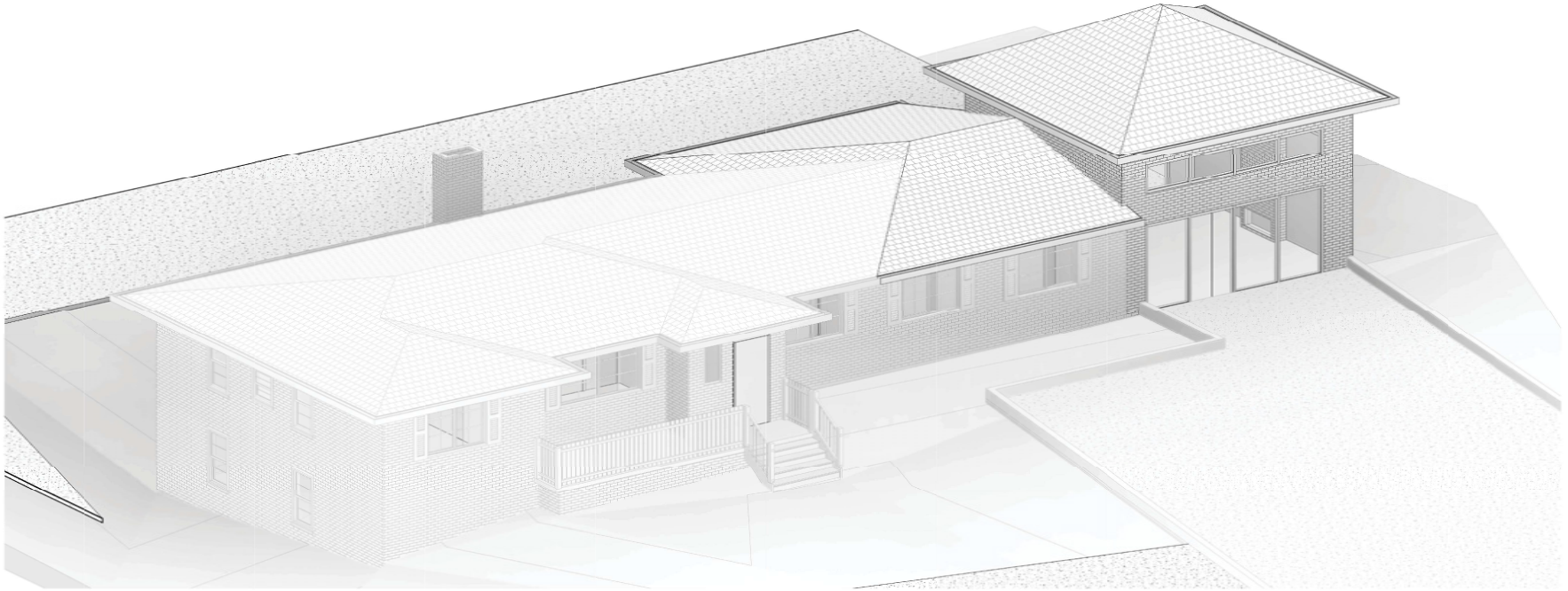
BUILDING SECTION

A300

C2025-00074_ATTCH 2_02-2026

27/11/2025 06:13:38 p. m.

VERIFY SHEET SCALE HERE



1 A900 3D View 1

ZELLER COMPANIES, INC.
470-238-8382

WWW.ZELLERCOMPANIES.COM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ZELLER COMPANIES, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ZELLER COMPANIES, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 1.C.24-2-01 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

OWNER

ZAIDH CUELLAR (404) 380-4748

CONSULTANTS

KEY PLAN

STATE OF GEORGIA
11/27/2025
MARINO ZELLER
REGISTERED ARCHITECT

SEAL

© 2025 ZELLER COMPANIES

PROJECT INFORMATION

COMMERCIAL REMODEL

303 scenic highway
Lawrenceville, GA 30046

PROJ. NO.
25086

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
0	11/27/2025	PERMIT SET

3D VIEWS

A900

C2025-0074_ATTCH 2_02-12-2026

27/11/2025 06:13:45 p. m.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZM2026-0001 & BFR2026-0001; Parkland Homebuilders, LLC; 0 Springlake Road
Department:	Planning and Development
Date of Meeting:	Wednesday, April 1, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone from RM-12 (Multifamily Residential) to RM-12 (Multifamily Residential) with a Buffer Reduction Request
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.54-acre located at 0 Springlake Road (Parcel ID Numbers: 5179 002 & 5179 239) from RM-12 (Retired Multifamily Residential District) to RM-12 (Multifamily Residential District) to develop ninety (90) multifamily dwelling units at a density of approximately twelve (12) Units Per Acre (UPA). Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 20 feet. The subject property is located at the southern right-of-way of Springlake Road, where the road diverges with Paper Mill Road.

Attachments/Exhibits:

- RZM2026-0001 BFR2026-0001_ATTCH_03302026.pdf

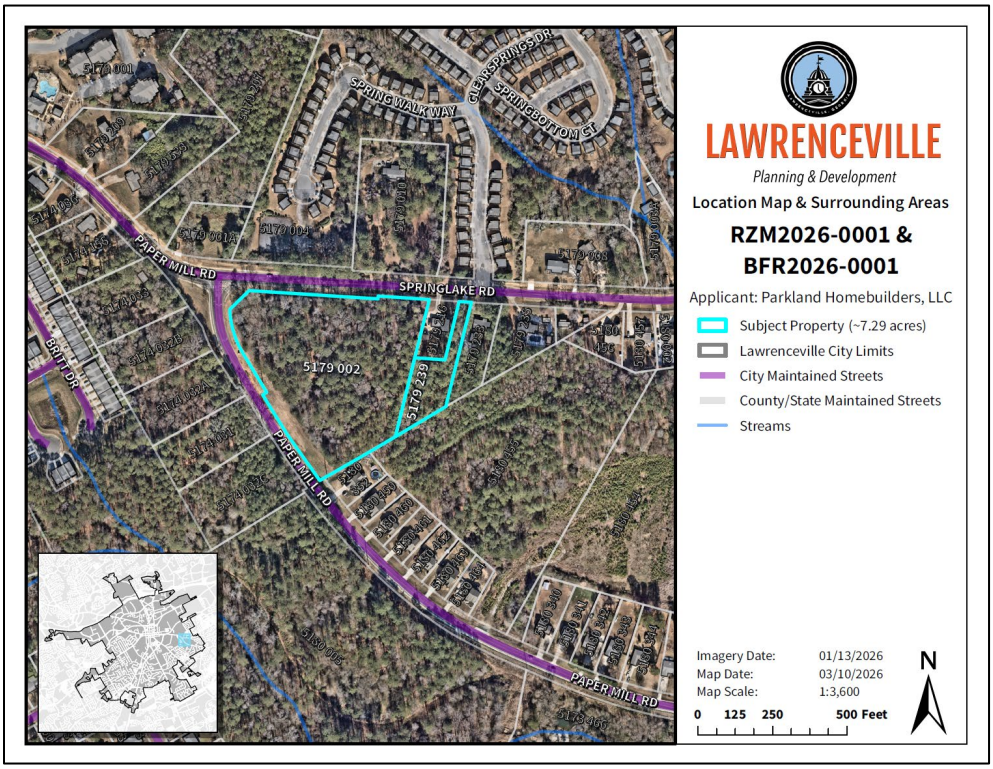
LAWRENCEVILLE

Planning & Development

REZONING AND BUFFER REDUCTION

CASE NUMBER(S):	**RZM2026-00001 & BFR2026-00001**
APPLICANT(S):	PARKLAND HOMEBUILDERS, LLC
PROPERTY OWNER(S):	CE SMITH FAMILY, LLLP AND RUTH H. YANCEY
LOCATION(S):	0 SPRINGLAKE ROAD
PARCEL IDENTIFICATION NUMBER(S):	5179 002 & 5179 239
APPROXIMATE ACREAGE:	7.54 ACRES
CURRENT ZONING:	RM-12 (RETIRED MULTIFAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING:	RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)
PROPOSED DEVELOPMENT:	MULTIFAMILY RESIDENTIAL DWELLING UNITS
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP



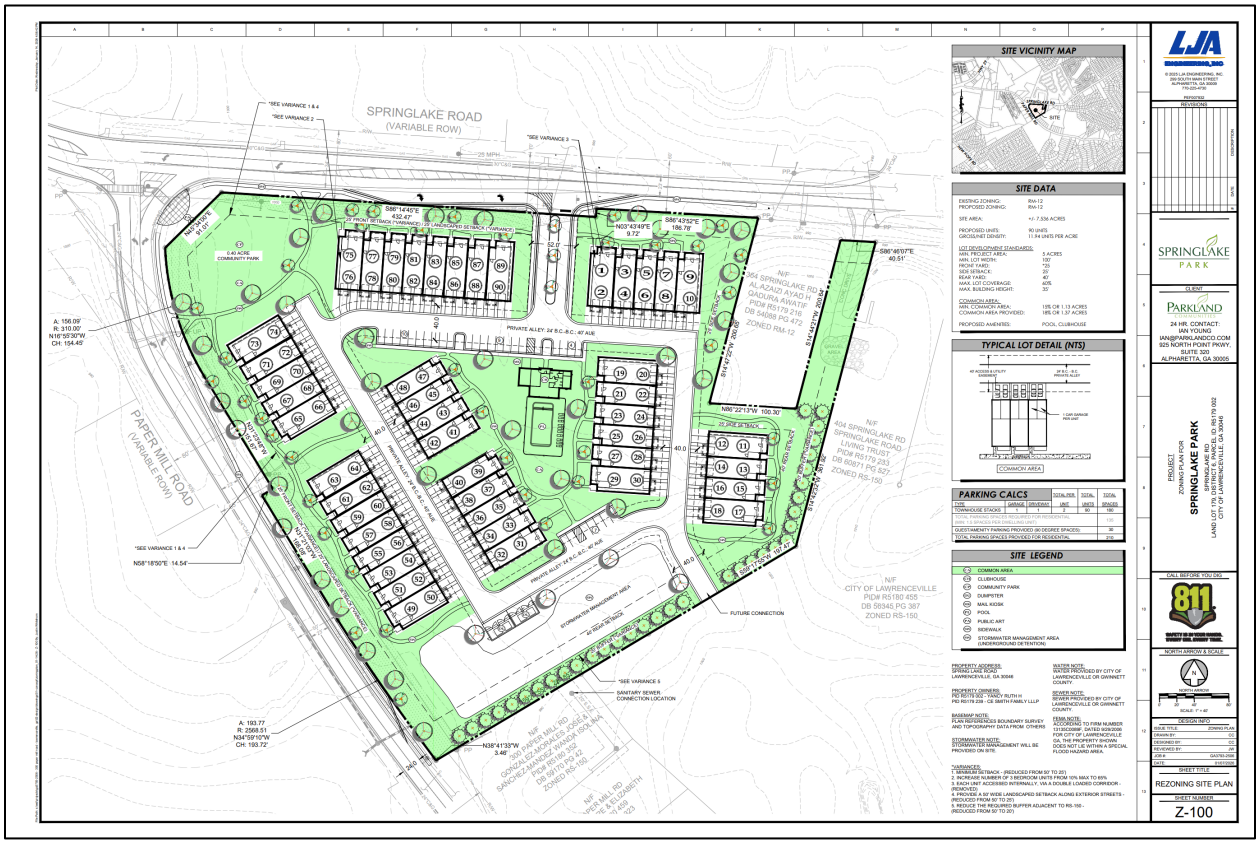
ZONING HISTORY

The subject property was zoned RM (General Residence District) circa 1972, which is the earliest zoning record on file. At some point between the years 1986 and 2002, the RM zoning district was reclassified to RM-12.

PROJECT SUMMARY

The applicant requests the rezoning of a parcel assemblage, consisting of approximately 7.54-acre located at 0 Springlake Road (Parcel ID Numbers: 5179 002 & 5179 239) from RM-12 (Retired Multifamily Residential District) to RM-12 (Multifamily Residential District) to develop ninety (90) multifamily dwelling units at a density of approximately twelve (12) Units Per Acre (UPA). Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 20 feet. The subject property is located at the southern right-of-way of Springlake Road, where the road diverges with Paper Mill Road.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The applicant seeks to develop the subject property into a multifamily development consisting of stacked townhouses, which are multifamily residential units arranged vertically, with one dwelling unit located above another, and designed to resemble traditional townhouse-style buildings. Although commonly referred to as staked townhouses in zoning and development terminology, stacked townhouses do not meet the building code definition of a townhouse because the units do not extend from the foundation to the roof. As a result, the proposed staked townhouses are regulated as multifamily residential buildings under the International Building Code (IBC).

Each stacked townhome unit would consist of a two-bedroom unit and a three-bedroom unit, each with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet.

Split units would generally be designed in the following manner:

- **First (Ground) Floor**: Contains garages for both units, an access corridor and stairs for the three-bedroom unit, and the main living and kitchen area for the two-bedroom unit.
- **Second Floor**: Contains two bedrooms and two bathrooms for the two-bedroom unit as well as the main living and kitchen area for the three-bedroom unit.
- **Third Floor**: Contains three bedrooms and two bathrooms for the three-bedroom unit.

See example floor plan below:

Each building would be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, consistent with current architectural standards and existing housing in the area. The townhomes would be distributed across the site in rows of four to eight split units. Each unit would feature a covered front entrance with a patio, facing a portion of the development's open space, or aligned to front the external roadways (Springlake Road and Paper Mill Road).

Split townhome units would be accessed via a private alley, with a one-car garage and one driveway space dedicated to each unit. Additional parking for guests would be provided along the interior streets, with total parking provided averaging 2.34 spaces per unit (210 total spaces).

Additional site improvements for residents would include an amenity area with pool and cabana, a pavilion, shared dumpsters, stormwater management facility, and a designated mail kiosk area. All units, landscaping and other private property within the development would be maintained by a property management group.

Approval of the requested RM-12 (Multifamily Residential District) zoning district requires variances from the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.8 RM-12 Multifamily Residential District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	*5 acres*	*7.54 acres*	*N/A*
Lot Width	*100 ft*	*>100 ft*	*N/A*
Front Setback	*50 ft*	*25 ft*	***Variance***
Side Setback	*25 ft*	*25 ft*	*N/A*
Rear Setback	*40 ft*	*40 ft*	*N/A*
Max Lot Coverage	*60%*	*60%*	*N/A*
Max Height	*35 ft*	*35 ft*	*N/A*
Three-Bedroom Units	*10%*	*65%*	***Variance***

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
RM-12/RS-150	*50 ft*	*20 ft*	***Buffer Reduction***

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Multifamily	*2 spaces per unit 180 spaces*	*2.34 spaces per unit 210 spaces*	*N/A*

Approval of the proposal will require the following variances:

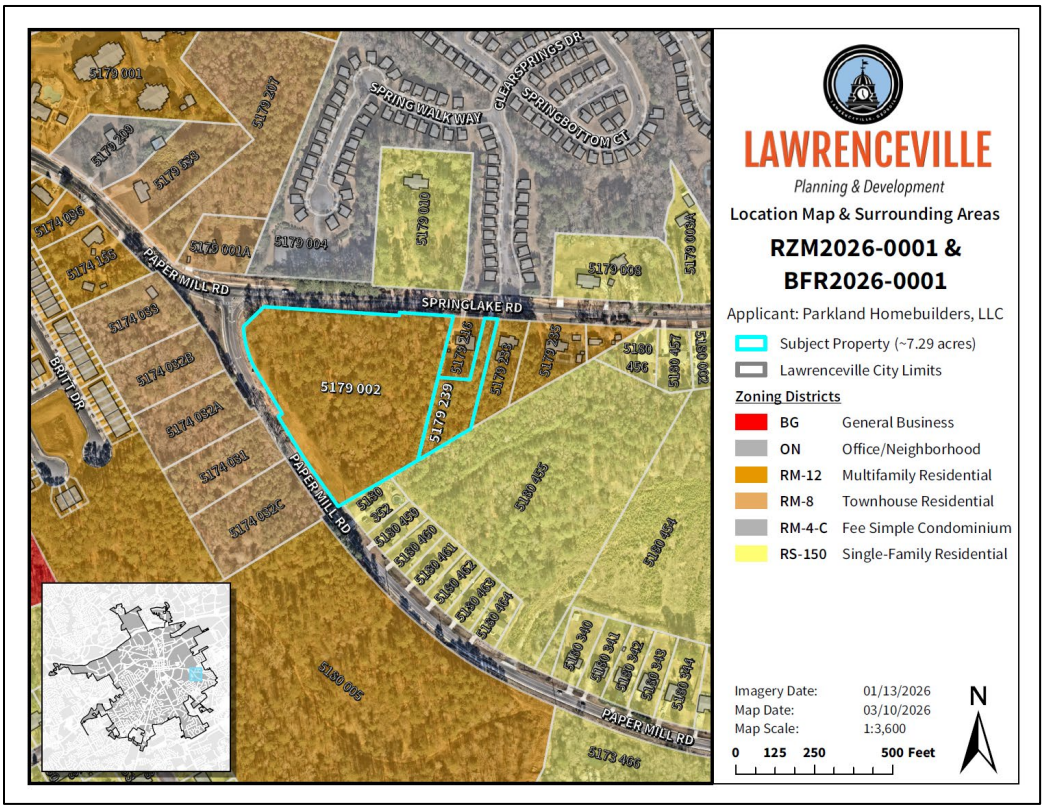
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.
- A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

A reduced front setback may be justified by the fact that the majority of the subject property fronts either Springlake Road or Paper Mill Road. Further, the reduced front yard setback may be mitigated by the proposed placement of the fronts of the units along these rights-of-way. These justifications also apply for the requested variance for a reduced landscape setback.

The requested variances for an elimination of the requirement for a shared internal corridor and the increase of portion of three-bedroom units may need to be discussed in further detail with City Council. These variances present a significant departure from the code as-written, which was specifically tailored for modern apartment complexes.

In addition to the rezoning and variance requests, a buffer reduction is requested to reduce the required buffer between the subject property and adjacent properties zoned RS-150 (Single-Family Residential District) by sixty percent (60%), from 50 feet to 20 feet. Without a stated justification from the applicant, it may be possible that the primary justification for this buffer reduction is so that the developer can fit additional units into the project.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of a mixture of single-family and multifamily residential zoning districts and land uses; the subject property exists on the margins of areas composed of higher-intensity multifamily to the west and lower-intensity single-family to the east. The existing multifamily residential in the area has a wide variety of forms and zoning districts:

- **Covey Homes Paper Mill**: 116 rental townhomes located to the west of the subject property, on the northern right-of-way of Paper Mill Road. Rezoned to RM-8 in 2019 (RZR2019-00003 & SUP2019-00019).
- **Carolina Apartments:** 82 rental apartments located to the west of the subject property, on the southern right-of-way of Paper Mill Road. Constructed in 1971, zoned RM-12.
- **Mulberry Place Apartments**: 224 rental apartments located to the west of the subject property, on the northern right-of-way of Paper Mill Road. Constructed in 2002, zoned RM-12.
- **Green Bridge Creek Townhomes:** 100 for-sale townhomes located to the west of the subject property, on the southern right-of-way of Paper Mill Road. Constructed in 2007, zoned RM-12.

Springlake Cove Condominiums: 334 for-sale condo units located to the north of the subject property, on the northern right-of-way of Springlake Road. Constructed in 2003, zoned RM-4-C (a retired zoning district).

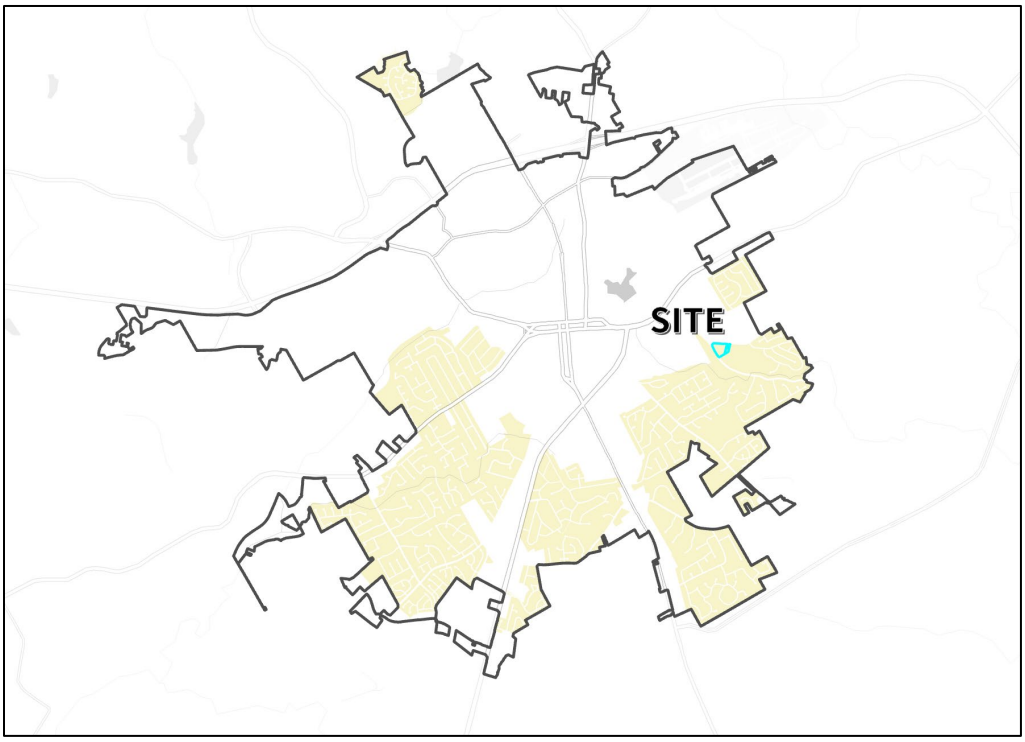
The following multifamily residential have been approved and/or proposed for the area, but have not yet been constructed:

- **192 Paper Mill Road**: 42 for-sale townhomes located directly to the northwest of the subject property, on the northern right-of-way of Paper Mill Road. Rezoned in 2019 as RM-8 (RZR2019-00002).
- **227-287 Paper Mill Road**: 59 for-sale townhomes located directly to the southwest of the subject property, on the western right-of-way of Paper Mill Road. Rezoned in 2025 as RM-8 (RZM2025-00022 & SUP2025-00110).
- **Tellus Lawrenceville Multi-Family**: 253 rental apartments proposed for a location directly to the south of the subject property, on the southwestern right-of-way of Paper Mill Road. Zoned as RM-12.

Otherwise, the area to the east of the subject property includes single-family residences primarily on land zoned RS-150 (Single-Family Residential District), including the subdivisions of Saddle Shoals, Paper Mill, and Arlington Point. There are also undeveloped tracts of land zoned RS-150 owned by the City of Lawrenceville directly to the east of the subject property, totaling approximately 17 acres; the proposal includes a spur that may be used as a connection for future development in this area.

Considering the number and variety of existing and proposed multifamily developments in the general vicinity, the rezoning proposal may be appropriate. The proposed split townhouse units may be considered a lower impact form of multifamily development that provides a transition between the higher-intensity multifamily to the west and lower-intensity single-family to the east.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate that the property lies within the Traditional Residential character area, described as follows:

> *Traditional Residential character areas preserve the charm of Lawrenceville's housing aesthetics and neighborhood design. This area offers a sense of community and suburban characteristics.*

The subject property is also in the direct vicinity of the Mixed Residential character area, defined as such:

> *Mixed Residential character areas provide a range of housing options, accommodating various lifestyles and income levels. This inclusivity aligns with Lawrenceville's commitment to diversity and community development.*

While the proposal is not fully aligned with the primary vision of the Traditional Residential Character Area, which prioritizes suburban residential development with an emphasis on single-family detached housing, the subject property's proximity to the Mixed Residential character area and the presence of existing multifamily and townhouse developments in the surrounding area may support consideration of the request.

STAFF RECOMMENDATION

The proposed RM-12 rezoning to allow 90 multifamily dwelling units in the form of stacked townhomes is generally consistent with the existing development pattern in the immediate area. The subject property is situated between established higher-intensity multifamily developments to the west and lower-intensity single-family residential neighborhoods to the east, creating a logical transitional location for multifamily residential use. While the proposal does not fully align with the primary vision of the Traditional Residential Character Area, which emphasizes single-family detached housing, the character of the surrounding land uses, proximity to the Mixed Residential Character Area, and precedent for similar multifamily and townhouse developments in the vicinity support the rationality of the request. Furthermore, the proposed design of stacked townhomes provides a compatible scale and form that helps maintain the character of the area while providing additional housing options. Based on these factors, the proposal is supported from both a land use and planning perspective. Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning and buffer reduction requests.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Lawrenceville Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will service this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

   The proposed rezoning to RM-12 (Multifamily Residential District) would permit a residential use that is generally suitable in view of existing use and development of adjacent and nearby properties along Paper Mill Road.

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

   The proposed rezoning to RM-12 (Multifamily Residential District) is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The surrounding area already contains a mix of residential uses, including multifamily apartment communities and townhouse developments located primarily along Paper Mill Road. The proposed development would introduce a residential use that is consistent with this established development pattern.

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

   The subject property has a reasonable economic use under its current zoning designation. However, the requested rezoning to RM-12 (Multifamily Residential District) would allow development that is more consistent with the established pattern of multifamily residential uses in the surrounding area and may enhance property's development potential.

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

   The proposed rezoning to RM-12 (Multifamily Residential District) is not expected to result in an excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. The subject property is in an area that has experienced similar multifamily residential development, indicating that the surrounding infrastructure has historically supported comparable residential densities.

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

   The subject property is located within the Traditional Residential Character Area of the City of Lawrenceville 2045 Comprehensive Plan. While the proposed multifamily residential development is not fully aligned with the character area's primary emphasis on single-family detached housing, it represents a residential use that is compatible with surrounding development. The subject property is situated near the boundary of the Mixed Residential Character Area and near several existing multifamily and townhouse developments along Paper Mill Road. As such, the

proposed RM-12 (Multifamily Residential District) zoning supports a residential land use that can function as a transition between higher-density multifamily development and nearby lower-density single-family neighborhoods. Accordingly, the proposal may be considered generally consistent with the policy and intent of the Comprehensive Plan, particularly with respect to promoting compatible land use patterns and orderly residential growth.

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;

   There are several existing and changing conditions in the surrounding area that support consideration of the proposed rezoning. The immediate vicinity has experienced the development and continued presence of a variety of multifamily residential communities, including apartment and townhouse-style developments along Paper Mill Road. These developments demonstrate an established pattern of moderate- to higher-density residential uses in the area. Additionally, the subject property is located near the transition between established multifamily developments to the west and lower-density single-family residential neighborhoods to the east, making it a logical location for a residential use that can serve as a transitional land use. The continued demand for a variety of housing types within the community, as well as recent approvals of similar residential developments in the vicinity, further support the rationality of the proposed rezoning request.

LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZM2026-00001

Approval of a rezoning to RM-12 (Multifamily Residential District), subject to the following enumerated conditions:

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

A. Multifamily dwelling units at a maximum of ninety (90) dwelling units on approximately 7.54 acres at a gross density of no more than twelve (12) units per acre (UPA).

B. The development shall be designed and constructed in general accordance with the site plan received on January 15, 2025, with the exception that the plan may be modified to address conditions of zoning. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.

C. The multifamily dwelling units shall be designed in general accordance with the elevations received on January 15, 2025, predominantly three-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

D. All multifamily dwelling units shall have a single car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

E. All multifamily dwelling units shall have a one (1) car garage, with a driveway measuring eight (8) feet in width and twenty-six (26) feet in depth (as measured from the curb), providing sufficient space for one (1) passenger vehicle. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

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 development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.

C. 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.

D. Natural vegetation shall remain on the property until the issuance of a development permit.

E. All grassed areas on dwelling lots shall be sodded.

F. The required parking ratio for development shall be two (2) spaces per townhouse unit.

G. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.

H. All underground utilities shall be provided throughout the development.

3. <u>The following variances are approved:</u>

A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows a reduction in the minimum front setback from fifty (50) feet to twenty-five (25) feet.

B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection B. Development Standards. Allows for the increase of the allowed portion of three-bedroom apartments from a maximum of ten percent (10%) to a maximum of sixty-five percent (65%).

C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for the elimination of the requirement for units to be accessed via an internal, double-loaded corridor.

D. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.8 – RM-12 Multifamily Residential District, Subsection E. Development Standards. Allows for a reduction in the minimum width of the landscaped setback along external streets from fifty (50) feet to twenty-five (25) feet.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00001

Approval of the requested Zoning Buffer Reduction, subject to the following enumerated conditions:

1. **To restrict the Buffer Reduction as follows:**

   A. Allows a fifty percent (60%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty (20) feet.

   B. Provide a twenty (20) foot zoning buffer as shown on the submitted Rezoning Site Plan, prepared for "Springlake Park", prepared by "LJA Engineering, Inc.", dated "January 7, 2026".

   C. Any disturbance within the required twenty (20) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.

   D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.

   E. The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Site Plan, prepared for "Springlake Park", prepared by "LJA Engineering, Inc.", dated "January 7, 2026".

   F. No land-disturbing activity shall occur within the required seventy-five (75) foot impervious surface setback, fifty (50) foot undisturbed buffer, or twenty-five (25) foot state waters buffer, except as authorized through the applicable variance procedures.

   G. All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.

   H. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Parkland Homebuilders, LLC	NAME: CE Smith Family, LLLP
ADDRESS: 925 North Point Pkwy, Ste 320	ADDRESS: 963 Buford Dr
CITY: Alpharetta	CITY: Lawrenceville
STATE: GA ZIP: 30005	STATE: GA ZIP: 30043-4574

CONTACT PERSON: Kevin Cardinal PHONE: (404)933-9602

* 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): RM-12 REQUESTED ZONING DISTRICT: RM-12

PARCEL NUMBER(S): R5179 239 ACREAGE: .875

ADDRESS OF PROPERTY: Springlake Rd. Lawrenceville, GA 30046

Kevin D. Kadi 12.5.2025
SIGNATURE OF APPLICANT DATE

CE Smith
SIGNATURE OF OWNER DATE

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

CE Smith Family, LLLP
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

NOTARY PUBLIC DATE

SUSAN PETERS NOTARY PUBLIC BARROW COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 12, 2029

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Parkland Homebuilders, LLC	NAME: Ruth H Yancey
ADDRESS: 925 North Point Pkwy, Ste 320	ADDRESS: PO Box 838
CITY: Alpharetta	CITY: Flowery Branch
STATE: GA ZIP: 30005	STATE: GA ZIP: 30542-0014

CONTACT PERSON: Kevin Cardinal PHONE: (404)933-9602

* 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): RM-12 REQUESTED ZONING DISTRICT: RM-12

PARCEL NUMBER(S): R5179 002 ACREAGE: 6.661

ADDRESS OF PROPERTY: Springlake Rd. Lawrenceville, GA 30046

Kevin D. Cardinal 12.5.2025
SIGNATURE OF APPLICANT DATE

Ruth H. Yancey Executor
Ruth H. Yancey Estate
SIGNATURE OF OWNER DATE 12/17/25

Parkland Homebuilders, LLC
TYPED OR PRINTED NAME

Ruth H Yancey
TYPED OR PRINTED NAME

NOTARY PUBLIC 12/5/25 DATE

NOTARY PUBLIC 12/17/25 DATE

NOTARY PUBLIC DEKALB COUNTY, GEORGIA TONKA MAYNOR MY COMMISSION EXPIRES 02/27/2027

NOTARY PUBLIC DEKALB COUNTY, GEORGIA TONKA MAYNOR MY COMMISSION EXPIRES 02/27/2027

RZM2026-0001 & BFR2026-0001
RECEIVED MARCH 12, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Parkland Home Builders, LLC	NAME: CE Smith Family, LLLP
ADDRESS: 925 North Pointe Pkwy, Ste 320	ADDRESS: 963 Buford Drive
CITY: Alpharetta	CITY: Lawrenceville
STATE: GA ZIP: 30005	STATE: GA ZIP: 30043
PHONE: 404-933-9602	PHONE: 404-933-9602

CONTACT PERSON: Tyler Lasser (LJA Engineering) PHONE: 470.202.9321

CONTACT'S E-MAIL: tlasser@lja.com

* 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): RM-12 ACREAGE: .875

PARCEL NUMBER(S): 5179 239

ADDRESS OF PROPERTY: Springlake Rd., Lawrenceville, GA 30046

PROPOSED BUFFER: Reduced from 50-feet to 20-feet

SIGNATURE OF APPLICANT DATE 3/12/26

JAMES D. JACOBI
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE 3/12/26

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21, 2027

SIGNATURE OF OWNER DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE 3/12/26

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21, 2027

RZM2026-0001 & BFR2026-0001
RECEIVED MARCH 12, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

BUFFER REDUCTION APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Parkland Home Builders, LLC	NAME: Ruth H Yancey
ADDRESS: 925 North Pointe Pkwy, Ste 320	ADDRESS: PO Box 838
CITY: Alpharetta	CITY: Flowery Branch
STATE: GA ZIP: 30005	STATE: GA ZIP: 30542
PHONE: 404-933-9602	PHONE: 404-933-9602

CONTACT PERSON: Tyler Lasser (LJA Engineering) PHONE: 470.202.9321

CONTACT'S E-MAIL: tlasser@lja.com

* 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): RM-12 ACREAGE: 6.661

PARCEL NUMBER(S): 5179 002

ADDRESS OF PROPERTY: Springlake Rd., Lawrenceville, GA 30046

PROPOSED BUFFER: Reduced from 50-feet to 20-feet

SIGNATURE OF APPLICANT — DATE 3/12/26

JAMES D. JACOB
TYPED OR PRINTED NAME

NOTARY PUBLIC — DATE 3/12/26

JOSEPH PRESSLEY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires February 21 20[illegible]

SIGNATURE OF OWNER — DATE 3/12/2026

RAYMOND WILLIAM HARDY JR. EXECUTOR
TYPED OR PRINTED NAME

NOTARY PUBLIC — DATE 3/12/2026

DEBORAH PERKINS
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
My Commission Expires January 13, 2029

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

770.2[illegible]0
www.LJA.com
299 South Main Street, Suite A, Alpharetta, Georgia 30009

Applicant's Letter of Intent
Parkland Homebuilders, LLC.
Rezoning
RM-12 to RM-12(Current)

The Applicant, Parkland Homebuilders, LLC., respectfully requests for the approval to rezone a 7.536- acre site, located at the corner of Springlake Road and Paper Mill Road. Being approximately one mile from Downtown Lawrenceville, the area has established a variety of residential uses and zoning categories including existing townhomes (RM-12 and RM-8), apartments (RM-12) and duplexes (RM-8). The subject property is currently zoned RM-12, and the Applicant is requesting rezoning to RM-12 to allow for the development of a stacked townhome residential community in accordance with the City's recently adopted updates to the zoning ordinance. Although the property carries the RM-12 designation today, the City of Lawrenceville has since amended the RM-12 zoning district standards, resulting in modified development requirements that differ from those in place when the property was originally zoned. The requested rezoning will allow the subject site to develop under the current RM-12 standards and will provide clarity and consistency between the zoning designation and the proposed development plan. The project is intended to complement the surrounding area and provide a high-quality and compatible medium-density residential option that responds to current market demand and the City's long-range planning goals.

As proposed, the development will feature 90 thoughtfully designed stacked townhomes, amounting to a density of approximately 12 units per acre. Each building is split to include a two-bedroom unit and a three-bedroom unit with two-and-a-half bathrooms and a minimum floor area of 1,600 square feet. As shown on the submitted elevations and recent development examples, each building will be a maximum of three stories and have exterior materials consisting of a mixture of brick, stone, and fiber cement siding, which is consistent with the existing housing in the area. Each unit also features a covered front entrance with a patio, which will face a portion of the development's abundant open space, or external roadway. Within the open space throughout the development, and along the external road frontage, sidewalks will be supplied for ideal pedestrian connectivity throughout the development and surrounding area. Accessible via private alleys, each unit will include a single-car rear-entry garage with supplementary spaces on the driveway for each unit. Additional parking for guests will be provided along the interior streets. The development will have an average of 2.34 spaces per unit. Site access will be provided via full-movement boulevard entrance on Springlake Road that will be improved with a deceleration lane to prevent impeding traffic on Springlake Road. A stub street will be provided at the southeast edge of the site for a future inter-parcel connection; in the event the City-owned property is developed. Additional site improvements for residents will include but are not limited to the amenity area with pool and cabana, a pavilion, dumpsters for easy trash pickup, stormwater management facility and a designated mail kiosk area. All units, landscaping and other private property within the development will be maintained by a property management group.

The subject property is located within the Traditional Residential character area of the City of Lawrenceville 2045 Comprehensive Plan. The proposed development is consistent with these objectives and reflects the larger intent of the Comprehensive Plan by providing a housing type that bridges lower-density single-family neighborhoods and higher-density residential developments. The surrounding land use pattern supports the proposed rezoning and development. Properties located along Papermill Road to the west include existing townhomes, duplexes, and apartment communities, establishing a clear precedent for medium to high density residential development in the immediate area. To the east of the site are single-family detached residential neighborhoods. The proposed stacked townhomes serve as an appropriate transitional use between these varying residential densities, providing a gradual shift in scale and intensity rather than an abrupt change. This transition is especially appropriate given the site's location on a corner lot, where differing land uses and residential forms commonly intersect.

In addition to the proposed rezoning, the applicant requests the following variances to allow for the most sufficient and successful development that best interacts with the surrounding community:

- Reduce front setback from 50-feet to 25-feet;

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

770 [illegible]730
www.LJA.com
299 South Main Street, Suite A, Alpharetta, Georgia 30009

- Increase number of three-bedroom units from 10% to 65%;
- Allow internal access for units;
- Reduce landscaped setback along exterior streets from 50-feet to 25-feet:
- Reduce buffer adjacent to RS-150 property from 50-feet to 20-feet.

The proposed rezoning will not adversely affect nearby properties and will not create an excessive burden on public infrastructure, transportation facilities, utilities, or schools. Instead, the development represents a logical infill opportunity that makes efficient use of existing infrastructure and positively contributes to the City's tax base. The project will also expand housing options within the City, supporting Lawrenceville's goal of providing diverse residential opportunities for current and future residents.

Based on the surrounding land uses, and the guidance of the 2045 Comprehensive Plan, the Applicant believes this rezoning request is reasonable, appropriate, and consistent with the City's long-term vision. The proposed stacked townhome development represents a high-quality transitional residential use that fits the character of the area and enhances the overall development pattern along Papermill Road.

For these reasons, the Applicant respectfully requests approval of the rezoning to RM-12 and looks forward to working with City staff, elected officials, and the surrounding community throughout the review process. The Applicant appreciates your consideration of this request and is available to address any questions or concerns regarding the proposed development.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

770 [illegible]730
www.LJA.com
299 South Main Street, Suite A, Alpharetta, Georgia 30009

TC-R Standards

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
Yes, the site is situated at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.
No, the development is intended to support the adjacent uses and the Town Center. Utilizing existing streets and contributing to enhanced walkability, the development is ideal for infill residential.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
The property is currently owned by the Methodist Church, and the subject site is not needed for their operation. The Applicant submits that the property does not have reasonable economic value as currently zoned.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
No, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

770 730
www.LJA.com
299 South Main Street, Suite A, Alpharetta, Georgia 30009

Yes, it's within the Town Center character area of the future land use plan. This area specifically calls for medium to high density housing that encourages walkability around the Town Center.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
The consistency with the land use plan, the need for infill housing, and lack of demand for more office and commercial are amongst supporting grounds for approval.

Property Owner Information

5026-051, 5026-177, 5026-107
SNELLVILLE UNITED METHODIST CHURCH, INC.
2428 MAIN ST E
SNELLVILLE, GA 30078

Contact:
Tyler Lasser
470.202.9321
Tlasser@LJA.com

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

770 [illegible]730
www.LJA.com
299 South Main Street, Suite A, Alpharetta, Georgia 30009

Proposed BG Standards

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
Yes, the site is situated at a major intersection within the county and city. Currently, there is mostly commercial, and office uses in close proximity, many of which are vacant. The Town Center is directly across 78, which is in walking distance of the subject site.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.
No, the development is intended to support the adjacent uses and the Town Center. The development will be an upgrade to what is currently an outdated building.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
There is currently an unused and outdated structure on the site. The Applicant submits that the property does not have reasonable economic value as currently zoned, but it will continue to be for commercial purposes.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
No, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

770 [illegible]730
www.LJA.com
299 South Main Street, Suite A, Alpharetta, Georgia 30009

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.
Yes, it's within the Town Center character area of the future land use plan. Adding to the variety of services and commercial uses is encouraged.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
The consistency with the land use plan, and pattern of development in the area are among the reasons for approval of the zoning proposal.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

COMBINED TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 179 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN AT THE SOUTHERN END OF THE MITER OF THE EASTERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (VARIABLE RIGHT-OF-WAY)

AND SPRINGLAKE ROAD (VARIABLE RIGHT-OF-WAY), HAVING GEORGIA WEST STATE PLANE COORDINATES (N: 1,438,569.2710 E: 2,357,134.9470);

THENCE, NORTHERLY ALONG THE SAID RIGHT OF WAY MITER, NORTH 45 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 436.82 FEET TO

A POINT;

THENCE, EASTERLY ALONG THE RIGHT OF WAY OF SPRINGLAKE ROAD, SOUTH 86 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 432.47

FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 3 DEGREES 43 MINUTES 49 SECONDS EAST A DISTANCE OF 9.72 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 43 MINUTES 52 SECONDS EAST A DISTANCE OF 186.78 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 47 MINUTES 22 SECONDS WEST A DISTANCE OF 220.65 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 22 MINUTES 13 SECONDS EAST A DISTANCE OF 100.30 FEET TO A POINT;

THENCE NORTH 14 DEGREES 44 MINUTES 21 SECONDS EAST A DISTANCE OF 200.64 FEET TO A POINT ON THE RIGHT OF WAY OF SPRINGLAKE

ROAD;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 46 MINUTES 07 SECONDS EAST A DISTANCE OF 40.51 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 42 MINUTES 32 SECONDS WEST A DISTANCE OF 361.92 FEET TO A POINT ON THE

LAND LOT LINE COMMON TO LAND LOTS 179 AND 180;

THENCE, SOUTHERLY ALONG SAID LAND LOT LINE, SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST A DISTANCE OF 284.85 FEET TO A POINT

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

ON THE RIGHT OF WAY OF PAPER MILL ROAD;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 193.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,568.51 FEET

(CHORD BEARING OF NORTH 34 DEGREES 59 MINUTES 10 SECONDS WEST AND A DISTANCE OF 193.72 FEET) TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 21 MINUTES 03 SECONDS WEST A DISTANCE OF 168.08 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 58 DEGREES 18 MINUTES 50 SECONDS EAST A DISTANCE OF 15.54 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 151.67 FEET TO A POINT;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 156.09 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET

(CHORD BEARING OF NORTH 16 DEGREES 55 MINUTES 30 SECONDS WEST AND A DISTANCE OF 154.45 FEET) TO A POINT;

SAID POINT BEING THE TRUE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINS 7.536 ACRES (+/- 328,307 SQUARE FEET) MORE OR LESS.

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LINE LEGEND

STM	STORM SEWER
FO	FIBER OPTIC
OHP	OVERHEAD POWER
PL	PROPERTY LINE
ADJ	ADJOINING LOT LINE
SS	SANITARY SEWER
W	WATER MAIN
UGP	UNDERGROUND POWER
GAS	GAS
CL	ROAD CENTERLINE
LL	LAND LOT LINE
R/W	RIGHT OF WAY
OHU	OVERHEAD UTILITY
ESM	EASEMENT
TEL	TELECOMMUNICATIONS

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

LEGAL DESCRIPTION
(SAME PROPERTY DESCRIBED IN DEEDBOOK 23965 PAGE 91)
TRACT 2 - SPRINGLAKE ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 179 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN AT THE SOUTHERN END OF THE MITER OF THE EASTERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (VARIABLE RIGHT-OF-WAY) AND SPRINGLAKE ROAD (VARIABLE RIGHT-OF-WAY), HAVING GEORGIA WEST STATE PLANE COORDINATES (N: 1,438,569.2710 E: 2,357,134.9470);

THENCE, NORTHERLY ALONG THE SAID RIGHT OF WAY MITER, NORTH 45 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 436.82 FEET TO A POINT;

THENCE, EASTERLY ALONG THE RIGHT OF WAY OF SPRINGLAKE ROAD, SOUTH 86 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 432.47 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 3 DEGREES 43 MINUTES 49 SECONDS EAST A DISTANCE OF 9.72 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 43 MINUTES 52 SECONDS EAST A DISTANCE OF 186.78 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 47 MINUTES 22 SECONDS WEST A DISTANCE OF 695.23 FEET TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 179 AND 180;

THENCE, SOUTHERLY ALONG SAID LAND LOT LINE, SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST A DISTANCE OF 284.85 FEET TO A POINT ON THE RIGHT OF WAY OF PAPER MILL ROAD;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 193.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,568.51 FEET (CHORD BEARING OF NORTH 34 DEGREES 59 MINUTES 20 SECONDS WEST AND A DISTANCE OF 193.72 FEET) TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 21 MINUTES 05 SECONDS WEST A DISTANCE OF 168.08 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 58 DEGREES 18 MINUTES 55 SECONDS EAST A DISTANCE OF 15.54 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 151.67 FEET TO A POINT;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 156.09 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET (CHORD BEARING OF NORTH 16 DEGREES 55 MINUTES 30 SECONDS WEST AND A DISTANCE OF 154.45 FEET) TO A POINT;

SAID POINT BEING THE TRUE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINS 6.661 ACRES (+/- 290,194 SQUARE FEET) MORE OR LESS. ***(SAME PROPERTY DESCRIBED IN DEEDBOOK 23965 PAGE 91)***

LEGAL DESCRIPTION
COMBINED TRACTS

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 179 OF THE 5TH DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN AT THE SOUTHERN END OF THE MITER OF THE EASTERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (VARIABLE RIGHT-OF-WAY) AND SPRINGLAKE ROAD (VARIABLE RIGHT-OF-WAY), HAVING GEORGIA WEST STATE PLANE COORDINATES (N: 1,438,569.2710 E: 2,357,134.9470);

THENCE, NORTHERLY ALONG THE SAID RIGHT OF WAY MITER, NORTH 45 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 436.82 FEET TO A POINT;

THENCE, EASTERLY ALONG THE RIGHT OF WAY OF SPRINGLAKE ROAD, SOUTH 86 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 432.47 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 3 DEGREES 43 MINUTES 49 SECONDS EAST A DISTANCE OF 9.72 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 43 MINUTES 52 SECONDS EAST A DISTANCE OF 186.78 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 47 MINUTES 22 SECONDS WEST A DISTANCE OF 220.65 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 22 MINUTES 13 SECONDS EAST A DISTANCE OF 100.30 FEET TO A POINT;

THENCE NORTH 14 DEGREES 44 MINUTES 21 SECONDS EAST A DISTANCE OF 200.64 FEET TO A POINT ON THE RIGHT OF WAY OF SPRINGLAKE ROAD;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 86 DEGREES 46 MINUTES 07 SECONDS EAST A DISTANCE OF 40.51 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 14 DEGREES 42 MINUTES 32 SECONDS WEST A DISTANCE OF 361.92 FEET TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 179 AND 180;

THENCE, SOUTHERLY ALONG SAID LAND LOT LINE, SOUTH 59 DEGREES 17 MINUTES 55 SECONDS WEST A DISTANCE OF 284.85 FEET TO A POINT ON THE RIGHT OF WAY OF PAPER MILL ROAD;

THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 193.77 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,568.51 FEET (CHORD BEARING OF NORTH 34 DEGREES 59 MINUTES 20 SECONDS WEST AND A DISTANCE OF 193.72 FEET) TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 21 MINUTES 05 SECONDS WEST A DISTANCE OF 168.08 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 58 DEGREES 18 MINUTES 55 SECONDS EAST A DISTANCE OF 15.54 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 31 DEGREES 23 MINUTES 48 SECONDS WEST A DISTANCE OF 151.67 FEET TO A POINT;

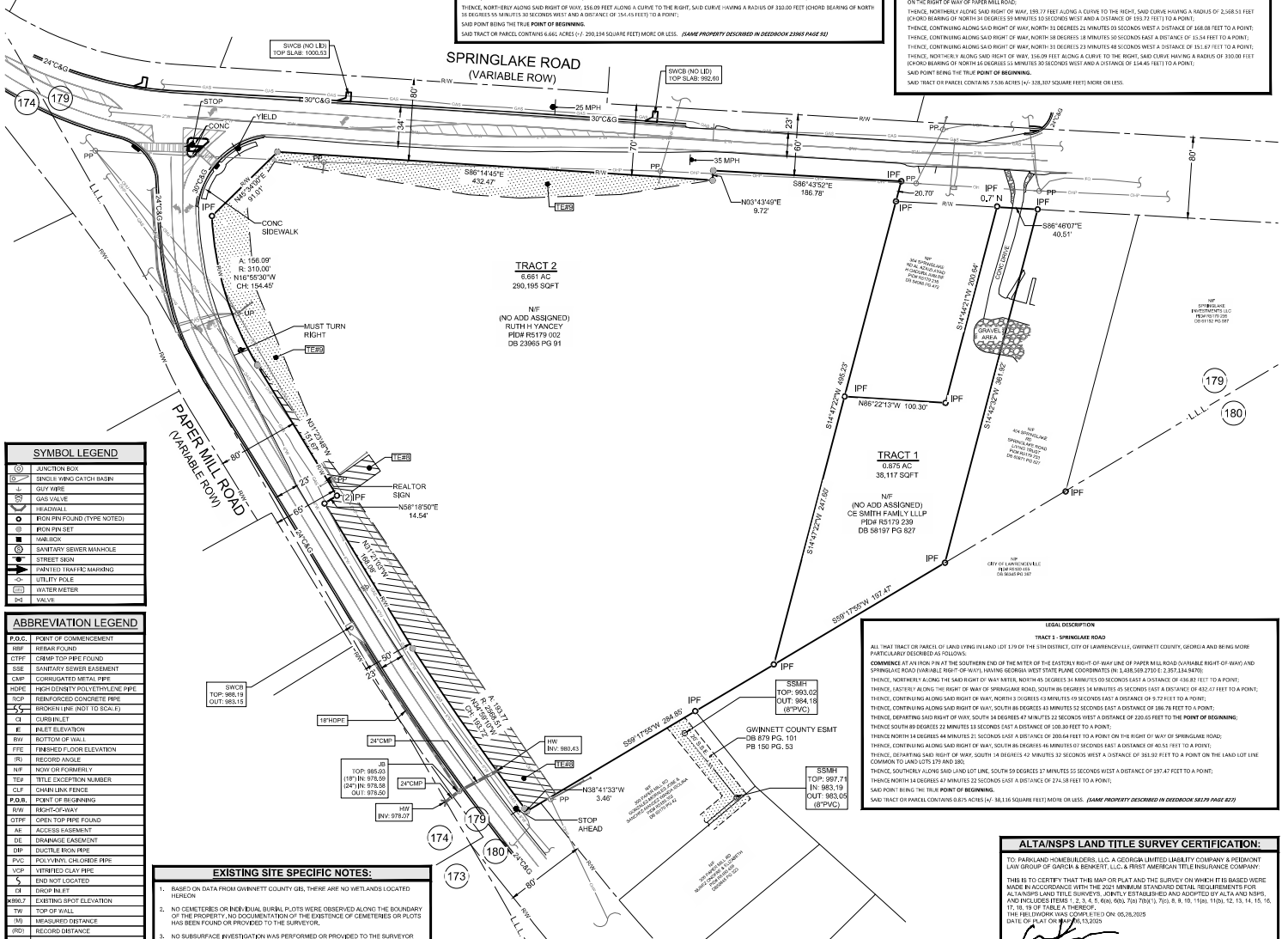
THENCE, NORTHERLY ALONG SAID RIGHT OF WAY, 156.09 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET (CHORD BEARING OF NORTH 16 DEGREES 55 MINUTES 30 SECONDS WEST AND A DISTANCE OF 154.45 FEET) TO A POINT;

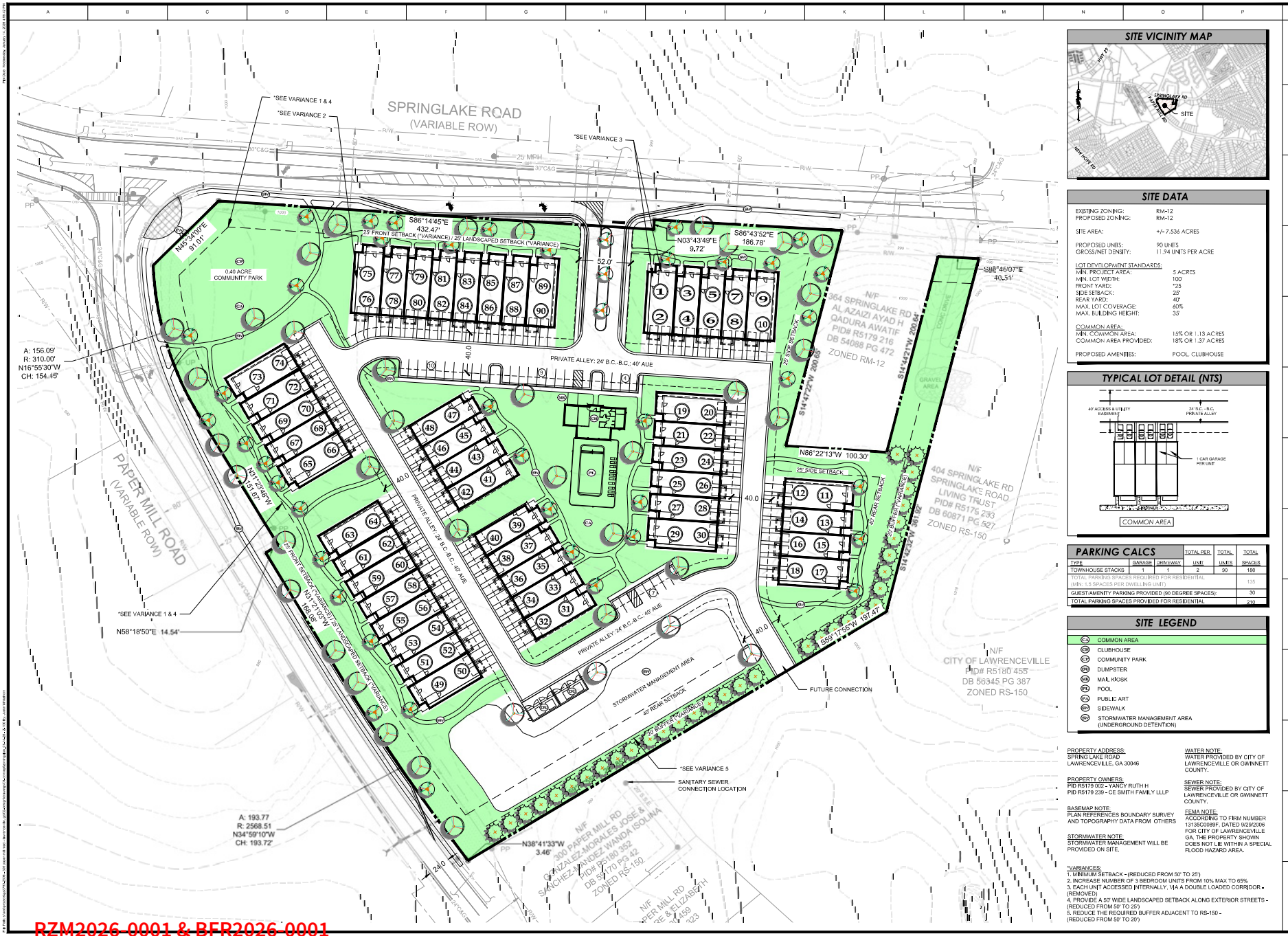
SAID POINT BEING THE TRUE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINS 7.536 ACRES (+/- 328,307 SQUARE FEET) MORE OR LESS.

IMAGE OBTAINED FROM © GOOGLE MAPS

LOCATION MAP





SITE VICINITY MAP

SITE DATA

EXISTING ZONING:	RM-12
PROPOSED ZONING:	RM-12
SITE AREA:	+/- 7.536 ACRES
PROPOSED UNITS:	90 UNITS
GROSS/NET DENSITY:	11.94 UNITS PER ACRE
LOT DEVELOPMENT STANDARDS:	
MIN. PROJECT AREA:	5 ACRES
MIN. LOT WIDTH:	100'
FRONT YARD:	*25
SIDE SETBACK:	25'
REAR YARD:	40'
MAX. LOT COVERAGE:	60%
MAX. BUILDING HEIGHT:	35'
COMMON AREA:	
MIN. COMMON AREA:	15% OR 1.13 ACRES
COMMON AREA PROVIDED:	18% OR 1.37 ACRES
PROPOSED AMENITIES:	POOL, CLUBHOUSE

TYPICAL LOT DETAIL (NTS)

PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
TOWNHOUSE STACKS	1	1	2	90	180
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MIN. 1.5 SPACES PER DWELLING UNIT):					135
GUEST/AMENITY PARKING PROVIDED (90 DEGREE SPACES):					30
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL					210

SITE LEGEND

CA	COMMON AREA
CH	CLUBHOUSE
CP	COMMUNITY PARK
DM	DUMPSTER
MB	MAIL KIOSK
PO	POOL
PA	PUBLIC ART
SW	SIDEWALK
SM	STORMWATER MANAGEMENT AREA (UNDERGROUND DETENTION)

PROPERTY ADDRESS:
SPRING LAKE ROAD
LAWRENCEVILLE, GA 30046

PROPERTY OWNERS:
PID R5179 002 - YANCY RUTH H
PID R5179 239 - CE SMITH FAMILY LLLP

BASEMAP NOTE:
PLAN REFERENCES BOUNDARY SURVEY AND TOPOGRAPHY DATA FROM OTHERS

STORMWATER NOTE:
STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

WATER NOTE:
WATER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

SEWER NOTE:
SEWER PROVIDED BY CITY OF LAWRENCEVILLE OR GWINNETT COUNTY.

FEMA NOTE:
ACCORDING TO FIRM NUMBER 13135C0089F, DATED 9/29/2006 FOR CITY OF LAWRENCEVILLE GA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

*VARIANCES:
1. MINIMUM SETBACK - (REDUCED FROM 50' TO 25')
2. INCREASE NUMBER OF 3 BEDROOM UNITS FROM 10% MAX TO 65%
3. EACH UNIT ACCESSED INTERNALLY, VIA A DOUBLE LOADED CORRIDOR - (REMOVED)
4. PROVIDE A 50' WIDE LANDSCAPED SETBACK ALONG EXTERIOR STREETS - (REDUCED FROM 50' TO 25')
5. REDUCE THE REQUIRED BUFFER ADJACENT TO RS-150 - (REDUCED FROM 50' TO 20')

LJA ENGINEERING, INC
© 2025 LJA ENGINEERING, INC.
200 SOUTH MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

PM:FD07920

REVISIONS

DESCRIPTION	DATE

SPRINGLAKE PARK

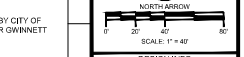
CLIENT

PARKLAND COMMUNITIES
24 HR. CONTACT:
IAN YOUNG
IAN@PARKLANDCO.COM
925 NORTH POINT PKWY.
SUITE 320
ALPHARETTA, GA 30005

PROJECT
ZONING PLAN FOR
SPRINGLAKE PARK
SPRINGLAKE RD
PARCEL ID: R5179 002
LAND LOT 179, 5TH DISTRICT
CITY OF LAWRENCEVILLE, GA 30046

CALL BEFORE YOU DIG
811

NORTH ARROW & SCALE



DESIGN INFO

ISSUE TITLE:	ZONING PLAN
DRAWN BY:	CC
DESIGNED BY:	CC
REVIEWED BY:	JW
JOB #:	GA3793-2506
DATE:	01/07/2026

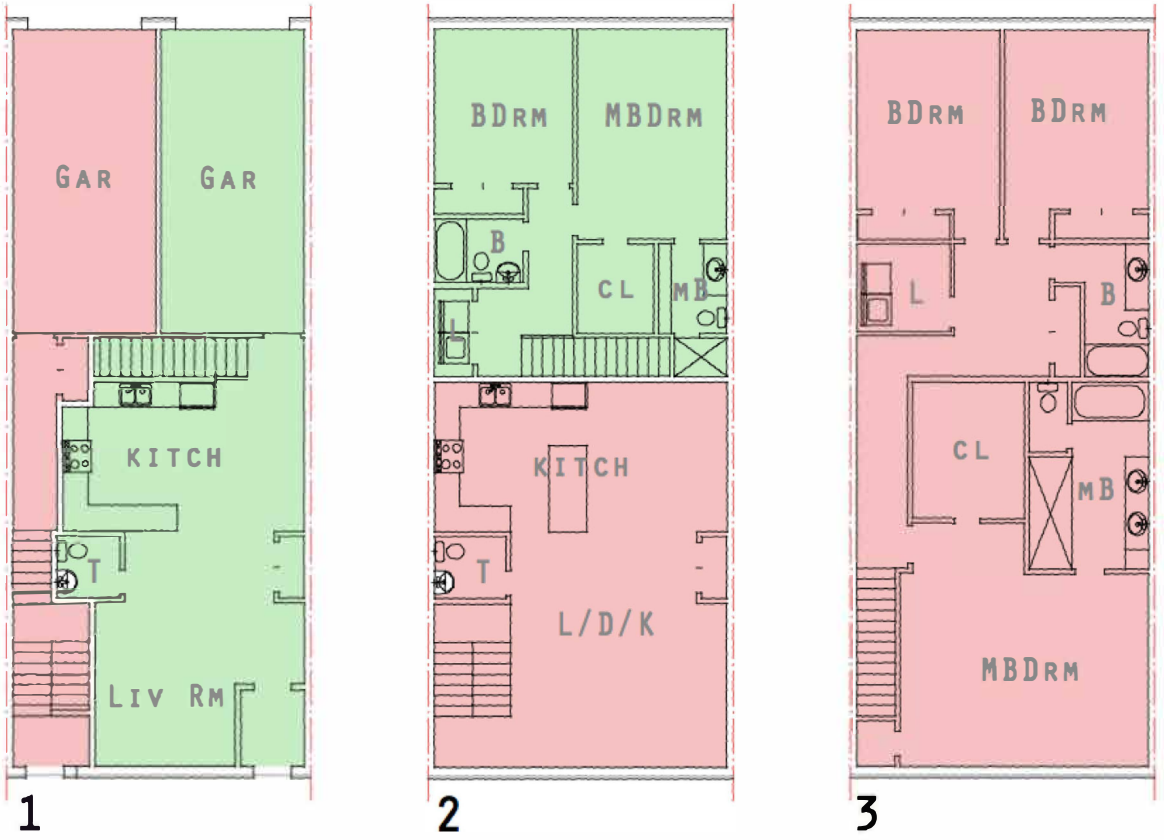
SHEET TITLE
REZONING SITE PLAN

SHEET NUMBER
Z-100

RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

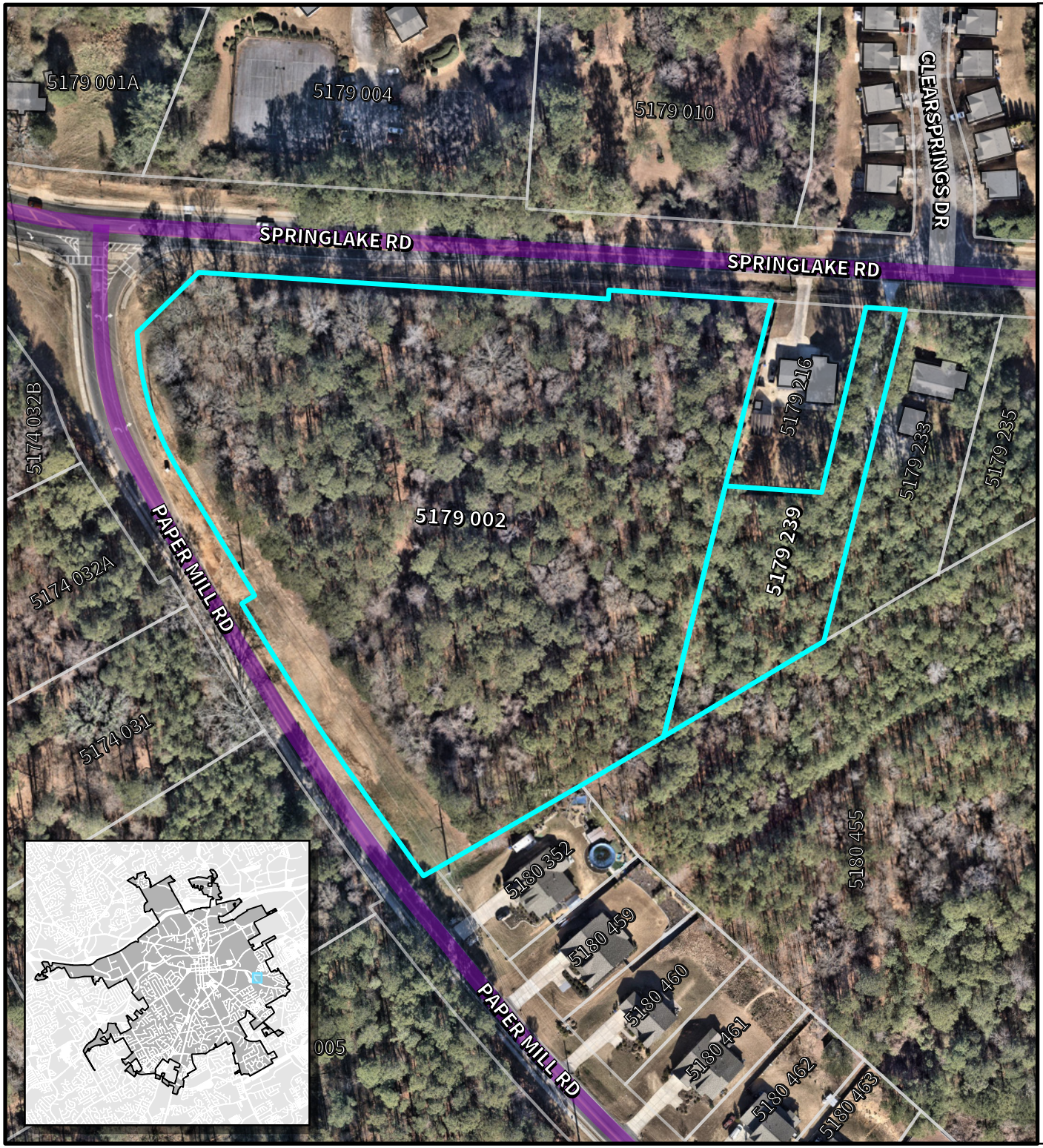
RZM2026-0001 & BFR2026-0001
RECEIVED JANUARY 15, 2026
PLANNING & DEVELOPMENT DEPARTMENT

SPLIT TOWNHOME - EXAMPLE FLOORPLAN



Two-Bedroom Unit

Three-Bedroom Unit



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 & BFR2026-0001

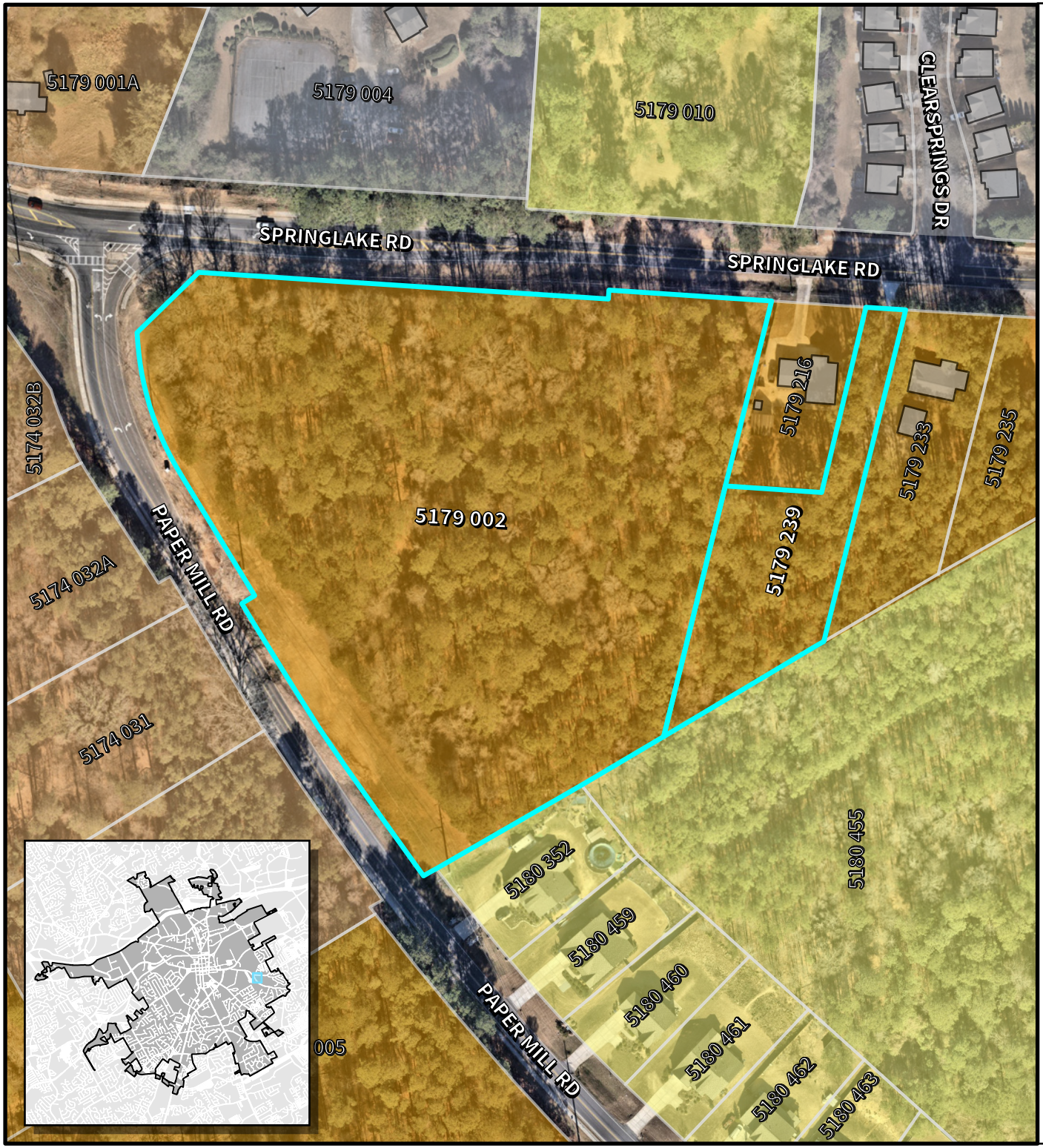
Applicant: Parkland Homebuilders, LLC

- Subject Property (~7.29 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	03/10/2026
Map Scale:	1:1,800

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

- Subject Property (~7.29 acres)
- Lawrenceville City Limits

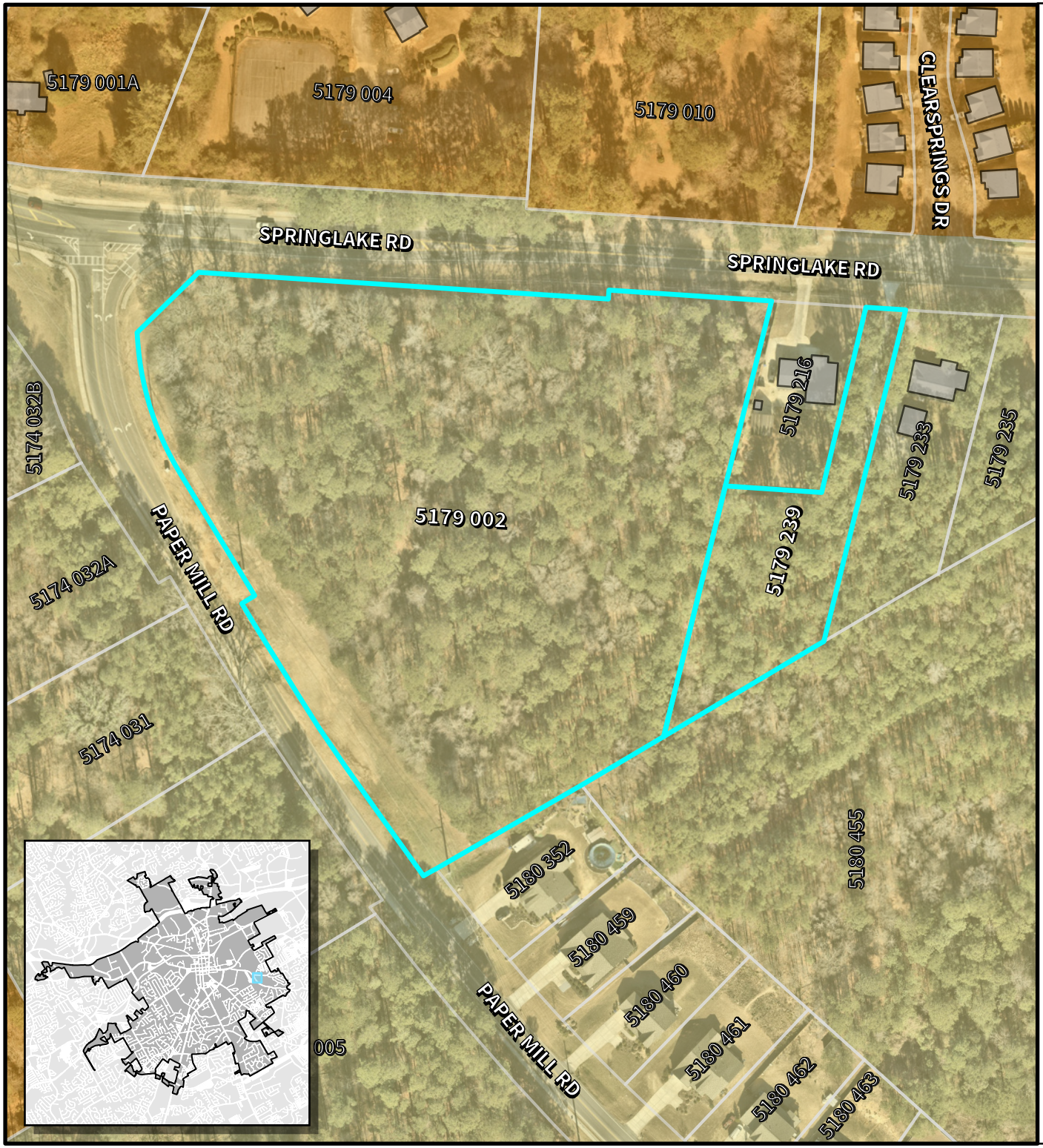
Zoning Districts

RM-12	Multifamily Residential
RM-8	Townhouse Residential
RM-4-C	Fee Simple Condominium
RS-150	Single-Family Residential

Imagery Date:	01/13/2026
Map Date:	03/10/2026
Map Scale:	1:1,800

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

- Subject Property (~7.29 acres)
- Lawrenceville City Limits

2045 Character Areas

- Traditional Residential
- Mixed Residential

Imagery Date:	01/13/2026
Map Date:	03/10/2026
Map Scale:	1:1,800

N

0 62.5 125 250 Feet

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 & BFR2026-0001

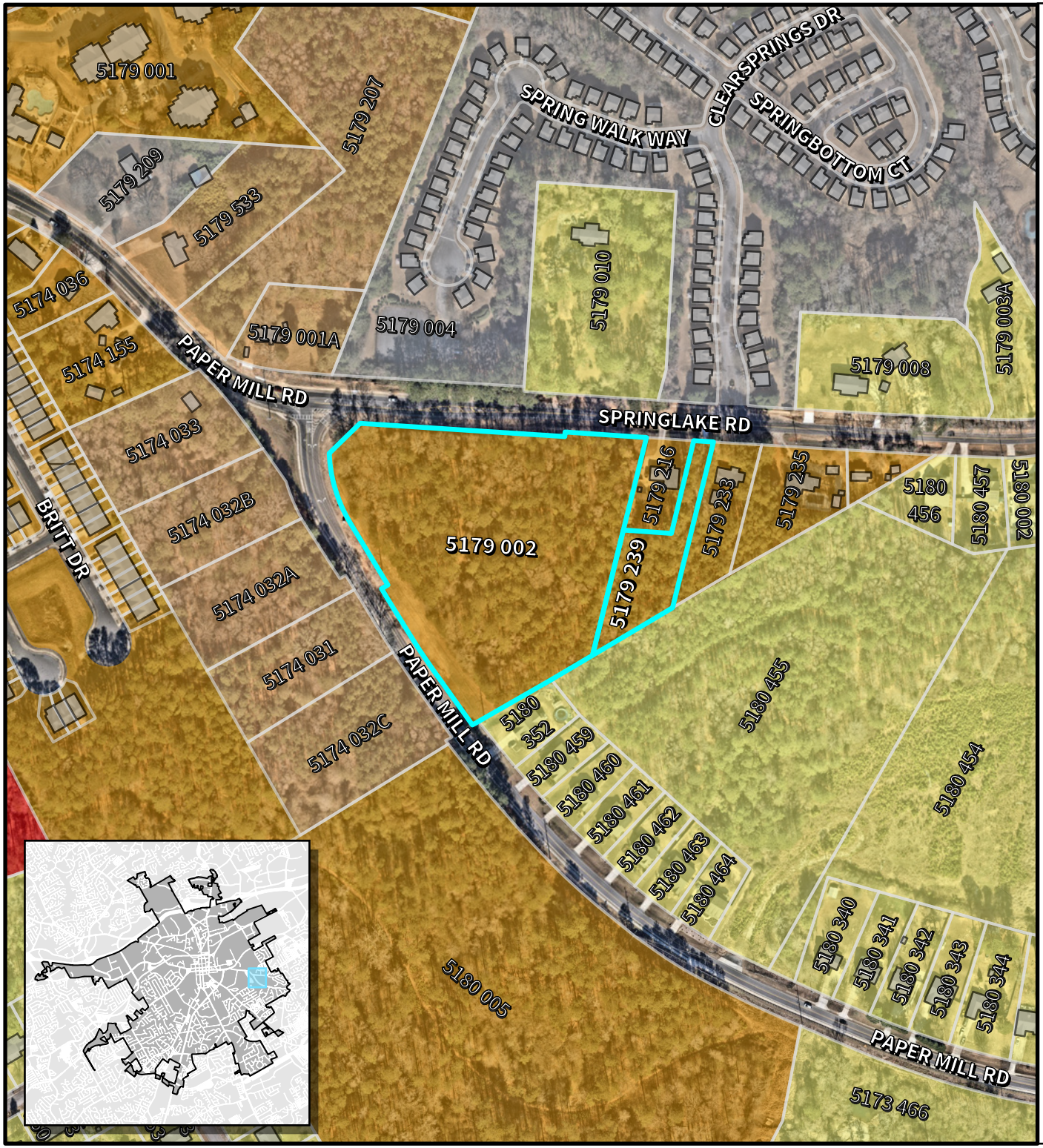
Applicant: Parkland Homebuilders, LLC

- Subject Property (~7.29 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	03/10/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

- Subject Property (~7.29 acres)
- Lawrenceville City Limits

Zoning Districts

BG	General Business
ON	Office/Neighborhood
RM-12	Multifamily Residential
RM-8	Townhouse Residential
RM-4-C	Fee Simple Condominium
RS-150	Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 03/10/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

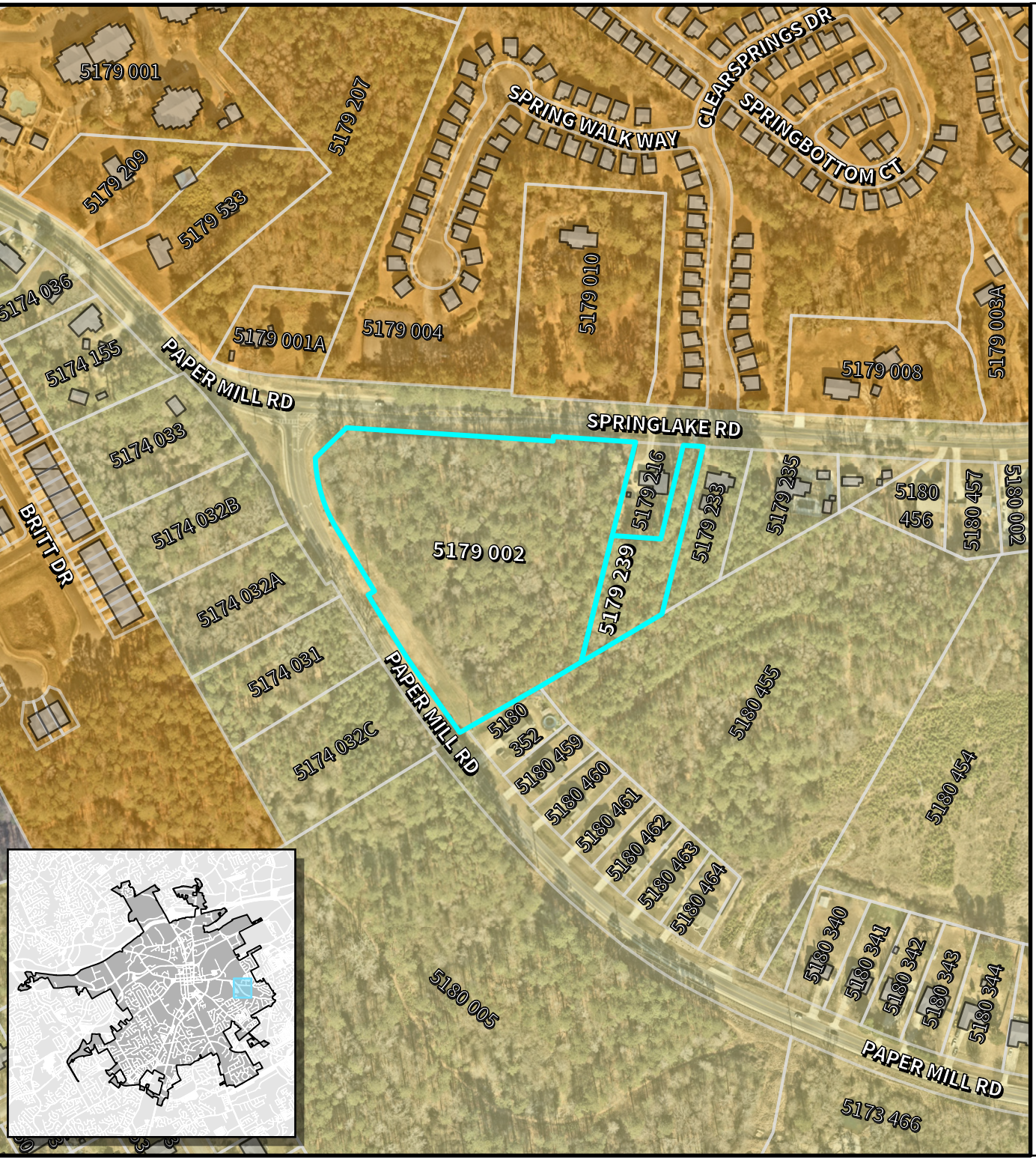
RZM2026-0001 & BFR2026-0001

Applicant: Parkland Homebuilders, LLC

- Subject Property (~7.29 acres)
- Lawrenceville City Limits

2045 Character Areas

- Downtown
- Traditional Residential
- Mixed Residential



Imagery Date: 01/13/2026
Map Date: 03/10/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	RZC2026-0001 & BFR2026-0003; Amicasa Home Care Corp; 1298 Old Norcross Road
Department:	Planning and Development
Date of Meeting:	Wednesday, April 1, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	Rezone from OI (Office/Institutional) and RS-150 (Single-Family Residential) to OI (Office/Institutional) with a Buffer Reduction Request
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	

Summary: The applicant requests the rezoning of an approximately 3.13-acre parcel assemblage located at 1298 Old Norcross Road from split RS-150 (Single-Family Residential District) and OI (Office Institutional District) zoning to OI (Office Institutional District) to develop a personal care home / assisted living facility. Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 25 feet. The subject property is located at the southern right-of-way of Old Norcross Road, west of its intersection with Hillandale Drive.

Attachments/Exhibits:

- RZC2026-0001 BFR2026-0003_ATTCH_03302026.pdf

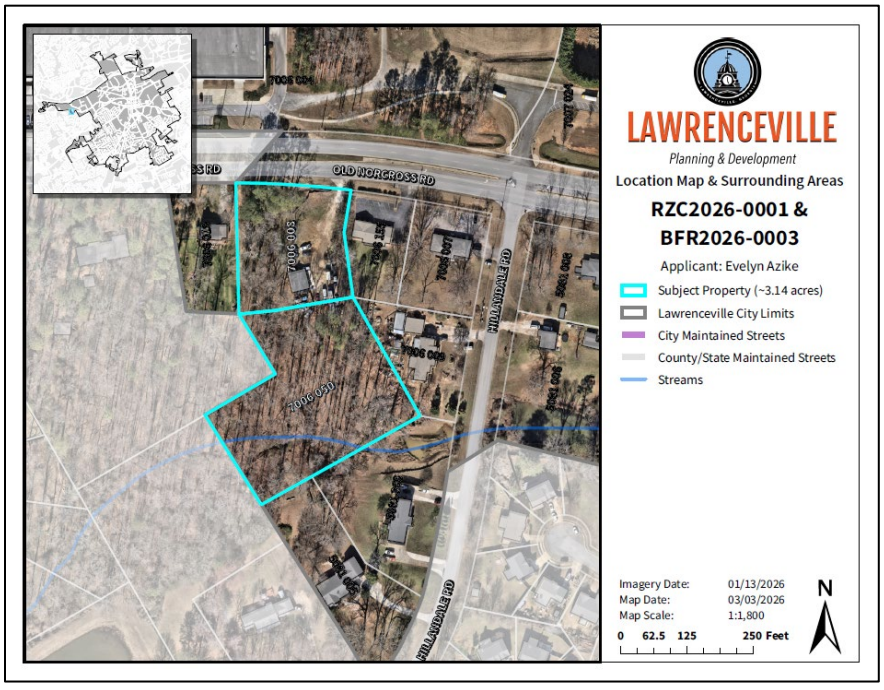
LAWRENCEVILLE

Planning & Development

REZONING AND BUFFER REDUCTION

CASE NUMBER(S):	**RZC2026-00001 & BFR2026-00003**
APPLICANT(S):	AMICASA HOME CARE CORP
PROPERTY OWNER(S):	1298 OLD NORCROSS ROAD, LLC
LOCATION(S):	1298 OLD NORCROSS ROAD
PARCEL IDENTIFICATION NUMBER(S):	7006 008 & 7006 050
APPROXIMATE ACREAGE:	3.13 ACRES
CURRENT ZONING:	RS-150 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED ZONING:	OI (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED DEVELOPMENT:	PERSONAL CARE HOME / ASSISTED LIVING FACILITY
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP



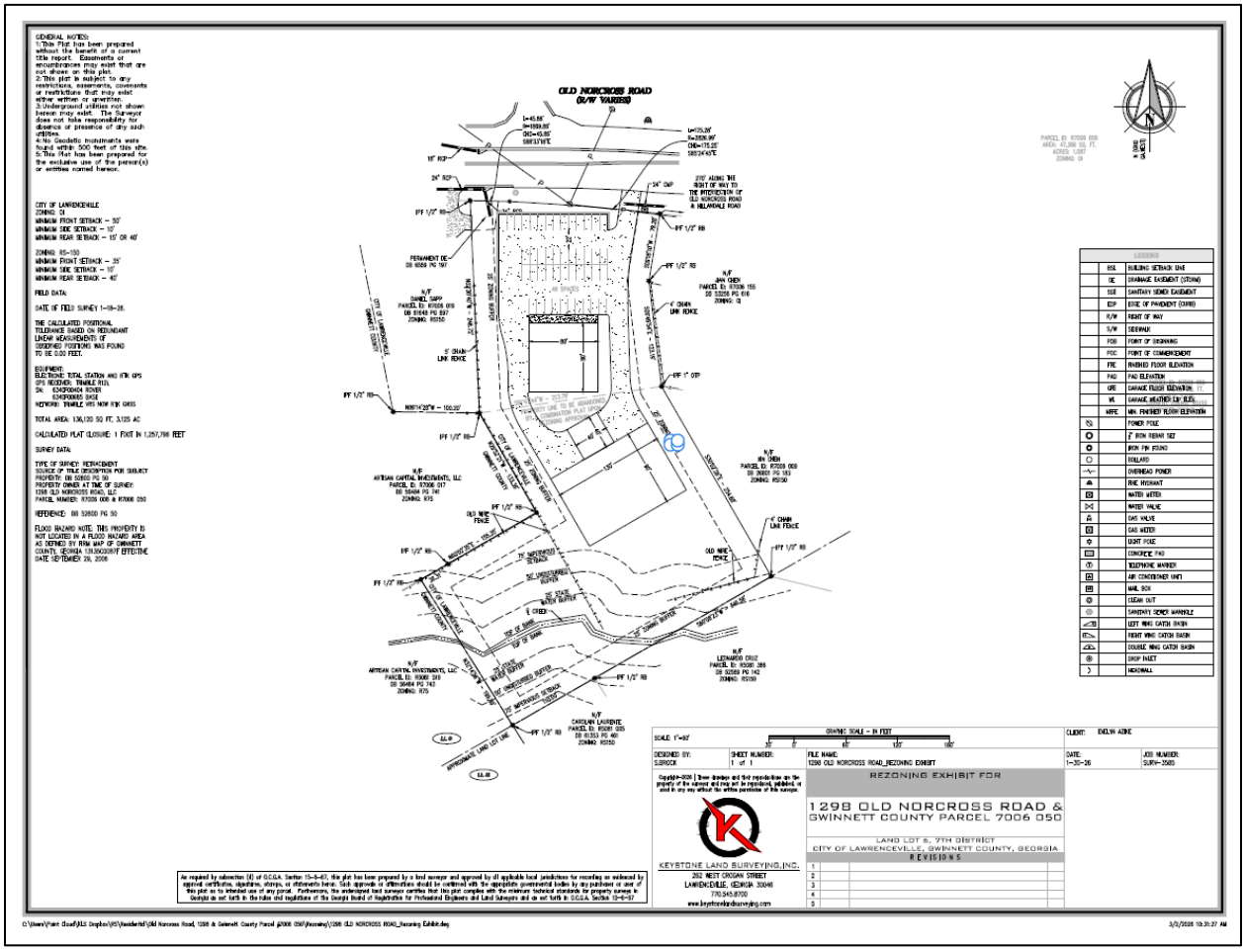
ZONING HISTORY

Portions of the subject property adjacent to Old Norcross Road (R7006 008) were annexed into the City of Lawrenceville and rezoned to RS-120 (Single Family Residential District) In 1982; these portions were rezoned to OI (Office Institutional District in 1989 per RZ-89-12. The remaining portions of the subject property were annexed into the city limits and rezoned to RS-150 (Single Family Residential District) sometime between the years 1989 and 2002.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 3.13-acre parcel assemblage located at 1298 Old Norcross Road from split RS-150 (Single-Family Residential District) and OI (Office Institutional District) zoning to OI (Office Institutional District) to develop a personal care home / assisted living facility. Further, the applicant is requesting to reduce the required buffer with adjacent RS-150 zoning districts from 50 feet to 25 feet. The subject property is located at the southern right-of-way of Old Norcross Road, west of its intersection with Hillandale Drive.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property currently consists of a one story, 1,064 square foot wood frame single-family dwelling constructed in 1979. There are no Certificates of Occupancy or Occupational Tax Certificates associated with the subject property; there is currently an open code case at the property regarding outdoor storage (vehicles) and parking on non-approved surfaces (CEU2025-16538).

The applicant seeks to redevelop the subject property into a commercial personal care home / assisted living facility. The proposal consists of two structures totaling approximately 18,100 SF of gross floor area.

Approval of the requested OI (Office Institutional District) zoning district meets the minimum standard for the district as outlined below:

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	*20,000 sq ft*	*136,342 sq ft*	*N/A*
Lot Width	*100 ft*	*220 ft*	*N/A*
Front Setback	*50 ft*	*50 ft*	*N/A*
Side Setback	*10 ft*	*10 ft*	*N/A*
Rear Setback	*40 ft*	*40 ft*	*N/A*
Impervious Surface Coverage	*70%*	*Not listed*	*Land Disturbing Activity Permit*
Max Height	*35 ft*	*Not listed*	*Building Permit*

Article 1 Districts, Section 102.12 OI Office Institutional District, Subsection C. Miscellaneous Provisions.

Standard	Requirement	Proposal	Recommendation
District Location	*Major Arterials, State Highways, and Access Roads parallel to expressways*	*Major Arterial*	*N/A*

Article 4 Buffers, Section 403 Buffers Table

Standard	Requirement	Proposal	Recommendation
OI/RS-150	*50 ft*	*25 ft*	*Buffer Reduction*
OI/R-75	*50 ft*	*25 ft*	*Buffer Reduction*

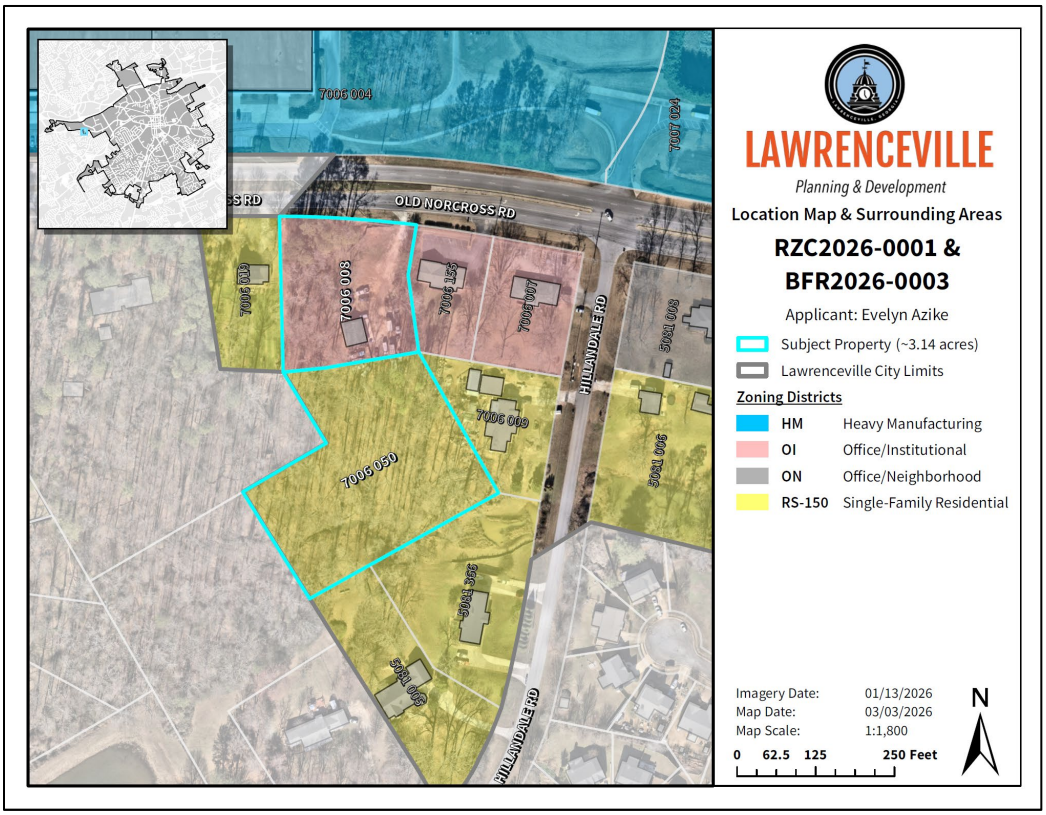
Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Parking: Personal Care Home	*1 per two beds plus 1 for each 250 SF GFA of common space*	*46 spaces*	*Variance (Board of Appeals)*

In addition to the rezoning request, a buffer reduction is requested to reduce the required buffer between the subject property and adjacent properties zoned City of Lawrenceville zoning district RS-150 (Single-Family Residential) and Gwinnett County zoning district R-75 (Single-Family Residential) from 50 feet to 25 feet. Due to the property's shape, the fact that it is surrounded by residential uses and zoning districts on nearly all sides, and the presence of a stream with an associated 75' buffer running through the rear of the property, a significant portion of the property is rendered unbuildable by these various buffers. These hardships may justify a reduction of the required zoning buffer; the required 75' stream buffer shall remain in place as-is.

Parking, driveway, architectural, and landscaping requirements will be reviewed following submission of all permit applications and must be brought into compliance prior to the issuance of a Certificate of Occupancy.

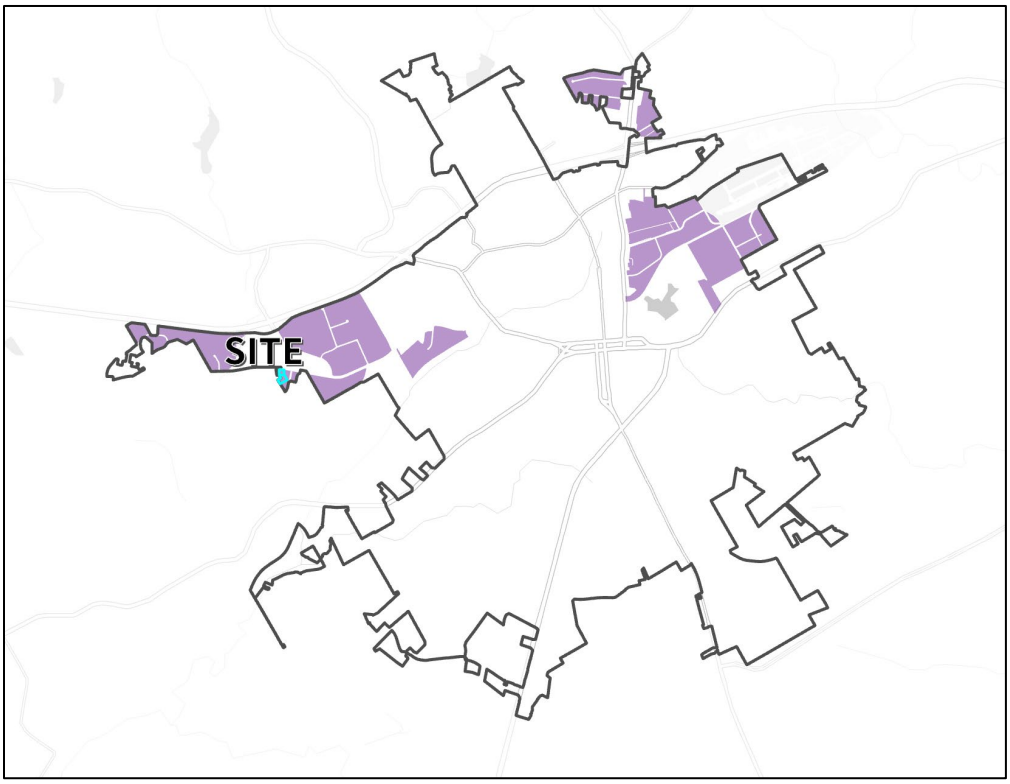
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate area surrounding the subject property consists of single-family residential and light commercial zoning districts and land uses. The properties to the east of the subject property along Old Norcross Road are both zoned OI (Office Institutional District) and consist of day care and a medical office operating out of structures initially built as single-family dwellings. Otherwise, the properties directly adjacent to the subject property contain single-family dwellings within residential zoning districts (City of Lawrenceville RS-150 district and Gwinnett County R-75 district). The greater area consists of predominantly single-family residential on the southern extent of Old Norcross Road; likewise, the northern extent of Old Norcross Road contains Discovery High School and Benefield Elementary School, both institutional uses on properties zoned HM (Heavy Manufacturing District). The proposal may be appropriate considering the residential and institutional nature of nearby land uses and zoning districts.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Industrial character area, described as follows:

> *The industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.*

As proposed, the requested rezoning may not be strictly consistent with the policies of the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The proposed rezoning and buffer reduction provide a compatible, low-impact institutional use adjacent to both residential and employment areas and would function as an effective transitional land use between single-family neighborhoods and more intensive industrial and institutional development located along the northern right-of-way of Old Norcross Road. Additionally, the requests would eliminate “split zoning”, promoting a coordinated and orderly development pattern, which would align with the City’s long-term vision for the area by supporting employment-adjacent institutional uses with the broader Industrial Character Area.

Given these considerations, the rezoning and buffer reduction requests represent a reasonable, appropriate, and well-supported use of a property and does not materially conflict with the Comprehensive Plan. Therefore, Staff recommends **APPROVAL WITH CONDITIONS** of the proposed rezoning and buffer reduction.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Jackson EMC serves this development.

GAS DEPARTMENT

Lawrenceville Gas serves this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

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

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

   The proposed OI zoning and personal care home / assisted living facility is generally compatible with nearby institutional, and office uses along Old Norcross Road and may serve as a transitional use between commercial and surrounding residential properties.

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

   The proposed development is not expected to adversely affect nearby properties, as personal care homes typically generate relatively low traffic and operational impacts compared to other commercial uses.

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

   The subject properties are split zoned (RS-150 and OI), which limits cohesive development and constrains its highest and best use. While portions could be developed under existing zoning, the property is most economically viable as a unified OI district, allowing for coordinated institutional development consistent with surrounding land uses.

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

   The proposed assisted living facility is expected to generate moderate traffic volumes and should have minimal impact on surrounding transportation infrastructure, utilities, and nearby schools.

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

   The subject property is located within the Industrial Character Area of the City's Comprehensive Plan. While the proposed personal care home/assisted living facility is not an industrial use, it is an institutional use compatible with surrounding development and functions as a transition between residential and employment/industrial uses. The rezoning to OI (Office-Institutional) supports the City's goals for orderly growth, land use compatibility, and efficient development, and is therefore generally consistent with the policy and intent of the Comprehensive Plan.

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

   The subject property is in an area characterized by a mix of residential, institutional, and employment uses, including office-institutional zoning and industrial development across the adjacent arterial roadway. This evolving land use pattern reflects a transition from single-family residential to more intensive institutional and employment-oriented uses. Given the property's location and surrounding area, the proposed rezoning to OI (Office-Institutional District) responds to these changing conditions, supports coordinated development, and provides a compatible, low-impact use that aligns with the City's vision for orderly growth. These factors provide supporting grounds for approval of the request.

LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 03302026

RZC2026-00001

Approval of a rezoning to OI (Office Institutional District), subject to the following enumerated conditions:

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

- ***A.*** Limited to office and institutional uses only.
- ***B.*** Final building design, site design, and exterior appearance shall be approved by the Director of Planning and Development.
- ***C.*** 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.
- ***D.*** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- ***E.*** Outdoor storage shall be prohibited.
- ***F.*** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (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 the Planning and Development Department.
- ***B.*** 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 the Planning and Development Department.
- ***C.*** Prior to the issuance of a Land Disturbing Activity Permit or Building Permit, a Landscape Plan be submitted for review and approval by the Director of the Planning and Development Department. A Landscape Plan shall include perimeter buffers, street frontage and internal parking lots, driveways, and planting areas.

D. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.

E. 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-way.

F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_03302026

BFR2026-00003

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. **<u>To restrict the Buffer Reduction as follows:</u>**

   A. Allows a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications, from fifty (50) feet to twenty-five (25) feet.

   B. Provide a twenty-five (25) zoning buffer as shown on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.

   C. Any disturbance within the required twenty-five (25) foot zoning buffer shall be limited to an approved landscape plan. Approval of this Buffer Reduction shall not be construed as a waiver of zoning buffer requirements for any future development or redevelopment beyond the scope of this application.

   D. All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.

   E. The zoning buffer reduction shall not authorize additional principal buildings or expansion beyond what is depicted on the submitted Rezoning Exhibit, prepared for “1298 Old Norcross Road & Gwinnett County Parcel 7006 050”, prepared by “Keystone Land Surveying, Inc.”, dated “January 30, 2026”.

   F. No land-disturbing activity shall occur within the required 75-foot impervious surface setback, 50-foot undisturbed buffer, or 25-foot state waters buffer, except as authorized through the applicable variance procedures.

   G. All site improvements shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.

H. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: AMICASA HOME CARE Corp -Evelyn A. Azike - CEO	NAME: 1298 Old Norcross Road, LLC - Soren Thomas
ADDRESS: 3482 Flat Shoals Road	ADDRESS: PO Box 80042
CITY: Decatur	CITY: Atlanta
STATE: GA ZIP: 30034	STATE: GA ZIP: 30366

CONTACT PERSON: Evelyn A. Azike PHONE: 404.537.1960

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): RS-150 REQUESTED ZONING DISTRICT: OI

PARCEL NUMBER(S): R7006 008 & R7006 050 ACREAGE: 3.131

ADDRESS OF PROPERTY: 1298 Old Norcross Rd & 0 Hllandale Rd, Lawrenceville, Ga 30046

Evelyn A Azike 1/30/2026
SIGNATURE OF APPLICANT DATE

Soren Thomas 01/29/2026
SIGNATURE OF OWNER DATE

AMICASA HOME CARE Corp -Evelyn A. Azike - CEO
TYPED OR PRINTED NAME

Soren Thomas
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE 1/30/2026

NOTARY PUBLIC DATE 1/29/2026

SHANNON L. WILLIAMS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 07, 2027

KEAY S KIM YOO NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES DECEMBER 14 2029

Scanned with CamScanner

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LETTER OF INTENT AND JUSTIFICATION FOR REZONING
Rezoning Application
City of Lawrenceville, Gwinnett County, Georgia

Applicant:
Evelyn Azike,
Owner/Administrator
Amicasa Homecare Corporation

Property Address:
1298 Old Norcross Road
Lawrenceville, Georgia 30044

Gwinnett County Tax Parcel IDs:
R7006 008
R7006 050

Current Zoning District: RS-150 (Single-Family Residential)
Requested Zoning District: OI (Office and Institutional)

Date: 2/2/2026

City of Lawrenceville
Planning and Development Department
165 Park Street
Lawrenceville, Georgia 30046

Dear Members of the Planning Commission and Honorable Mayor and City Council:

This Letter of Intent and Justification for Rezoning is submitted in support of the application to rezone the above-referenced property located at **1298 Old Norcross Road, Lawrenceville, Georgia**, consisting of **Gwinnett County Tax Parcel IDs R7006 008 and R7006 050** (hereinafter, the "Property"), from **RS-150 (Single-Family Residential)** to **OI (Office and Institutional)** pursuant to the City of Lawrenceville Zoning Ordinance.

I. INTRODUCTION

The Property is located within the City of Lawrenceville and is currently zoned RS-150. The Applicant seeks approval to rezone the Property to OI to allow for the development of an

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

assisted living facility with an inpatient hospice care component, intended to serve the aging and elderly population of Lawrenceville and the surrounding community.

This submission is intended to serve as the Applicant's **Letter of Intent and response to the Standards Governing the Exercise of Zoning Power** as required by the City of Lawrenceville Zoning Ordinance.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of two contiguous parcels fronting **Old Norcross Road**, a well-established corridor that serves a mix of residential, institutional, and community-serving uses. The surrounding area includes a combination of residential neighborhoods, civic and institutional uses, and healthcare-related facilities, making the Property well suited for an institutional use such as assisted living and hospice care.

While the Property is currently zoned for low-density single-family residential use, its location along a major roadway and proximity to existing services, utilities, and medical providers support consideration of a non-residential, community-serving use consistent with OI zoning.

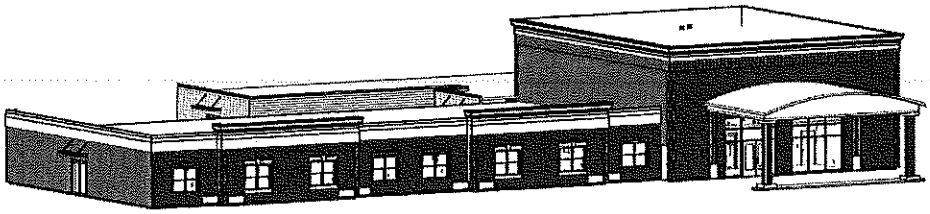
III. PROJECT SUMMARY

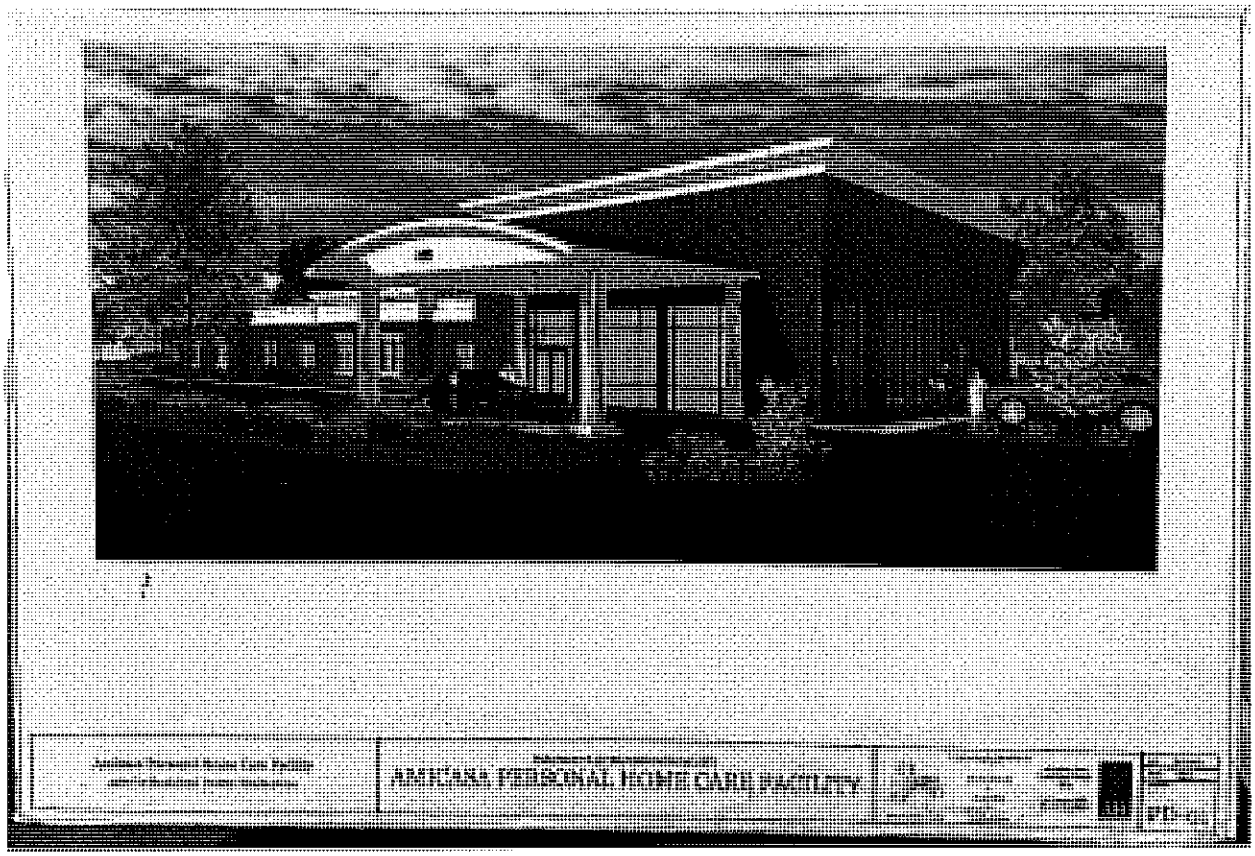
The Applicant proposes to develop the Property with an **assisted living facility and inpatient hospice unit**, providing residential accommodations, medical oversight, and supportive care services in a professionally managed environment. The facility will be designed to maintain a residential character while meeting all applicable City development, safety, and accessibility standards.

The proposed use is inherently low-impact, with limited traffic generation, 24-hour supervised operations, and minimal external disturbances. Site design will incorporate appropriate **setbacks, landscaping, buffering, and architectural treatments** to ensure compatibility with adjacent properties.

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

We have previously built and currently operate a licensed facility located at 3482 Flat Shoals Rd Decatur GA 30034.





RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

IV. SITE IMPACT ANALYSIS

Standards Governing the Exercise of Zoning Power

(A) Suitability in View of Adjacent and Nearby Property
Yes. The proposed rezoning to OI will permit a use that is suitable given the surrounding land uses and the Property's location along Old Norcross Road. Assisted living and hospice facilities are recognized institutional uses that are compatible with nearby residential and community-serving uses and are less intensive than many commercial uses permitted along similar corridors.

(B) Effect on Existing or Adjacent Property
No. The proposed rezoning will not adversely affect the use or usability of adjacent or nearby properties. The residential nature of assisted living facilities, combined with planned buffering and site design measures, will ensure minimal impact on surrounding neighborhoods.

(C) Reasonable Economic Use as Currently Zoned
The Applicant submits that the Property has limited reasonable economic use under its current RS-150 zoning classification given its location, frontage on a major roadway, and surrounding development patterns. Rezoning to OI will allow the Property to be developed in a manner that is both economically viable and compatible with the area.

(D) Impact on Public Infrastructure and Services
The proposed development will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or public services. Assisted living and hospice facilities typically generate lower traffic volumes than traditional commercial or office uses, and all infrastructure improvements will comply with City requirements.

(E) Consistency with the Comprehensive Plan
The requested rezoning is consistent with the City of Lawrenceville Comprehensive Plan, which supports the provision of institutional and healthcare services and encourages land uses that promote public health, safety, and general welfare. The proposed development directly advances these goals by addressing the needs of an aging population.

(F) Other Relevant Conditions
Demographic trends within Lawrenceville and Gwinnett County reflect a growing senior population and an increasing need for assisted living and hospice services. The Property's location, access, and surrounding land use context provide additional support for approval of the requested rezoning.

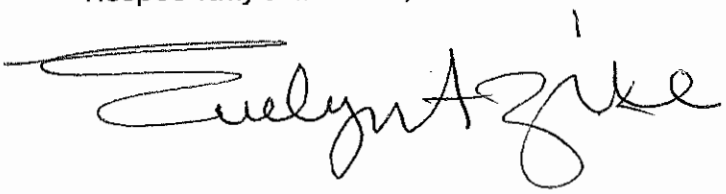
RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

V. CONCLUSION

For the reasons stated herein, the Applicant respectfully submits that the requested rezoning from **RS-150 to OI** is **reasonable, appropriate, and in the best interest of the City of Lawrenceville**. The proposed development represents a compatible, low-impact institutional use that will provide meaningful community benefit while adhering to the City's long-term planning objectives.

Accordingly, the Applicant respectfully requests favorable consideration and approval of this rezoning application. The Applicant welcomes the opportunity to meet with City staff or elected officials to address any questions or concerns regarding this request.

Respectfully submitted,



Based on concept site plan containing proposed locations of structures and floor areas along with proposed parking, we will be requesting a buffer reduction of 50% of the 50' zoning requirement for both lots down to 25'

Parking: Parking is calculated by 1 space per 2 beds as well as 1 space per 250sq.ft. of common area

RZC2026-0001 & BFR2026-0003
RECEIVED MARCH 3, 2026
PLANNING & DEVELOPMENT DEPARTMENT

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

1298 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30046

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD (R/W VARIES) A DISTANCE OF 270.00 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY OF HILLANDALE ROAD (80' R/W); THENCE SOUTH 12 DEGREES 21 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 79.09' FEET TO A POINT; THENCE SOUTH 04 DEGREES 18 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 123.08' FEET TO AN IRON PIN FOUND; THENCE SOUTH 26 DEGREES 50 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 254.77' FEET TO A POINT; THENCE SOUTH 63 DEGREES 05 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 346.91' FEET TO A POINT; THENCE NORTH 29 DEGREES 10 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 200.00' FEET TO AN IRON PIN FOUND; THENCE NORTH 63 DEGREES 00 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 155.19' FEET TO AN IRON PIN FOUND; THENCE NORTH 26 DEGREES 54 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 133.45' FEET TO AN IRON PIN FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 246.84' FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD NORCROSS ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1869.86' FEET AND AN ARC LENGTH OF 45.86' FEET, BEING SUBTENDED BY A CHORD OF SOUTH 85 DEGREES 00 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 45.86' FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2826.99' FEET AND AN ARC LENGTH OF 175.27' FEET, BEING SUBTENDED BY A CHORD OF SOUTH 82 DEGREES 34 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 175.25' FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 3.131 ACRES MORE OR LESS.

PROPERTY BEING KNOWN AS 1298 OLD NORCROSS ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA AND INCLUDES TAX PARCEL NUMBERS: R7006 008 AND R7006 050.

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

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: OI
MINIMUM FRONT SETBACK – 50'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR SETBACK – 15' OR 40'

ZONING: RS-150
MINIMUM FRONT SETBACK – 35'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR SETBACK – 40'

FIELD DATA:

DATE OF FIELD SURVEY 1-18-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i,
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 136,120 SQ FT, 3.125 AC

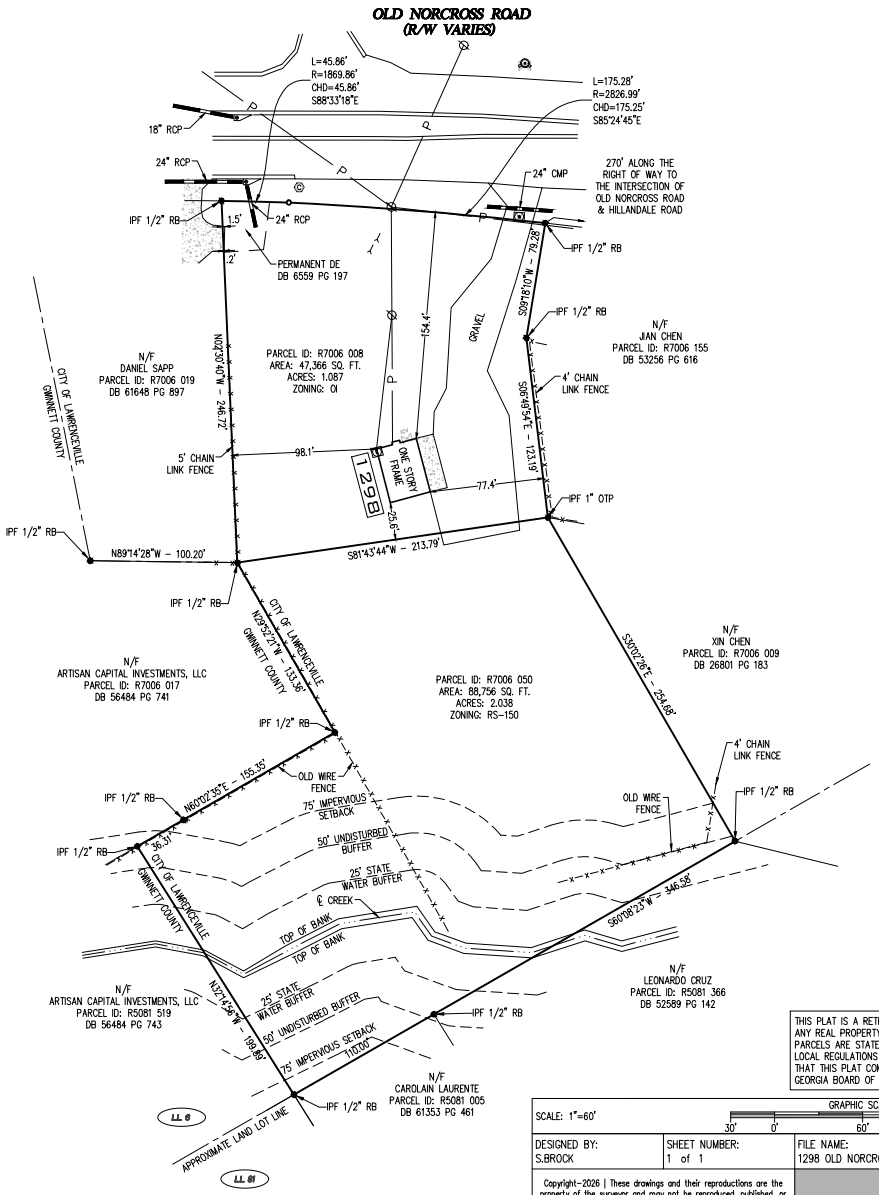
CALCULATED PLAT CLOSURE: 1 FOOT IN 1,257,796 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 52600 PG 50
PROPERTY OWNER AT TIME OF SURVEY:
1298 OLD NORCROSS ROAD, LLC
PARCEL NUMBER: R7006 008 & R7006 050

REFERENCE: DB 52600 PG 50

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0087F EFFECTIVE DATE SEPTEMBER 29, 2006



LEGEND		
	BSL	BUILDING SETBACK LINE
	DE	DRAINAGE EASEMENT (STORM)
	SSE	SANITARY SEWER EASEMENT
	EOP	EDGE OF PAVEMENT (CURB)
	R/W	RIGHT OF WAY
	S/W	SIDEWALK
	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT
	FFE	FINISHED FLOOR ELEVATION
	PAD	PAD ELEVATION
	GFE	GARAGE FLOOR ELEVATION
	WL	GARAGE WEATHER LIP ELEV.
	MFFE	MIN. FINISHED FLOOR ELEVATION
		POWER POLE
		1" IRON REBAR SET
		IRON PIN FOUND
		BOLLARD
		OVERHEAD POWER
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS VALVE
		GAS METER
		LIGHT POLE
		CONCRETE PAD
		TELEPHONE MARKER
		AIR CONDITIONER UNIT
		MAIL BOX
		CLEAN OUT
		SANITARY SEWER MANHOLE
		LEFT WING CATCH BASIN
		RIGHT WING CATCH BASIN
		DOUBLE WING CATCH BASIN
		DROP INLET
		HEADWALL

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 FOR 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

SCALE: 1"=60'
GRAPHIC SCALE – IN FEET
30' 0' 60' 120' 180'

CLIENT: EVELYN AZIKE

DESIGNED BY:	SHEET NUMBER:	FILE NAME:	DATE:	JOB NUMBER:
S.BROCK	1 of 1	1298 OLD NORCROSS ROAD	1-30-26	SURV-3585

Copyright-2026 | These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

BOUNDARY SURVEY FOR

1298 OLD NORCROSS ROAD

LAND LOT 6, 7TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

REVISIONS

1		
2		
3		
4		
5		

1-30-26
GEORGIA REGISTERED No. 3077 LAND SURVEYOR PATRICK MCKINNEY

KEYSTONE
www.keys

RZC2026-0001 & BFR2026-0003
RECEIVED FEBRUARY 2, 2026
PLANNING & DEVELOPMENT DEPARTMENT

C:\Users\Bethlehem\KLS Dropbox\RS\Residential\Old Norcross Road, 1298 & Gwinnett County Parcel #7006 050\1298 OLD NORCROSS ROAD.dwg

1/30/2026 11:01:55 AM

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: OI
MINIMUM FRONT SETBACK – 50'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR SETBACK – 15' OR 40'

ZONING: RS-150
MINIMUM FRONT SETBACK – 35'
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR SETBACK – 40'

FIELD DATA:

DATE OF FIELD SURVEY 1-18-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i,
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 136,120 SQ FT, 3.125 AC

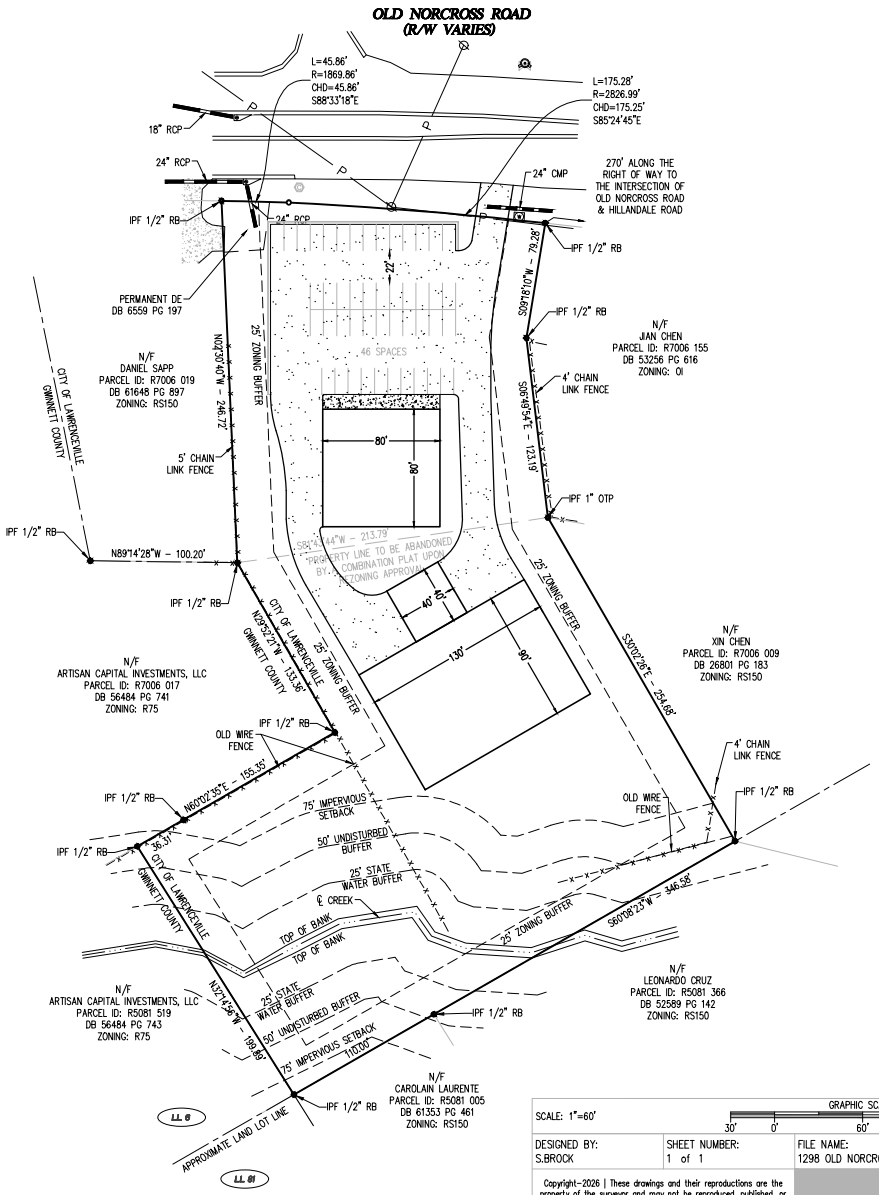
CALCULATED PLAT CLOSURE: 1 FOOT IN 1,257,796 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 52600 PG 50
PROPERTY OWNER AT TIME OF SURVEY: 1298 OLD NORCROSS ROAD, LLC
PARCEL NUMBER: R7006 008 & R7006 050

REFERENCE: DB 52600 PG 50

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0087F EFFECTIVE DATE SEPTEMBER 29, 2006



PARCEL ID: R7006 008
AREA: 47,366 SQ. FT.
ACRES: 1.087
ZONING: OI

N (GRID CA-WEST)

LEGEND		
	BSL	BUILDING SETBACK LINE
	DE	DRAINAGE EASEMENT (STORM)
	SSE	SANITARY SEWER EASEMENT
	EOP	EDGE OF PAVEMENT (CURB)
	R/W	RIGHT OF WAY
	S/W	SIDEWALK
	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT
	FFE	FINISHED FLOOR ELEVATION
	PAD	PAD ELEVATION
	GFE	GARAGE FLOOR ELEVATION
	WL	GARAGE WEATHER LIP ELEV.
	MFFE	MIN. FINISHED FLOOR ELEVATION
		POWER POLE
		1" IRON REBAR SET
		IRON PIN FOUND
		BOLLARD
		OVERHEAD POWER
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS VALVE
		GAS METER
		LIGHT POLE
		CONCRETE PAD
		TELEPHONE MARKER
		AIR CONDITIONER UNIT
		MAIL BOX
		CLEAN OUT
		SANITARY SEWER MANHOLE
		LEFT WING CATCH BASIN
		RIGHT WING CATCH BASIN
		DOUBLE WING CATCH BASIN
		DROP INLET
		HEADWALL

SCALE: 1"=60'
GRAPHIC SCALE – IN FEET
30' 0' 60' 120' 180'

CLIENT: EVELYN AZIKE

DESIGNED BY:	SHEET NUMBER:	FILE NAME:	DATE:	JOB NUMBER:
S.BROCK	1 of 1	1298 OLD NORCROSS ROAD_REZONING EXHIBIT	1-30-26	SURV-3585

Copyright-2026] These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.

REZONING EXHIBIT FOR

1298 OLD NORCROSS ROAD & GWINNETT COUNTY PARCEL 7006 050

LAND LOT 6, 7TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

REVISIONS

1		
2		
3		
4		
5		

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

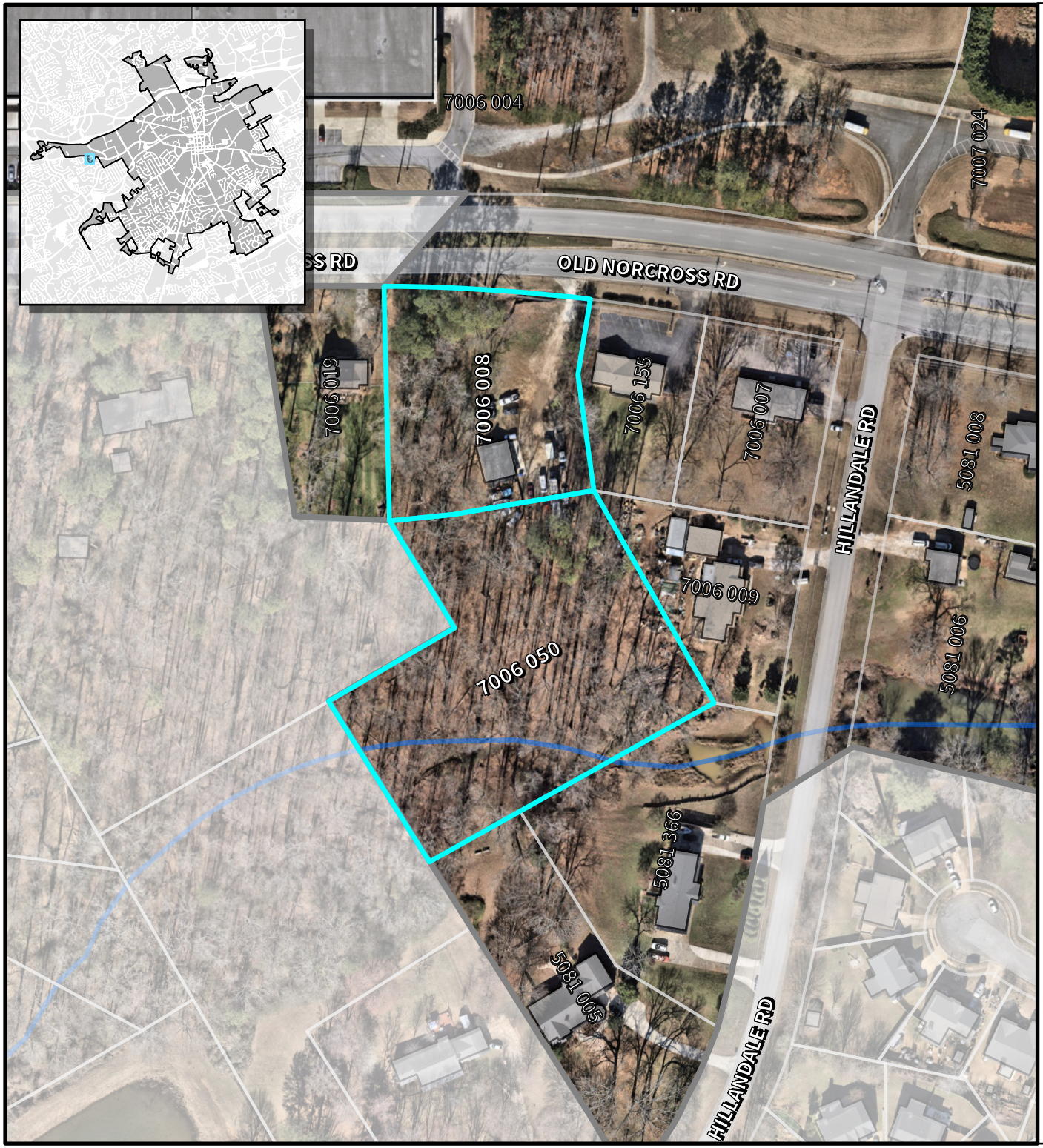
RZC2026-0001 & BFR2026-0003
RECEIVED MARCH 3, 2026
PLANNING & DEVELOPMENT DEPARTMENT

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements heron. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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

1. **Architecture drawing**

RZC2026-0001 & BFR2026-0003
RECEIVED MARCH 3, 2026
PLANNING & DEVELOPMENT DEPARTMENT

Actual photos



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

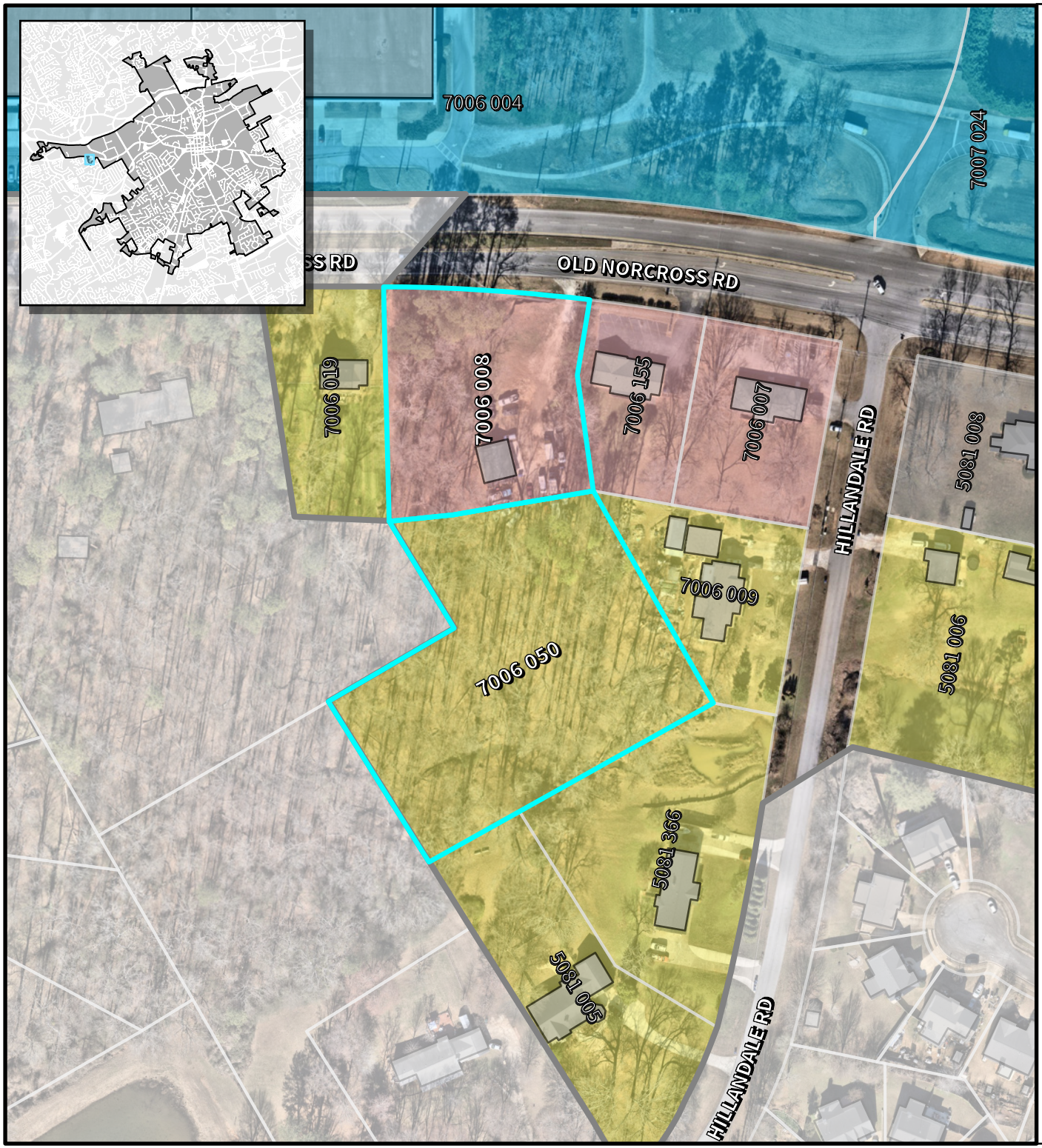
Applicant: Evelyn Azike

- Subject Property (~3.14 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	03/03/2026
Map Scale:	1:1,800

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

Applicant: Evelyn Azike

Subject Property (~3.14 acres)

Lawrenceville City Limits

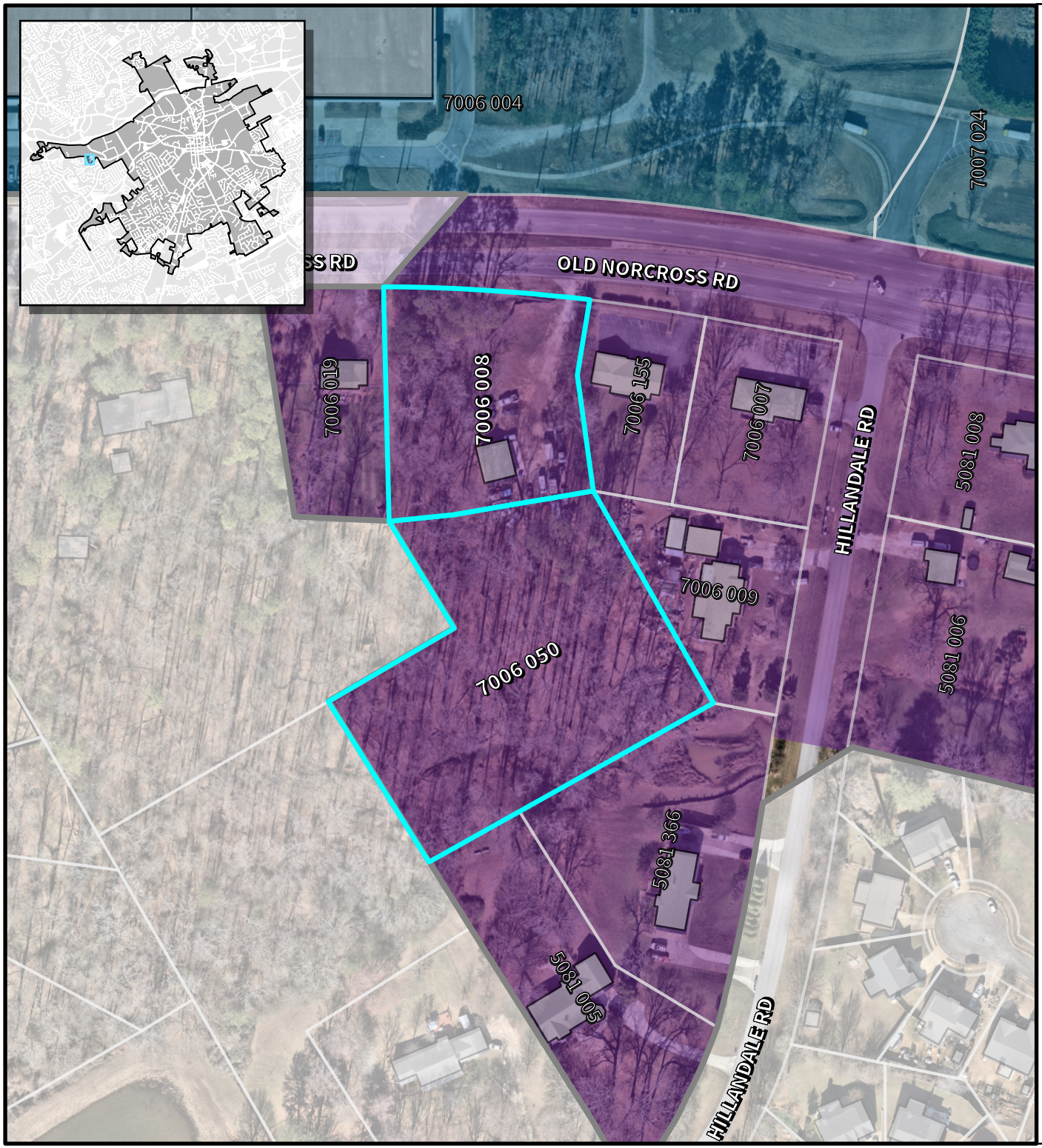
Zoning Districts

HM	Heavy Manufacturing
OI	Office/Institutional
ON	Office/Neighborhood
RS-150	Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 03/03/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

Applicant: Evelyn Azike

Subject Property (~3.14 acres)

Lawrenceville City Limits

2045 Character Areas

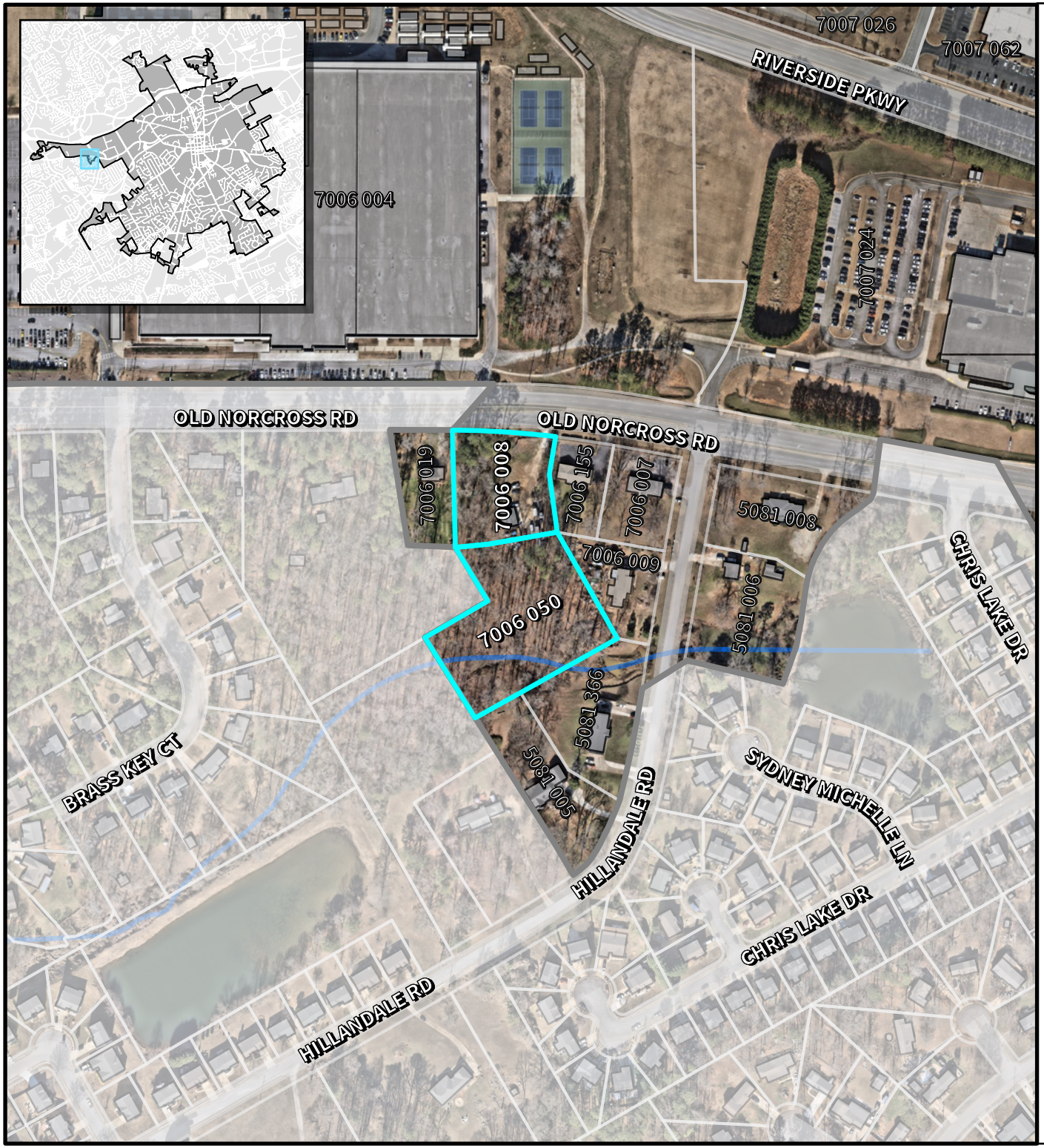
Education Center

Industrial

Imagery Date: 01/13/2026
Map Date: 03/03/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

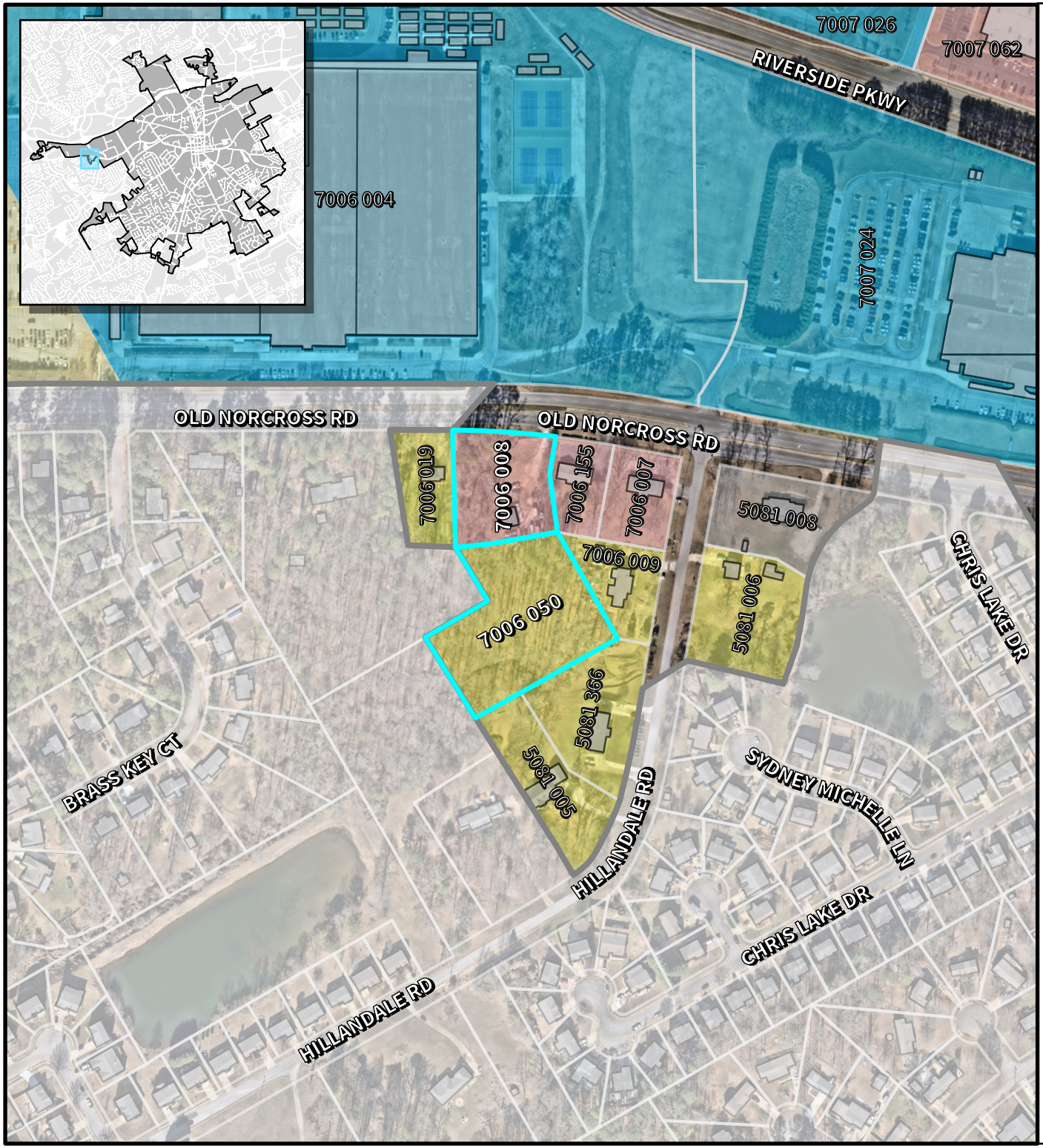
Applicant: Evelyn Azike

- Subject Property (~3.14 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	03/03/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

Applicant: Evelyn Azike

Subject Property (~3.14 acres)

Lawrenceville City Limits

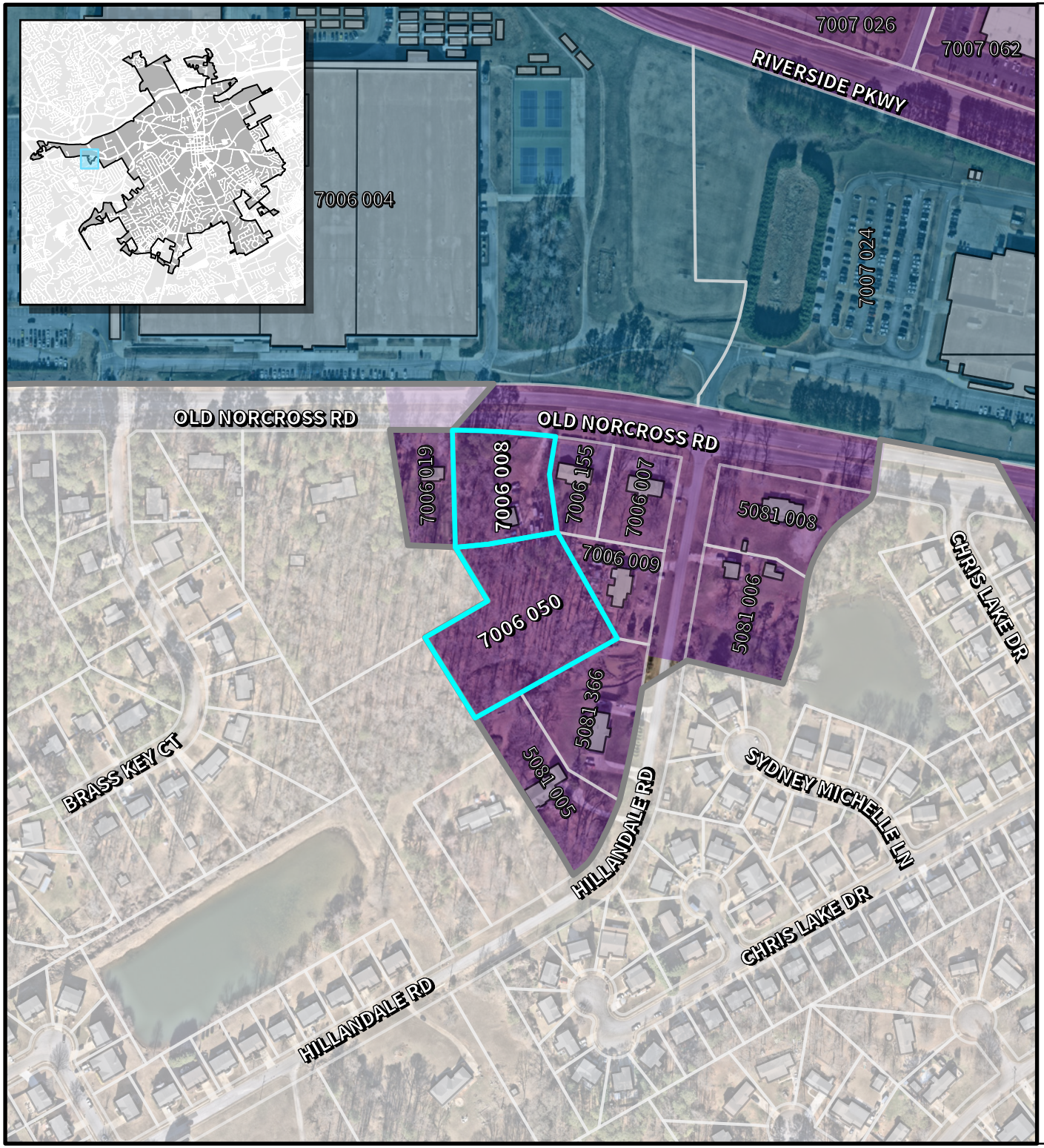
Zoning Districts

HM	Heavy Manufacturing
OI	Office/Institutional
ON	Office/Neighborhood
RS-60	Single-Family Residential
RS-150	Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 03/03/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2026-0001 & BFR2026-0003

Applicant: Evelyn Azike

- Subject Property (~3.14 acres)
- Lawrenceville City Limits

2045 Character Areas

- Education Center
- Industrial

Imagery Date:	01/13/2026
Map Date:	03/03/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	An Ordinance to Amend the City of Lawrenceville Ordinance (2020) Adopted May 2020 as Amended to Article 1 and Article 2
Department:	Planning and Development
Date of Meeting:	Wednesday, April 1, 2026
Presented By:	Todd Hargrave, Director of Planning and Development
Applicants Request:	An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (adopted May 2020 as amended which will result in changes to Article 1 related to Section 103.2 Use Table, Convenience Store (with fuel pumps) and Article 2 related to Supplemental Regulations, Section 200.3. Supplemental Use Standards (per Section 103.2 Use Table), Convenience Store (with fuel pumps).
Planning & Development Recommendation:	Approval
Planning Commission Recommendation:	

Summary: An Ordinance to Amend the City of Lawrenceville Ordinance (2020) (adopted May 2020 as amended which will result in changes to Article 1 related to Section 103.2 Use Table, Convenience Store (with fuel pumps) and Article 2 related to Supplemental Regulations, Section 200.3. Supplemental Use Standards (per Section 103.2 Use Table), Convenience Store (with fuel pumps).

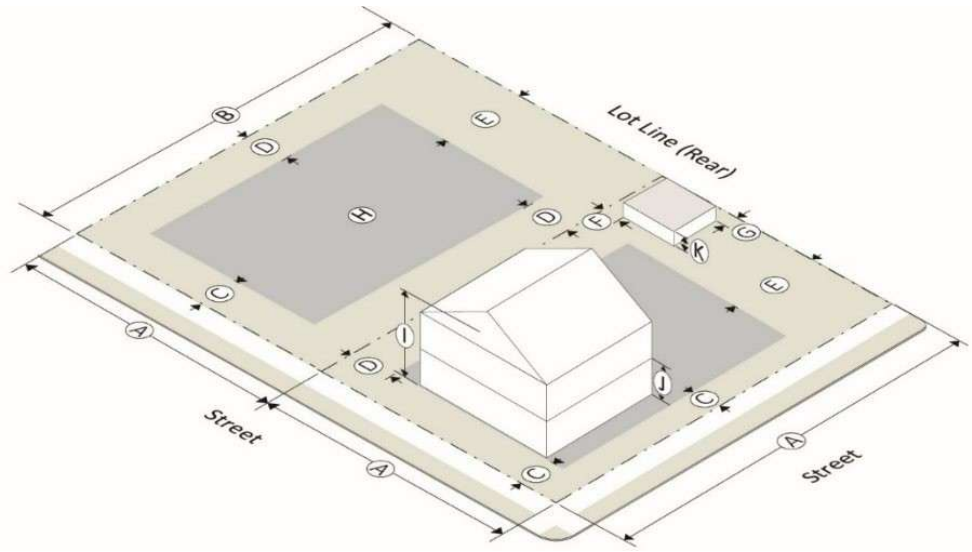
Attachments/Exhibits:

- ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF).pdf
- ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF).pdf
- ARTICLE 2 SUPP ACC REGS RDLNS_03262026 (PDF).pdf
- ARTICLE 2_SUPP ACC REGS_CLEAN_03262026 (PDF).pdf

Interpretation

The following graphics depict the interpretation of lot development standards. The official definitions for these terms can be found in Article 10, Definitions, and should be used for any legal determinations.

Lot Area Dimensions		
Ⓐ Lot Width	Ⓑ Lot Depth	
Principal Structure Building Setbacks		
Ⓒ Front Yard Area	Ⓓ Side Yard Area	Ⓔ Rear Yard Area
Accessory Structure Building Setbacks		
Ⓕ Side Yard Area	Ⓖ Rear Yard Area	
Lot Coverage		
Ⓗ Buildable Area		
Maximum Building Height		
Ⓘ Principal Building	Ⓙ Story	Ⓚ Accessory Building



ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Districts

For uses allowed in each district, please see Section 103.2 Use Table

102.1 AR Agricultural Residential District

A. Purpose

The Agricultural Residential district provides an environment where limited agricultural endeavors can operate compatibly with a greater density of population than is normally found in farming areas.

B. Lot Development Standards

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	1 Acre min.	300 ft.	50 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft. Two story- 2,400 sq. ft.	60%	35 ft.
*Accessory	-	-	-	15 ft.	15 ft.	-	-	35 ft.

Barns and other agricultural structures are permitted at any size for active agriculture activity.

* Accessory structures are prohibited in the front yards.

C. Protective Covenant

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

units (with an additional 5% hardship) may be leased to third parties by individual owners.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.2 RS-180 Single-Family Residential District

A. Purpose

The RS-180 Single-Family Residential District is intended for single-family homes and designed to stabilize and protect the residential characteristics of the district.

B. Lot Development Standards

Use	Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	18,000 sq. ft.	100 ft.	50 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft. Two story- 2,400 sq. ft.	25%	35 ft.
*Accessory One/lot max.	-	-	-	5 ft.	5 ft.	*	-	18 ft.

* Maximum of 400 square feet. Accessory structures are prohibited in front yards. Utilities shall be underground.

C. Mandatory Homeowners Association.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

D. Protective Covenant

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.3 RS-150 Single-Family Residential District

A. Purpose

The RS-150 Single-Family Residential District is intended for single-family homes and designed to stabilize and protect the residential characteristics of the district.

B. Lot Development Standards

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	15,000 sq. ft.	85 ft.	35 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft Two story- 2,400 sq. ft.	30%	35 ft.
*Accessory One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

*400 square feet maximum. Accessory structures are prohibited in front yards. Utilities shall be underground.

C. Mandatory Homeowners Association.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

D. Protective Covenant

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.4 RS-60 Single-Family Residential District

A. Purpose

This zoning district is intended to allow the construction of Single-Family developments on very small lots.

B. Lot Development Standards

Development size requirement: 10 acres minimum.

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	7,500 sq. ft.	60 ft.	35 ft.	5 ft. each yard	20 ft.	1,800 sq. ft (1 story) 2,000 sq. ft. (2 story)	75%	35 ft.
*Accessory One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

* Maximum 400 square feet. Accessory structures are prohibited in the front yard.

C. Miscellaneous Provisions

This zoning classification will contain provisions for green space areas for common benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

D. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements:

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

E. Protective Covenant

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

F. Green Space

Every RS-60 single-family residential development shall be required to construct an area of public green space within the confines of the development. The minimum green space required shall be 15% of the total acreage of the project excluding 50% of the 100-year flood plain and wetland areas. . The green space shall be designed and constructed pursuant to the following regulations:

1. Contiguous green space is encouraged. Green space that is across a right of way shall not be counted towards the required amount.
2. All green space must have at least thirty (30) feet of width to be considered in the calculations.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

3. The green space must be commonly owned by all of the residents of the subdivision. The developer shall establish a homeowner's association for purposes of transferring title to the green space at the time development begins on the subdivision.
4. The green space shall be constructed as part of the first phase of development.
5. The green space shall be passive except for walking trails which may be constructed therein. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
6. All green space shall be undisturbed, until after the final plat has been approved and recorded.

G. Utility Restrictions

All utilities shall be located underground.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.5 RS – 50 INF – One-Family Infill Residential District

A. Purpose.

This RS-50 INF zoning district is intended for the infill development of high-density detached one-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Map [1].

1. The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

B. One-Family Dwelling and Dwelling Unit Standards.

A one-family dwelling constructed of one detached dwelling unit, and only one detached dwelling unit, in which a detached dwelling unit extends from foundation to roof and with a yard of public way on not less than four sides. A one-family dwelling shall have at least one (1) story above the centerline grade of an adjacent public right-of-way, or private street easement.

C. Site Development Standards.

Property in the RS-50 INF zoning classification shall be developed in accordance with the applicable site-related provisions contained in this Article, and the City of Lawrenceville Subdivision Regulations and Development Regulations.

1. Density.

   Gross density in an RS-50 INF zoning classification shall not exceed 12 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density - Gross, and Density - Net.

2. Off-Street Parking.

   Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

   a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

      Option 1. Off-Street Attached or Detached Garage.

      Off-Street garages shall be constructed with a two-car garage.

      Off-street garages shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Option 2. Off-Street Parking Lot.

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. The design and location of an Off-Street Parking Lot shall be subject to the review and approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

b. Off-Site Parking.

Where a property is unable to meet the minimum requirements set forth in Subsection C.2.a. Option 1. or Option 2., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

3. Sewer Capacity.

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

4. Road Classification.

RS-50 INF one-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

D. Lot Dimensional Standards.

Table 102.5 C.1 – Principal Structure		
Minimum Lot Area (sq. ft.)	Minimum Lot Width (ea.)	Maximum Building Height
3,500 sq. ft.	50 feet	35 feet

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Table 102.5 C.2 – Principal Structure [2., 3., 4. & 5.]				
Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Heated Floor Area	Minimum Heated Floor Area
10 feet	10 feet	5 feet	1,600 sq. ft. (1 story)	1,800 sq. ft. (2 story)

2. Minimum Front, Rear and Side Yard Setbacks adjacent to a classified internal Local Street, Private Access Utility Easement or Private Parking Lot shall be as indicated in Table 102.5.C.2.

3. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of fifteen-feet (15 ft.) adjacent to a classified external Local Street.

4. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of twenty-feet (20 ft.) adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

5. Minimum Dwelling Separation – Multiple detached one-family dwellings on a singular lot shall be subject to the rules and regulations of the International Residential Code, Part III, Section R302 Fire-Resistant Construction.

Table 102.5 C.3 – Accessory Structure				
Maximum Square Footage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Height
500 sq. ft.	Prohibited	5 feet	10 feet	18 feet

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

E. Miscellaneous Provisions.

This zoning classification will contain provisions for common area for the benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

F. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

G. Protective Covenant.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the one-family

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

units (with an additional 5% hardship) may be leased to third parties by individual owners.

H. Minimum Common Area Standards

1. All one-family developments, including mixed-use proposals with a one-family component, consisting of five (5) or more individual buildable lots (as per Subdivision Regulations, Sec. 3. Minor Subdivision.) shall require a Minimum Common Area comprising ten (10%) percent of the total project acreage. Compliance with this requirement is mandatory and subject to the review and approval of the Director of the Planning and Development Department.
2. Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
3. Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
4. Common Areas shall consist of one (1) recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
5. Common Areas shall be accessible to the residents.

I. Utilities

All existing and proposed utilities located along streets in the RS-50 INF District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.6 RS-TH INF – Townhouse-Family Infill Residential District

A. Purpose.

This RS-TH INF zoning district is intended for the infill development of medium-density townhouse-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Map [6].

[6] The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

B. Townhouse-Family Dwelling Unit Standards.

1. Townhouse-Family Dwelling and Dwelling Units.

   A townhouse-family dwelling shall be constructed in a minimum of three (3) attached dwelling units, but not more than a maximum of eight (8) attached dwelling units in which each dwelling unit extends from foundation to roof. Each one-family attached townhouse dwelling unit is separated from any other dwelling unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have a minimum of two (2) stories above the centerline grade of an adjacent public right-of-way.

C. Site Development Standards.

1. Density.

   Gross density in an RS-TH INF zoning classification shall not exceed 16 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density – Gross, and Density – Net.

2. Off-Street Parking.

   Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

   a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

      Option 1. Off-Street Attached or Detached Garage.

      Off-Street garages shall be constructed with a rear-entry two-car garage.

      Off-street garages shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Option 2. Off-Street Parking Lot.

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. The design and location of an Off-Street Parking Lot shall be subject to the approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

b. Off-Site Parking.

Where a property is unable to meet the minimum requirements set forth in Subsection C.2.a. Option 1. or Option 2., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

3. Sewer Capacity.

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

4. Road Classification.

RS-TH INF townhouse-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

See figures for examples:

Ex. No. 1 - Rear Entry Townhouse Dwelling Units

D. Lot Dimensional Standards.

Property in the RS-TH INF District shall be developed in accordance with the applicable provisions contained in the City of Lawrenceville Development Regulations and Subdivision Regulations, and the following additional standards:

Table 102.6 C.1 – Principal Structure [6., 7., 8. & 9.]					
Minimum Lot Area	Maximum Building Height	Maximum Number of Stories	Minimum Lot/Unit Width	Maximum Units Per Row (UPR)	Minimum Units Per Row (UPR)
1,600 sq. ft.	35 feet	3 Stories	20 feet	8	3

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Table 102.6 C.2 – Principal Structure			
Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum [9.] Dwelling Separation
10 feet	10 feet	0 feet	Per IRC Section R302

[6.] Minimum Front, Rear and Side Yard Setbacks adjacent to a classified internal Local Street, Private Access Utility Easement or Private Parking Lot shall be as indicated in Table 102.6.C. 2.

[7.] Minimum Front, Rear and Side Yard Setbacks shall be a minimum of fifteen- feet (15 ft.) adjacent to a classified external Local Street.

[8.] Minimum Front, Rear and Side Yard Setbacks shall be a minimum of twenty-feet (20 ft.) adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

[9.] Minimum Dwelling Separation – Multiple townhouse- family dwellings on a singular lot shall be subject to the rules and regulations of the International Residential Code, Part III, Section R302 Fire-Resistant Construction.

Table 102.6 C.3. - Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,600 sq. ft.

1. RS-TH Townhouse Units – General.

   a. Front façade(s) of townhouse dwelling units shall be parallel or radial to a Public Street (Public Right-of-Way).

   b. Front façade(s) of townhouse dwelling units shall be staggered or offset to a minimum of two (2) feet providing architectural relief.

   c. Rear elevations of each townhouse dwelling unit shall consist of porch measuring 18 feet in width and 10 feet in depth.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

E. Miscellaneous Provisions.

This zoning classification will contain provisions for common area for the benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

F. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

G. Protective Covenant.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

H. Minimum Common Area Standards.

1. All townhouse-family developments, including mixed-use proposals with a townhouse-family component, consisting of five (5) or more individual buildable lots (as per Subdivision Regulations, Sec. 3. Minor Subdivision.) shall require a Minimum Common Area comprising ten (10%) percent of the total project acreage. Compliance with this requirement is mandatory and subject to the review and approval of the Director of the Planning and Development Department.
2. Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
3. Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
4. Common Areas shall consist of one (1) recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
5. Common Areas shall be accessible to the residents.

I. Utilities.

All existing and proposed utilities located along streets in the RS-TH INF District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.7 RM-8 Townhouse Residential District

A. Purpose

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Lot Development Standards

Min. Lot Area	Unit Width Min.	External Min. Front Setback	External Min. Side Setback	External Min. Rear Setback	Min. Heated Floor Area	Impervious surface Max. Lot Coverage	Max. Building Height	Min. % Com. Area
5 acres	20 ft.	25 ft.	20 ft.*	20 ft.	See table below	40%	35 ft.	15%

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

Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft*

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Minimum Dwelling Unit width	
Double-car garage	20 ft.

* Three-bedroom units shall be limited to 40% of the entire townhouse development.

* Four-bedroom units shall be limited to 10% of the entire townhouse development.

C. Mandatory Homeowners Association

As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The, and provide other services to be defined within the covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:

Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
2. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide a unique architectural entrance with door surround.
5. Incorporate changes in building material texture, and color.
6. Provide elements such as shutters and roof eave brackets.
7. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:

Rear Entry

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Front Entry

E. Development Standards:

The following minimum requirements shall be applied to the property:

1. All vehicles shall be parked on a subdivision lot on an approved hard surface.
2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.
3. A minimum of three and a maximum of eight units shall be allowed in each row of townhouses.
4. Private Drive shall be installed with the following dimensions:
    a. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back to back of curbs).
    b. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.
5. All utilities shall be underground and shall be located within the required right-of-way.
6. All townhouses must be rear entry; driveways shall have no access to exterior streets.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

7. Rear entry units shall abide by the following rules and regulations:
    a. Rear entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
    b. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)
    c. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.
8. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:
    a. Front entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
    b. The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.
    c. Driveway must provide two external parking spaces (9 ft. x 20 ft. each).
9. Each townhome residence shall have a two-car garage as a minimum requirement.
10. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.
11. Building fronts shall be staggered to provide architectural relief.
12. Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the City of Lawrenceville.
13. The term “pavement width of streets” as used in this Ordinance shall be defined as from the back of curb to back of curb.
14. No driveway shall have access to exterior streets.
15. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
16. Dumpsters and recycle bins shall be screened from all units and not visible from right-of-way.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
6. Conceptual Signage Plan.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.8 RM-12 Multifamily Residential District

A. Purpose

The RM-12 Multifamily Residential District is designed to provide for low-rise and medium-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Dormitories are limited specifically to Georgia Gwinnett College campus.

Property in the RM-12 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Development Standards

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
5 acres	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	35 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3, 600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON- ORD 2020- 9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

C. Mandatory Professional Property Management.

The development shall have a Property Management and shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip or flat rooflines.
2. Common entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, or arbor/trellis.
3. Front, side, and rear facades shall be finished with a minimum of 75 percent brick on each elevation. Elevations shall be staggered with alternating exterior materials and treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide unique architectural entrance surrounding single entryway.
5. Front façade and elevations visible from right-of-way shall include, at a minimum, one window and associated shutters shall provide decorative elements.
6. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Source: Humphreys & Partners Architects

E. Development Standards

Subject to review and approval by the Director of Planning and Development.

1. No more than three stories.
2. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units.
3. Provide pedestrian corridors within and beyond the development.
4. Provide potential future connections to adjacent sites or parallel roads.
5. Organize buildings around a park to create more park views and provide security that is natural in appearance.
6. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
7. Break up parking to avoid large areas of asphalt.
8. Buildings should be used to screen the large parking areas from street view.
9. Provide a decorative entrance to the development.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

10. Provide a 50-foot wide landscaped setback along all exterior street frontages. The landscaped setback shall incorporate a six-foot berm, natural vegetation, and include a decorative fence/wall and entrance monument. The fence shall be constructed as a wrought iron-style fence with brick or stone columns (maximum 30-feet on-center) that are consistent with the exterior architectural treatments of the building. The fence may be placed along the 50-foot setback.
11. The landscape may vary heights, sizes, and types of plant materials around the building foundation but are subject to review and approval by the Director of Planning and Development.
12. Create focal cluster groups of plants adjacent to the building entry points.
13. Incorporate perennials and annuals to add color.
14. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
15. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.
16. The development shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.
17. A Professional Property Management shall be provided and shall include at a minimum maintenance of all fencing, landscaping, paving, common areas, detention ponds, and exteriors of all structures.
18. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.
19. Property shall have one owner. Subdividing portions of the property is prohibited.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

E. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

F. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

G. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6 Architectural and Design Standards.
6. Conceptual Signage Plan.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.9 RM-24 Multifamily Residential District

A. Purpose

The RM-24 Multifamily Residential District is designed to provide for medium-rise and high-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Apartments may be allowed in this district.

Property in the RM-24 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Development Standards

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
10 acres	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	70 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM- 12) General Residence, 3, 600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON- ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

C. Mandatory Professional Property Management.

The development shall have a property management and shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip or flat rooflines.
2. Common entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, or arbor/trellis.
3. Front, side, and rear facades shall be finished with a minimum of 75 percent brick on each elevation. Elevations shall be staggered with alternating exterior materials and treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide a unique architectural entrance surrounding single entryway.
5. Front façade and elevations visible from right-of-way shall include, at a minimum, one window and associated shutters shall provide decorative elements.
6. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

See figures below for examples:

Source: Humphreys & Partners Architects

E. Development Standards

Subject to review and approval by the Director of Planning and Development.

1. No more than five stories.
2. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units
3. Provide pedestrian corridors within and beyond the development.
4. Provide potential future connections to adjacent sites or parallel roads.
5. Organize buildings around a park to create more park views and provide security that is natural in appearance.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

6. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
7. Break up parking to avoid large areas of asphalt.
8. Buildings should be used to screen the large parking areas from street view.
9. Provide a decorative entrance to the development.
10. Provide a 50-foot wide landscaped setback along all exterior street frontages. The landscaped setback shall incorporate a six-foot berm, natural vegetation, and include a decorative fence/wall and entrance monument. The fence shall be constructed as a wrought iron-style fence with brick or stone columns (maximum 30-feet on-center) that are consistent with the exterior architectural treatments of the building. The fence may be placed along the 50-foot setback.
11. The landscape may vary heights, sizes, and types of plant materials around the building foundation but are subject to review and approval by the Director of Planning and Development.
12. Create focal cluster groups of plants adjacent to the building entry points.
13. Incorporate perennials and annuals to add color.
14. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
15. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.
16. shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.
17. A Professional Property Management shall be provided and shall include at a minimum maintenance of all fencing, landscaping, paving, common areas, detention ponds, and exteriors of all structures.
18. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

19. Property shall have one owner. Subdividing portions of the property is prohibited

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet.
    b. Provide a mix of undisturbed natural plantings and/or formal plantings.
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6, Architectural and Design Standards.
6. Conceptual Signage Plan.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.10 MH Manufactured Home Residential District

A. Purpose

The MH Manufactured Home Residential District is designed to provide for the inclusion of manufactured and mobile home parks and subdivisions as additional uses in residential districts at locations which are suitable for manufactured home dwellings.

B. Lot Development Standards

The development shall not exceed eight units per acre.

Use	Lot Area	Lot Width	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Development	10 acres min.	200 sq. ft.	50 ft.	10 ft.	40 ft.	60%	18 ft.

Accessory structures shall be prohibited.

C. Mandatory Professional Property Management.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Professional Property Management to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

D. Protective Covenants

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways) and enforce reasonable and customary property maintenance standards through covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Said subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

shall include a restriction that no more than 10% of the single-family units (with an additional five percent hardship) may be leased to third parties by individual owners.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

E. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the houses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.11 CMU Community Mixed-Use District

A. Purpose

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Land Use Mix

Each CMU development shall include a mix of land uses, as indicated in the table below.

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

   Exception: The minimum percentage of gross land area for civic/institutional, commercial/retail, industrial or office land uses may be reduced administratively for CMU developments within the Infill District, which consist solely of RS-50 INF & RS-TH INF residential zoning and land uses. Exceptions to the rule shall be subject to the review and approval of the Director of the Planning and Development Department.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

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

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

a. Single-family detached dwellings on large lots (See AR, RS-180 and RS-150, standards)
b. Single-family detached dwellings on mid-size lots (See RS-60 standards)
c. Single-family detached dwellings on small lots (See RS-50 INF [10.] standards)
d. Townhouses (see RS-TH INF [10.] and RM-8 standards above)
e. Multifamily (see RM-12 and RM-24 standards above)

[10.] The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

C. Lot Development Standards

Project Area Standard [11.]			Off Internal Streets or Private Driveways		
Minimum	Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 ft.	25-40 ft.

- Exception: The minimum site area for CMU developments within the Infill District, which consist solely of RS-50 INF & RS-TH INF residential zoning and land uses may be reduced to two acres (2 ac.) administratively. Subject to the review and approval of the Director of the Planning and Development Department.
- [11.] Building setbacks adjacent to a classified Arterial or Collector (Principal, Major, Minor) shall be fifty (50) feet.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

D. Mandatory Homeowners Association

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

E. Protective Covenants

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways) and enforce reasonable and customary property maintenance standards through covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Said subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional five percent hardship) may be leased to third parties by individual owners.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

F. **Green/Common Space:**

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the houses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

G. Connectivity

1. Interconnected network

   It is the intent of this section that the public-access-ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an interconnected and continuous network providing convenient vehicle and pedestrian access to abutting properties. The design of the development and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing, community services, public parking parks, and public facilities.

2. Vehicular connectivity

   a. No streets may be longer than 400 feet without an intersection with another street or alley.

   b. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs approved by the Director of Planning and Development only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 400 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.

   c. New streets shall contribute to an interconnected network and meet all of the following standards:

      i. The location of the new street shall be reviewed and approved by the appropriate City department. Such approval shall be contingent on the finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving vehicle and pedestrian circulation and access to major thoroughfares.

      ii. Right-of-way and the design of the new street shall meet applicable requirements of the appropriate City department.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

3. Pedestrian Connectivity

    a. There shall be an adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic-calming measures, such as paving material variation or barriers (structural or spatial), shall be provided to distinguish vehicular and pedestrian access points.

    b. Safe, convenient, and continuous pedestrian walkways shall be provided:

        i. Between building entrances for all buildings in the same block.

        ii. Along both sides of the street frontage of all streets.

        iii. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

H. Public Improvements

1. Sidewalks shall meet the Engineering Department Requirements.

2. Crosswalks and pedestrian crossing signage shall be provided consistently with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Engineering Department approval.

3. Greenway Access

    a. Greenways shall be provided in accordance with the Trail Master Plan and maintained in accordance with the plan and other applicable sections of the Zoning Ordinance. Final location of the greenways shall be coordinated with the Engineering Department.

    b. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

I. Access Easements and Inter-parcel Access

1. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided as follows except where the Director of Planning and Development determines that they are not feasible due to topographic or other site-specific constraints:

    a. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

required between adjacent non-residential properties on arterials or major collectors designated on the Gwinnett County Long Range Road Classification Map.

b. Joint driveways and cross-access easements shall be established for non-residential tracts wherever feasible along streets classified as arterials or major collectors on the Gwinnett County Long Range Classification map.

c. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles.

d. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Engineering Department to indicate cross access or service drive for traffic safety or per City standards.

J. Parking

1. Vehicle Parking

a. The minimum number of required off-street parking spaces shall be provided in Article 5, Parking or in accordance with the following standards, whichever is lower:

i. Five parking spaces are required for every 1,000 square feet of the gross floor area of non-residential use.

ii. 1.5 parking spaces required for each residential dwelling unit.

iii. The number of required off-street parking spaces may be reduced by an equal number of on-street parking spaces, or by a shared parking agreement.

b. All off-street parking must be located to the side or rear of the principal buildings within the CMU District and screened from residential districts. Off-site parking in the front yard is not permitted within the CMU District.

2. Bicycle Racks

a. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

i. Uses that require more than 50 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 25 parking spaces required for motorized vehicles.

ii. No single building shall be required to provide more than 20 bicycle rack spaces.

iii. Bicycle racks shall be located outside of the street right-of-way; in a well-lit area; and no more than 75 feet from the intended use, area, or building.

3. Transit-Oriented Development Parking

The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20 percent of the required parking spaces for uses that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

K. Landscape, Buffers, and Tree Protection

1. The purpose of landscaping in the Community Mixed-Use District is to provide for flexibility of design based upon pedestrian and vehicular connectivity; the types of common space areas; architectural design; and density. The objective is to maintain the health and well-being of the trees.
2. Buffers and tree protection shall be in conformity with Article 4, Buffers.
3. Trees within the Community Mixed-Use development must meet the street tree, parking lot tree, and 16 tree density units per acre requirements. Street trees may count as units toward the tree density requirement.

a. Street Trees

i. Trees on major entry drives throughout the development shall be canopy trees.

ii. Trees on local streets throughout the development may be canopy or small trees.

iii. If tree wells are provided within sidewalks, a tree grate or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of the development permit. Details of the tree grates are required to be on the plan.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

b. Parking Lot Trees

i. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.

ii. Recommendations for parking lot planting area designs:

1. The use of elongated planting strips that is perpendicular to the parking stalls;

2. Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,

3. The use of at-grade planting areas (bioswales) in parking lots to promote Stormwater runoff treatment.

4. Screening off-street parking lots

a. Off-street parking lots may be screened from adjacent roadways and sidewalks by a five-foot landscape strip with the following requirements:

i. One tree for every 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2-inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in Article 4, Buffers.

ii. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.

5. If landscape strips are provided within the right-of-way, they shall be a minimum of five feet in width, measured from the back of the curb and sidewalk.

6. Individual lot trees are not required on detached residential lots.

L. Streetscape Design

1. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the Article 6, Architectural and Design Standards and the following design criteria:

a. Lighting

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

i. A unified lighting plan must be submitted with the concept plan for approval by the Director to be in accordance with Article 6, Architectural and Design Standards, and other sections as applicable. Such lighting provides adequate vehicular and pedestrian visibility and security of on-site areas such as building entrances, parking, service delivery, and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such a lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.

b. Pedestrian Amenities

i. Public gathering areas shall be designed with approximately scaled and thematic site furnishings or amenities such as decorative seating, planters, or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.

ii. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.

c. Landscaping shall be separated from vehicular uses by some form of barrier such as a high back concrete curb, bollards, curb stops, or other suitable permanent alternatives.

M. Utilities

All existing and proposed utilities located along streets in the Community Mixed-Use District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

N. Signs

Signs for buildings with individual use or tenant shall be permitted in accordance with Article 7, Signs.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

O. Architectural Standards

1. The applicant for a building permit in the Community Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the City of Lawrenceville Architectural Standards and are substantially consistent with the City of Lawrenceville Zoning Ordinance.
2. Odor Scrubbing
    a. When residential uses are located with other non-residential uses within the same building, odor-scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.
3. Doors and Entrances
    a. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
    b. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

P. Outdoor Operations

1. All uses and operations except off-street parking, off-street loading and delivery, and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:
    a. Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of Article 2, Section 200.3.52 Outdoor Sales or Display and be located outside of the street right-of-way.
    b. Outdoor seating for restaurants shall be subject to the supplemental use regulations of Article 2, Section 200.3.53, Outdoor Seating and be located outside of the street right-of-way.

Q. Property Owners Association

1. Common areas, stormwater management facilities, and floodplain and wetland areas shall be owned in fee simple by a mandatory property owners association or approved entity. The developer shall record the deed to the

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

common area prior to, or concurrent with, the recording of the first final subdivision plat.

2. The property owners association or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.
3. At a minimum, the property owners association's bylaws or covenants shall contain the following provisions:
    a. Governance of the association by the Georgia Property's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
    b. Responsibility for maintenance of the open space or common area.
    c. Responsibility for insurance and taxes.
    d. Automatic compulsory membership of all lot purchasers and their successors and compulsory assessments.
    e. Conditions and timing of transferring control of the association from the developer to the lot owners.
    f. Guarantee that the association will not be dissolved without the advance approval of the City Council.

R. Application Process

1. The Community Mixed-Use rezoning process shall include the following modifications:
    a. All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director of Planning and Development. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria Subsection S. Zoning Exhibit 1. a. through f. (see below) as applicable.
    b. If the rezoning application is approved by the City Council, then such rezoning shall be conditioned on the applicant's substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the City Council pursuant to its deliberations on the application.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

c. Zoning Exhibit approval shall not constitute entitlement to permits.

d. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

S. Zoning Exhibit

1. As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

   a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

   b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.

   c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.

   d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.

   e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6 Architectural and Design Standards.

   f. Conceptual Signage Plan.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

T. Phasing Plan

A phasing plan shall be submitted with the Concept Plan and approved by the Director unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in a written and graphic format the incremental implementation of Mixed-Use development over a number of years, including the sequence, timing, and responsibility for construction of each building, support facilities, infrastructure, and utilities. The revision of the phasing plan is permitted and must be approved by the Director of Planning and Development prior to each construction phase.

U. Concept Plan

A concept plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the City Council, along with any conditions added thereto by the City Council, according to the plan and plat guidelines listed in the Development Regulations.

V. Building Plans

Prior to issuance of a building permit for any occupied structure to be located within the Community Mixed-Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8”=1’-0” that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve the building plans for conformity with the requirements of this article and Article 6, Architectural and Design Standards .

W. Other Requirements

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of the City of Lawrenceville. In any case where the standards and requirements of this district conflict with other provisions of the City of Lawrenceville Code of Ordinances, the requirements of this district shall govern.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.12 OI Office Institutional District

A. Purpose

The purpose of the Office Institutional District is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise.

B. Lot Development Standards

Use	Lot Area	Lot Width	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	20,000 sq. ft. min.	100 ft.	50 ft.	10 ft.	15 ft. 40ft.	70 %	35 ft.

C. Miscellaneous Provisions

The OI District shall be located only on major arterial streets, state highways, or on access roads paralleling expressways.

102.13 BG General Business District

A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.14 BGC Central General Business District

A. Purpose

The BGC Central General Business District is intended to preserve the integrity of the historic characteristics of the Downtown area.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	No min.	No min.	No min.	No min.	No min.	100%	40 ft.

C. Miscellaneous Provisions as they apply to New Development

1. Off-street loading shall be provided for all new buildings.

   If off-street parking is provided on-site, then it should be located to the rear or side of the structure and minimize curb cuts along primary streets.

102.15 HSB Highway Service Business District

A. Purpose

This district is intended to provide for the effective use of land near major highways and highway interchanges.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	10,000 sq. ft.	70 ft.	50 ft.	10 ft.	10 ft.	75%	45 ft.

Subject to review by the Director of Planning and Development.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

102.16 LM Light Manufacturing District

A. Purpose

This district is intended to provide for a wide range of light industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	25,000 sq. ft.	50 ft.	50 ft.	0 ft.	0 ft.	85%	50 ft.

C. Miscellaneous Provisions

Standards in Article 6 Architectural and Design Standards for light manufacturing shall apply.

102.17 HM Heavy Manufacturing District

A. Purpose

The HM Heavy Manufacturing District is intended to provide for the widest range of industrial operations permitted in the City.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	20,000 sq. ft.	100 ft.	50 ft.	10 ft.	40 ft.	85%	70 ft.

C. Miscellaneous Provisions

Standards in Article 6 Architectural and Design Standards for heavy manufacturing shall apply.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses

103.1 Classification of Allowed Uses

A. Allowed uses in each zoning district are identified in Section 103.2, Use Table. The table identifies each use as described below:

1. Permitted Use (P)

   Identifies that a use is permitted as of right in the specified district but may be subject to certain requirements of the Zoning Code.

2. Special Use (S)

   Indicates that a use is not allowed in a district as a matter of right, but is permitted upon findings of the City Council, after a recommendation of the Planning Commission, that under particular circumstances present such use is in harmony with the principal permitted uses of the district. Allowable conditions are specifically listed under the district regulations. Procedure for a special use permit shall follow that which is required for a rezoning, including the fees.

3. Supplemental or Accessory Regulations (√)

   See Article 2, Supplementary Regulations.

Any use not identified as permitted, special, or accessory and not determined to be part of a similar use determination by the Director of Planning and Development is prohibited from the applicable zoning district.

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

103.2 Use Table

The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner for which is listed. The Director of the Planning and Development Department shall have the authority to make interpretations and determinations of the Zoning Ordinance and Zoning Map in order to carry out the intent and purpose of this Zoning Ordinance.

P - Permitted

S - Special Use Permit required

Blank - Prohibited

SAR √ - Article 2 Supplemental or Accessory Use Standards

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Accessory Building and Structure	√	P	P	P	P													
Acupuncture, Holistic Medicine												S	P	P		P		
Adult Entertainment	√																	P
Agriculture (crop or animal production)	√	P																
Aircraft Factory																		P
Aircraft Hangar and Maintenance																	P	P
Aircraft Landing Field, Heliport, Helipad														S		S	S	P
Ambulance or Medical Transport Company														S		S	P	P
Animal Hospital or Veterinary Clinic	√	S										S	S	P		P	P	P
Antique Shop												P		P	P	P	S	

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Art and School Supply Store												P		P	P	P	S	
Art Gallery												P		P	P	P		
Asphalt Plant																		S
Auction House												S		S	S	P	P	P
Automatic Teller Machine, Attached												P	P	P	P	P	P	P
Automatic Teller Machine-Freestanding	√											P		P	P	P		
Automobile Accessories Sales and Installation														S		S	P	P
Automobile Body Repair, Painting or Rebuilding	√													S		S	P	P
Automobile Manufacturing Plant																		P
Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)	√													S		S	S	P
Automobile Parts Store (with installation)														S		S	P	P
Automobile Parts Store (without installation)														P		P	P	P
Automobile Repair and Maintenance	√													S		S	P	P
Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker	√													S		S	S	P

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Automobile Sales or Auction and Related Services (indoor only) Including Autobroker	√																P	P
Automobile Wash (Carwash)	√													S		S	P	P
Bail Bonding	√													S		S		
Bakery (Industrial)	√																P	P
Bakery (Retail)												P		P	P	P		
Bank or Financial Services Institution												P	P	P	P	P	P	
Bed and Breakfast Inn	√	S	S	S											S			
Beverage Bottling Plant																	P	P
Bicycle Shop												P		P	P	P	P	P
Boat and Marine Equipment Sales and Service														S		S	S	S
Body Art Studios	√															P		
Book, Music and Media Store												P		P	P	P	S	
Bowling Alley (accessory use)												P		P	P	P	S	
Bowling Alley (principle use)												S		P	S	P	S	
Brewery, Craft												S		S	S	P	P	P
Brewery, Distillery or Winery																	S	S

ARTICLE 1 DISTRICTS_RD_NS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Building Materials Sales (indoors)														P		P	P	P
Building Materials Sales (outdoors)														S		S	P	P
Bulk Storage Tank																	P	P
Cabinet Shop														S			P	P
Call Center													S	P		P	P	P
Carpet and Upholstery Cleaning Service														P		P	P	P
Catering Service														P	P	P	P	P
Cement, Concrete or Masonry Plant																		S
Cemetery or Mausoleum	√	S																
Cemetery, Family	√	P	P	P														
Check Cashing, Payday Loan and Wire Transfer Facilities	√													S		S		
Chemical Plant (non-pharmaceutical)																	S	S
Child Caring Institutions (CCI)	√	S	S	S														
Clothing, Apparel and Shoe Stores												P		P	P	P	S	
Clothing, Apparel or Shoe Manufacturing																	P	P
Club, Lodge or Fraternal Organization												S	S	P	P	P	S	

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Cold Storage Plant																	P	P
Community Center or Cultural Facility	√	P	P	P								P	P	P	P	P	S	S
Community Garden	√	P	P	P	P			P	P	P	P	P					P	P
Community Living Arrangement – Commercial (CLA)													P	P		P		
Community Living Arrangement - Family (CLAF)	√	S	S	S														
Composting Facility (municipal solid waste)																		S
Composting Facility (yard trimmings)	√																S	P
Consignment Shop, Clothing												P		P	P	P	S	
Consignment Shop, General												P		P		P	S	
Contractors Office, Building Construction	√													P		P	P	P
Contractors Office, Heavy/Civil	√																S	P
Contractors Office, Landscape	√													S		S	P	P
Convenience Store (with fuel pumps)	√													~~P~~S		P		
Convenience Store (without fuel pumps)														P	S	P		
Convention Facility														P			P	P
Copy Shop and Parcel Shipping Store												P		P	P	P	P	

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Corporate Training and Education Centers												P	S	P	P	P	P	P
Crematory (principal use)																	S	P
Customary Home Occupation	√	P	P	P	P			P	P	P	P							
Data Center													P	P		P	P	P
Day Care Facility												S	S	P	P	P	S	S
Day Care Facility (family)	√	S	S	S														
Department Store, Big Box Specialty Store or Supercenter	√													S		P		
Depot / Passenger Terminal (bus or rail)														S		S	P	P
Die Casting																	P	P
Distribution Facility																	P	P
Dollar or Variety Store														S		S		
Driving Instruction/DUI School														P		P		
Drug Abuse Treatment Facility	√													S		S		
Dry Cleaning												P		P	P	P	P	
Dump, Junkyard, Salvage Yard, or Automobile Junk/Salvage Yard	√																S	S
Dwelling - Mobile or Manufactured Home		S									P							

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Dwelling - Multifamily									P	P		P						
Dwelling - Single-Family Detached		P	P	P	P	P						P						
Dwelling - Townhouse							P	P				P						
Electronics, Cell Phone and Computer (Retail)												P		P	P	P	P	
Emissions Inspection Station	√													P		P	P	P
Equestrian Facility, Riding Stables or Academy	√	P																
Estates Sales	√	P	P	P	P													
Explosives Plant/Storage																	S	S
Farmer's Market (including off-site products)		S												S	S			
Farmer's Market (on-site products only)		P												S	S			
Fat and Bone Rendering Plant																		S
Feed Processing Facility																	S	P
Fertilizer Plant																		S
Fireworks Sales (accessory use)	√													P		P		
Fireworks Sales (principal use)	√													S		S		
Florist or Flower Shop												P	S	P	P	P	P	P

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Food Processing/Packaging /Canning Plant																	S	P
Food Store, Specialty (butcher, greengrocer, bakery)												P		P	P	P	P	
Funeral Home (including accessory crematory)														S		P	P	P
Furniture or Home Furnishings Store												P		P	P	P	P	S
Garage, Rummage, Yard, and Similar Sales	√	P	P	P	P													
Garden Supply Center														S		P	P	P
Gift Shop or Greeting Card Shop												P		P	P	P		
Golf Course		S	S	S														
Golf Driving Range		S												S		S	S	S
Greenhouse or Plant Nursery (wholesale)		P															P	P
Grocery Store												P		P	P	P	S	
Hair Salon, Beauty Parlor or Barber Shop	√											P	S	P	P	P		
Handwriting Analysts and Fortune Tellers	√															P		
Hardware Store												P		P	P	P	S	
Health Club, Spa, or Fitness Center												P		P	P	P	S	S

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Heavy or Farm Equipment Sales and Service																	S	P
Home Improvement Center														S		P	S	
Hookah/Vapor Bar or Lounge	√													S	S	S		
Hospice Home													S	S		P		
Hospital														P		P	P	P
Hotel or Motel	√													S	S	P		
Human Services Ministry														P		P	P	P
Interior Decorating Shop												P		P	P	P	P	P
Janitorial and Maid Services														P		P	P	P
Jewelry Store												P		P	P	P		
Joint Living Residence	√							S					S					
Kennel or Pet Boarding, Indoor	√	P												P		P	P	P
Kennel or Pet Boarding, with Outdoor Facilities	√	S												S		S	S	S
Laboratory (medical or dental)													S	S			P	P
Landfill	√	S																S
Laundry / Dry Cleaning Plant																	P	P
Lawn Treatment Service																P	P	P

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Liquid Waste Treatment/Recycling																	S	S
Livestock Sales Pavilion or Auction Facility	√	S																
Livestock, keeping of (for personal utility)	√	P	S	S														
Live/Work	√											P			P			
Locksmith														P		P	P	P
Machine Shop														S			P	P
Maintenance Shop (fleet vehicles)																	P	P
Manufactured Building or Mobile Home Sales	√															S	S	P
Manufacturing, General														S	S	S	P	P
Massage Therapy Businesses	√												P	P	P	P		
Medical Office or Clinic													P	P	P	P	P	P
Metal Smelting / Forging Works																		P
Motorcycle and Personal Watercraft Sales and Related Service														S		S	P	P
Motorcycle and Personal Watercraft Service and Repair														S		S	P	P
Motorcycle Parts, Accessories and Apparel Store														P		P	P	P

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Movie Studio																	P	P
Movie Theater, Cineplex, or Multiplex												P		P	S	P		
Moving Company														S		P	P	P
Museum or Library												P		P	P	P	P	P
Musical Instrument Store												P		P	P	P	P	P
Nightclub, Dance Club, or Lounge												S		S	S	P		
Nursing Home													S	P		P	S	S
Showroom Facility (accessory)														P		P	P	P
Outdoor Sales, or Display (retail)	√													S		S	S	S
Outdoor Storage (other than junk/salvage yards)	√																P	P
Paper / Pulp Mill																		S
Parking Garage or Lot (principal use)												S		P	P	P	P	P
Pawnbrokers and Secondhand Dealers	√													S		S		
Personal Care Home - Commercial (PCH)													P	P		P		
Personal Care Home - Family (PCHF)	√	S	S	S														
Pest Control / Extermination Business														P		P	P	P

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Pet Grooming												P		P	P	P	S	
Pet Shop or Pet Supply Store												P		P	P	P		
Petroleum Refinery / Processing Plant	√																	S
Pharmaceutical Manufacturing																	P	P
Pharmacy or Drug Store												P		P	P	P		
Photo Processing Plant																	P	P
Place of Worship	√	S	S	S								S	P	P	P	P	S	S
Plastics Extrusion																	P	P
Plumbing Equipment Dealer	√													S		S	P	P
Pool or Billiards Halls												S		S		S		
Poultry / Meat Processing Plant																		S
Precious Metal Dealers	√											P		P	P	P		
Printing, Bookbinding or Publishing Plant														S			P	P
Quarry, Mining, Borrow Pit	√																S	S
Radio and Television Station or Studio														P		P	P	P
Railroad Repair or Storage Yard																	S	P
Recording / Rehearsal Studio														P	S	P	P	P

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Recovered Materials Processing Facility	√																S	P
Recreation and Entertainment Facility (indoor)														P	P	P	P	S
Recreation and Entertainment Facility (outdoor)														S		S	S	S
Recreational Vehicle Park or Campground		S																
Recreational Vehicle Rental, Sales and Service														S		S	S	P
Rental, Automobile														P		P	P	P
Rental, Consumer and Commercial														S		S	P	P
Rental, Industrial																	S	P
Repair Shop, Electronics and Small Appliance														P		P	P	P
Repair Shop, Major Appliance														S		P	P	P
Repair Shop, Shoe and Leather														P	P	P	P	P
Research or Testing Facility (indoor)														S			P	P
Research or Testing Facility (outdoor)																	S	S
Restaurant (coffee shop, doughnut shop, or ice cream parlor)												P		P	P	P	S	
Restaurant (drive-in or drive-thru fast food)														P		P		

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Restaurant (full service)												P		P	P	P	S	S
Retirement Community - Continuing Care	√									P		P	S					
Retirement Community - Independent Living	√								P	P		P	S					
Sawmills and Logging		S															S	P
School or College, Business													S	P		P	P	P
School, Montessori													P	P	P	P	P	S
School, Private (College or University)		S											P	P	P	P	P	P
School, Private (Primary and Secondary)	√	S											P	P	P	P	P	P
School, Trade or Vocational														S		P	P	P
Scrap Tire Processing, Grinding or Retreading																	S	S
Self-Storage or Mini-Warehouse Facility	√													S		P	P	P
Septic Tank Pumping Company																	S	P
Shelter, Homeless														S		S	S	S
Shooting or Archery Range, and similar outdoor recreation		S												S		S	S	S
Shooting Ranges, Indoor														S	S	S	P	

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Sign Shop (General Fabrication)														S			P	P
Sign Shop (Graphic Printing, Screen Printing)														P	P		P	P
Smoke or Novelty Shop														S		S		
Soft Drink Bottling / Distribution Plant																	P	P
Solid Waste Transfer Station																		S
Special Events Facility	√													S	S	S		
Sporting Goods Store												P		P	P	P		
Sports Training Facility (indoor)														P		P	P	P
Sports Training Facility (outdoor)														S		S	P	P
Stadium, Concert Hall or Amphitheater												S		P	S	S	S	S
Stone Yard or Stone Cutting																	P	P
Studio, Art												P	P	P	P	P	P	P
Studio, Dance or Martial Arts												P	S	P	P	P	P	P
Studio, Photography												P	S	P	P	P	P	P
Swimming Pool Sales Facility														P		P	P	P
Swimming Pool Supply Store														P		P	P	P
Tailor, Dressmaker, Sewing Shop												P		P	P	P	P	P

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Tall Structures	√												S	S	S	S	S	S
Tanning Salon												P		P	P	P		
Taxi or Limousine Service	√													S		S	P	P
Taxidermist														P		S	P	P
Temporary Outdoor Activity	√													P	P	P		
Textile or Carpeting Factory																	P	P
Thrift Store or Used Merchandise Sales														P		P	P	P
Title Loan Lender	√													S		S		
Towing / Wrecker Service and Impound Lot																	S	S
Toy Store, Hobby Shop or Game Store												P		P	P	P		
Travel Agency												P	P	P	P	P		
Tree Service																	P	P
Truck Sales, Leasing and/or Service, Heavy	√															S	P	P
Truck Terminal or Intermodal Terminal																	S	P
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																	S	P
Tutoring and Learning Centers												P	S	P	P	P		
Upholstery Shop														P		S	P	P

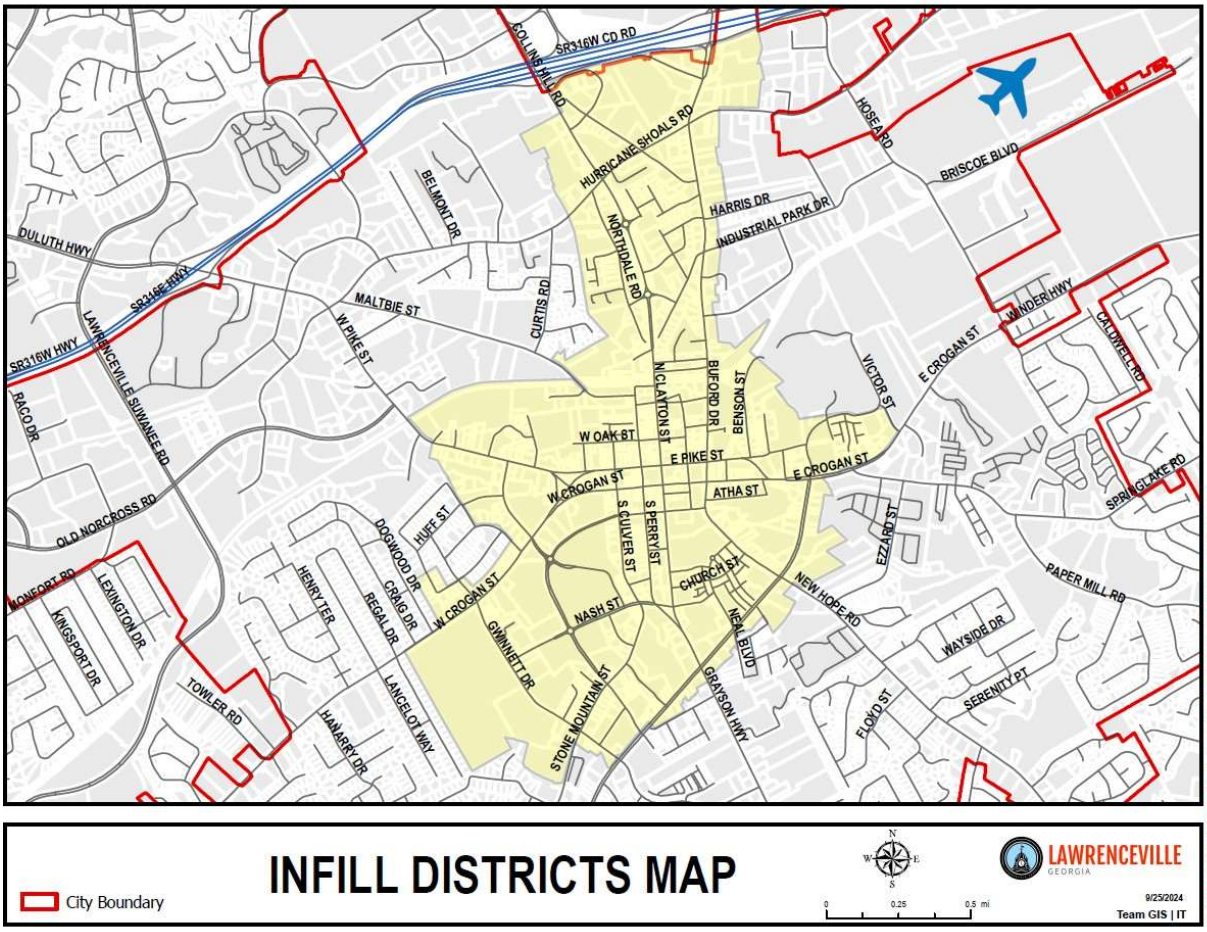
ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Urgent Care Facility														P		P		
Waste Incineration Facility																		S
Welding Shop														S			P	P
Wholesale Membership Club														P		P	S	S
Wholesaling and Warehousing (retail accessory only)																	P	P
Wood Chipping and Shredding	√																S	P

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

103.3 Lawrenceville Infill Districts Map

The Lawrenceville Infill Districts Map, dated September 25, 2024, is hereby adopted. This map delineates the boundaries for the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District development activities within the corporate limits of the City of Lawrenceville.



ATTACHMENT "1"_CoL INFILL DISTRICT MAP_09252024

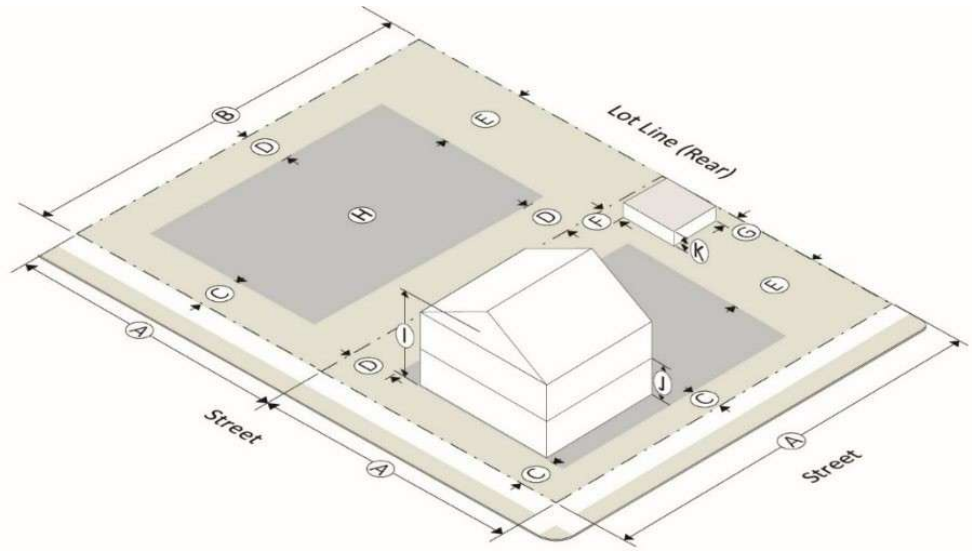
A copy of the Lawrenceville Infill Districts Map is incorporated herein and designated as Attachment "1."

ARTICLE 1 DISTRICTS_RDLNS_03262026 (PDF)

Interpretation

The following graphics depict the interpretation of lot development standards. The official definitions for these terms can be found in Article 10, Definitions, and should be used for any legal determinations.

Lot Area Dimensions		
Ⓐ Lot Width	Ⓑ Lot Depth	
Principal Structure Building Setbacks		
Ⓒ Front Yard Area	Ⓓ Side Yard Area	Ⓔ Rear Yard Area
Accessory Structure Building Setbacks		
Ⓕ Side Yard Area	Ⓖ Rear Yard Area	
Lot Coverage		
Ⓗ Buildable Area		
Maximum Building Height		
Ⓘ Principal Building	Ⓙ Story	Ⓚ Accessory Building



ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Districts

For uses allowed in each district, please see Section 103.2 Use Table

102.1 AR Agricultural Residential District

A. Purpose

The Agricultural Residential district provides an environment where limited agricultural endeavors can operate compatibly with a greater density of population than is normally found in farming areas.

B. Lot Development Standards

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	1 Acre min.	300 ft.	50 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft. Two story- 2,400 sq. ft.	60%	35 ft.
*Accessory	-	-	-	15 ft.	15 ft.	-	-	35 ft.

Barns and other agricultural structures are permitted at any size for active agriculture activity.

* Accessory structures are prohibited in the front yards.

C. Protective Covenant

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

units (with an additional 5% hardship) may be leased to third parties by individual owners.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.2 RS-180 Single-Family Residential District

A. Purpose

The RS-180 Single-Family Residential District is intended for single-family homes and designed to stabilize and protect the residential characteristics of the district.

B. Lot Development Standards

Use	Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	18,000 sq. ft.	100 ft.	50 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft. Two story- 2,400 sq. ft.	25%	35 ft.
*Accessory One/lot max.	-	-	-	5 ft.	5 ft.	*	-	18 ft.

* Maximum of 400 square feet. Accessory structures are prohibited in front yards. Utilities shall be underground.

C. Mandatory Homeowners Association.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

D. Protective Covenant

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.3 RS-150 Single-Family Residential District

A. Purpose

The RS-150 Single-Family Residential District is intended for single-family homes and designed to stabilize and protect the residential characteristics of the district.

B. Lot Development Standards

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	15,000 sq. ft.	85 ft.	35 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft Two story- 2,400 sq. ft.	30%	35 ft.
*Accessory One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

*400 square feet maximum. Accessory structures are prohibited in front yards. Utilities shall be underground.

C. Mandatory Homeowners Association.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

D. Protective Covenant

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.4 RS-60 Single-Family Residential District

A. Purpose

This zoning district is intended to allow the construction of Single-Family developments on very small lots.

B. Lot Development Standards

Development size requirement: 10 acres minimum.

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	7,500 sq. ft.	60 ft.	35 ft.	5 ft. each yard	20 ft.	1,800 sq. ft (1 story) 2,000 sq. ft. (2 story)	75%	35 ft.
*Accessory One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

* Maximum 400 square feet. Accessory structures are prohibited in the front yard.

C. Miscellaneous Provisions

This zoning classification will contain provisions for green space areas for common benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

D. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements:

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

E. Protective Covenant

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

F. Green Space

Every RS-60 single-family residential development shall be required to construct an area of public green space within the confines of the development. The minimum green space required shall be 15% of the total acreage of the project excluding 50% of the 100-year flood plain and wetland areas. . The green space shall be designed and constructed pursuant to the following regulations:

1. Contiguous green space is encouraged. Green space that is across a right of way shall not be counted towards the required amount.
2. All green space must have at least thirty (30) feet of width to be considered in the calculations.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

3. The green space must be commonly owned by all of the residents of the subdivision. The developer shall establish a homeowner's association for purposes of transferring title to the green space at the time development begins on the subdivision.
4. The green space shall be constructed as part of the first phase of development.
5. The green space shall be passive except for walking trails which may be constructed therein. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
6. All green space shall be undisturbed, until after the final plat has been approved and recorded.

G. Utility Restrictions

All utilities shall be located underground.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.5 RS – 50 INF – One-Family Infill Residential District

A. Purpose.

This RS-50 INF zoning district is intended for the infill development of high-density detached one-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Map [1].

1. The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

B. One-Family Dwelling and Dwelling Unit Standards.

A one-family dwelling constructed of one detached dwelling unit, and only one detached dwelling unit, in which a detached dwelling unit extends from foundation to roof and with a yard of public way on not less than four sides. A one-family dwelling shall have at least one (1) story above the centerline grade of an adjacent public right-of-way, or private street easement.

C. Site Development Standards.

Property in the RS-50 INF zoning classification shall be developed in accordance with the applicable site-related provisions contained in this Article, and the City of Lawrenceville Subdivision Regulations and Development Regulations.

1. Density.

   Gross density in an RS-50 INF zoning classification shall not exceed 12 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density - Gross, and Density - Net.

2. Off-Street Parking.

   Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

   a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

      Option 1. Off-Street Attached or Detached Garage.

      Off-Street garages shall be constructed with a two-car garage.

      Off-street garages shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Option 2. Off-Street Parking Lot.

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. The design and location of an Off-Street Parking Lot shall be subject to the review and approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

b. Off-Site Parking.

Where a property is unable to meet the minimum requirements set forth in Subsection C.2.a. Option 1. or Option 2., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

3. Sewer Capacity.

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

4. Road Classification.

RS-50 INF one-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

D. Lot Dimensional Standards.

Table 102.5 C.1 – Principal Structure		
Minimum Lot Area (sq. ft.)	Minimum Lot Width (ea.)	Maximum Building Height
3,500 sq. ft.	50 feet	35 feet

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Table 102.5 C.2 – Principal Structure [2., 3., 4. & 5.]				
Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Heated Floor Area	Minimum Heated Floor Area
10 feet	10 feet	5 feet	1,600 sq. ft. (1 story)	1,800 sq. ft. (2 story)

2. Minimum Front, Rear and Side Yard Setbacks adjacent to a classified internal Local Street, Private Access Utility Easement or Private Parking Lot shall be as indicated in Table 102.5.C.2.

3. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of fifteen-feet (15 ft.) adjacent to a classified external Local Street.

4. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of twenty-feet (20 ft.) adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

5. Minimum Dwelling Separation – Multiple detached one-family dwellings on a singular lot shall be subject to the rules and regulations of the International Residential Code, Part III, Section R302 Fire-Resistant Construction.

Table 102.5 C.3 – Accessory Structure				
Maximum Square Footage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Height
500 sq. ft.	Prohibited	5 feet	10 feet	18 feet

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

E. Miscellaneous Provisions.

This zoning classification will contain provisions for common area for the benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

F. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

G. Protective Covenant.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the one-family

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

units (with an additional 5% hardship) may be leased to third parties by individual owners.

H. Minimum Common Area Standards

1. All one-family developments, including mixed-use proposals with a one-family component, consisting of five (5) or more individual buildable lots (as per Subdivision Regulations, Sec. 3. Minor Subdivision.) shall require a Minimum Common Area comprising ten (10%) percent of the total project acreage. Compliance with this requirement is mandatory and subject to the review and approval of the Director of the Planning and Development Department.
2. Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
3. Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
4. Common Areas shall consist of one (1) recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
5. Common Areas shall be accessible to the residents.

I. Utilities

All existing and proposed utilities located along streets in the RS-50 INF District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.6 RS-TH INF – Townhouse-Family Infill Residential District

A. Purpose.

This RS-TH INF zoning district is intended for the infill development of medium-density townhouse-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Map [6].

[6] The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

B. Townhouse-Family Dwelling Unit Standards.

1. Townhouse-Family Dwelling and Dwelling Units.

   A townhouse-family dwelling shall be constructed in a minimum of three (3) attached dwelling units, but not more than a maximum of eight (8) attached dwelling units in which each dwelling unit extends from foundation to roof. Each one-family attached townhouse dwelling unit is separated from any other dwelling unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have a minimum of two (2) stories above the centerline grade of an adjacent public right-of-way.

C. Site Development Standards.

1. Density.

   Gross density in an RS-TH INF zoning classification shall not exceed 16 Units Per Acre (UPA). Density shall be calculated as defined in Article 10 Definitions, Density – Gross, and Density – Net.

2. Off-Street Parking.

   Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

   a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

      Option 1. Off-Street Attached or Detached Garage.

      Off-Street garages shall be constructed with a rear-entry two-car garage.

      Off-street garages shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Option 2. Off-Street Parking Lot.

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. The design and location of an Off-Street Parking Lot shall be subject to the approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from the view of an adjacent public right-of-way.

b. Off-Site Parking.

Where a property is unable to meet the minimum requirements set forth in Subsection C.2.a. Option 1. or Option 2., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

3. Sewer Capacity.

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

4. Road Classification.

RS-TH INF townhouse-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

See figures for examples:

Ex. No. 1 - Rear Entry Townhouse Dwelling Units

D. Lot Dimensional Standards.

Property in the RS-TH INF District shall be developed in accordance with the applicable provisions contained in the City of Lawrenceville Development Regulations and Subdivision Regulations, and the following additional standards:

Table 102.6 C.1 – Principal Structure [6., 7., 8. & 9.]					
Minimum Lot Area	Maximum Building Height	Maximum Number of Stories	Minimum Lot/Unit Width	Maximum Units Per Row (UPR)	Minimum Units Per Row (UPR)
1,600 sq. ft.	35 feet	3 Stories	20 feet	8	3

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Table 102.6 C.2 – Principal Structure			
Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum [9.] Dwelling Separation
10 feet	10 feet	0 feet	Per IRC Section R302

6. Minimum Front, Rear and Side Yard Setbacks adjacent to a classified internal Local Street, Private Access Utility Easement or Private Parking Lot shall be as indicated in Table 102.6.C. 2.

7. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of fifteen- feet (15 ft.) adjacent to a classified external Local Street.

8. Minimum Front, Rear and Side Yard Setbacks shall be a minimum of twenty-feet (20 ft.) adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

9. Minimum Dwelling Separation – Multiple townhouse- family dwellings on a singular lot shall be subject to the rules and regulations of the International Residential Code, Part III, Section R302 Fire-Resistant Construction.

Table 102.6 C.3. - Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,600 sq. ft.

1. RS-TH Townhouse Units – General.

   a. Front façade(s) of townhouse dwelling units shall be parallel or radial to a Public Street (Public Right-of-Way).

   b. Front façade(s) of townhouse dwelling units shall be staggered or offset to a minimum of two (2) feet providing architectural relief.

   c. Rear elevations of each townhouse dwelling unit shall consist of porch measuring 18 feet in width and 10 feet in depth.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

E. Miscellaneous Provisions.

This zoning classification will contain provisions for common area for the benefit of the community to be maintained by a homeowner's association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

F. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

G. Protective Covenant.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

H. Minimum Common Area Standards.

1. All townhouse-family developments, including mixed-use proposals with a townhouse-family component, consisting of five (5) or more individual buildable lots (as per Subdivision Regulations, Sec. 3. Minor Subdivision.) shall require a Minimum Common Area comprising ten (10%) percent of the total project acreage. Compliance with this requirement is mandatory and subject to the review and approval of the Director of the Planning and Development Department.
2. Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
3. Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
4. Common Areas shall consist of one (1) recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
5. Common Areas shall be accessible to the residents.

I. Utilities.

All existing and proposed utilities located along streets in the RS-TH INF District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.7 RM-8 Townhouse Residential District

A. Purpose

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Lot Development Standards

Min. Lot Area	Unit Width Min.	External Min. Front Setback	External Min. Side Setback	External Min. Rear Setback	Min. Heated Floor Area	Impervious surface Max. Lot Coverage	Max. Building Height	Min. % Com. Area
5 acres	20 ft.	25 ft.	20 ft.*	20 ft.	See table below	40%	35 ft.	15%

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

Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft*

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Minimum Dwelling Unit width	
Double-car garage	20 ft.

* Three-bedroom units shall be limited to 40% of the entire townhouse development.

* Four-bedroom units shall be limited to 10% of the entire townhouse development.

C. Mandatory Homeowners Association

As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way) and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The, and provide other services to be defined within the covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

Restrictive Covenant shall include the following:

Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
2. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide a unique architectural entrance with door surround.
5. Incorporate changes in building material texture, and color.
6. Provide elements such as shutters and roof eave brackets.
7. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:

Rear Entry

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Front Entry

E. Development Standards:

The following minimum requirements shall be applied to the property:

1. All vehicles shall be parked on a subdivision lot on an approved hard surface.
2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.
3. A minimum of three and a maximum of eight units shall be allowed in each row of townhouses.
4. Private Drive shall be installed with the following dimensions:
    a. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back to back of curbs).
    b. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.
5. All utilities shall be underground and shall be located within the required right-of-way.
6. All townhouses must be rear entry; driveways shall have no access to exterior streets.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

7. Rear entry units shall abide by the following rules and regulations:
    a. Rear entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
    b. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)
    c. The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.
8. Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:
    a. Front entry units garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.
    b. The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.
    c. Driveway must provide two external parking spaces (9 ft. x 20 ft. each).
9. Each townhome residence shall have a two-car garage as a minimum requirement.
10. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.
11. Building fronts shall be staggered to provide architectural relief.
12. Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the City of Lawrenceville.
13. The term “pavement width of streets” as used in this Ordinance shall be defined as from the back of curb to back of curb.
14. No driveway shall have access to exterior streets.
15. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
16. Dumpsters and recycle bins shall be screened from all units and not visible from right-of-way.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
6. Conceptual Signage Plan.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.8 RM-12 Multifamily Residential District

A. Purpose

The RM-12 Multifamily Residential District is designed to provide for low-rise and medium-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Dormitories are limited specifically to Georgia Gwinnett College campus.

Property in the RM-12 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Development Standards

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
5 acres	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	35 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3, 600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON- ORD 2020- 9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

C. Mandatory Professional Property Management.

The development shall have a Property Management and shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip or flat rooflines.
2. Common entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, or arbor/trellis.
3. Front, side, and rear facades shall be finished with a minimum of 75 percent brick on each elevation. Elevations shall be staggered with alternating exterior materials and treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide unique architectural entrance surrounding single entryway.
5. Front façade and elevations visible from right-of-way shall include, at a minimum, one window and associated shutters shall provide decorative elements.
6. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

See figures for examples:

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Source: Humphreys & Partners Architects

E. Development Standards

Subject to review and approval by the Director of Planning and Development.

1. No more than three stories.
2. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units.
3. Provide pedestrian corridors within and beyond the development.
4. Provide potential future connections to adjacent sites or parallel roads.
5. Organize buildings around a park to create more park views and provide security that is natural in appearance.
6. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
7. Break up parking to avoid large areas of asphalt.
8. Buildings should be used to screen the large parking areas from street view.
9. Provide a decorative entrance to the development.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

10. Provide a 50-foot wide landscaped setback along all exterior street frontages. The landscaped setback shall incorporate a six-foot berm, natural vegetation, and include a decorative fence/wall and entrance monument. The fence shall be constructed as a wrought iron-style fence with brick or stone columns (maximum 30-feet on-center) that are consistent with the exterior architectural treatments of the building. The fence may be placed along the 50-foot setback.
11. The landscape may vary heights, sizes, and types of plant materials around the building foundation but are subject to review and approval by the Director of Planning and Development.
12. Create focal cluster groups of plants adjacent to the building entry points.
13. Incorporate perennials and annuals to add color.
14. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
15. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.
16. The development shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.
17. A Professional Property Management shall be provided and shall include at a minimum maintenance of all fencing, landscaping, paving, common areas, detention ponds, and exteriors of all structures.
18. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.
19. Property shall have one owner. Subdividing portions of the property is prohibited.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

E. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

F. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

G. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6 Architectural and Design Standards.
6. Conceptual Signage Plan.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.9 RM-24 Multifamily Residential District

A. Purpose

The RM-24 Multifamily Residential District is designed to provide for medium-rise and high-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Apartments may be allowed in this district.

Property in the RM-24 Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Development Standards

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
10 acres	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	70 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM- 12) General Residence, 3, 600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON- ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

C. Mandatory Professional Property Management.

The development shall have a property management and shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

D. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip or flat rooflines.
2. Common entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, or arbor/trellis.
3. Front, side, and rear facades shall be finished with a minimum of 75 percent brick on each elevation. Elevations shall be staggered with alternating exterior materials and treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide a unique architectural entrance surrounding single entryway.
5. Front façade and elevations visible from right-of-way shall include, at a minimum, one window and associated shutters shall provide decorative elements.
6. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

See figures below for examples:

Source: Humphreys & Partners Architects

E. Development Standards

Subject to review and approval by the Director of Planning and Development.

1. No more than five stories.
2. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units
3. Provide pedestrian corridors within and beyond the development.
4. Provide potential future connections to adjacent sites or parallel roads.
5. Organize buildings around a park to create more park views and provide security that is natural in appearance.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

6. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
7. Break up parking to avoid large areas of asphalt.
8. Buildings should be used to screen the large parking areas from street view.
9. Provide a decorative entrance to the development.
10. Provide a 50-foot wide landscaped setback along all exterior street frontages. The landscaped setback shall incorporate a six-foot berm, natural vegetation, and include a decorative fence/wall and entrance monument. The fence shall be constructed as a wrought iron-style fence with brick or stone columns (maximum 30-feet on-center) that are consistent with the exterior architectural treatments of the building. The fence may be placed along the 50-foot setback.
11. The landscape may vary heights, sizes, and types of plant materials around the building foundation but are subject to review and approval by the Director of Planning and Development.
12. Create focal cluster groups of plants adjacent to the building entry points.
13. Incorporate perennials and annuals to add color.
14. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
15. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.
16. shall be included in a Crime Free Multi-Housing Program similar to Gwinnett County's program.
17. A Professional Property Management shall be provided and shall include at a minimum maintenance of all fencing, landscaping, paving, common areas, detention ponds, and exteriors of all structures.
18. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

19. Property shall have one owner. Subdividing portions of the property is prohibited

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet.
    b. Provide a mix of undisturbed natural plantings and/or formal plantings.
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
2. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
3. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
4. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
5. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6, Architectural and Design Standards.
6. Conceptual Signage Plan.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.10 MH Manufactured Home Residential District

A. Purpose

The MH Manufactured Home Residential District is designed to provide for the inclusion of manufactured and mobile home parks and subdivisions as additional uses in residential districts at locations which are suitable for manufactured home dwellings.

B. Lot Development Standards

The development shall not exceed eight units per acre.

Use	Lot Area	Lot Width	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Development	10 acres min.	200 sq. ft.	50 ft.	10 ft.	40 ft.	60%	18 ft.

Accessory structures shall be prohibited.

C. Mandatory Professional Property Management.

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Professional Property Management to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

D. Protective Covenants

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways) and enforce reasonable and customary property maintenance standards through covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Said subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

shall include a restriction that no more than 10% of the single-family units (with an additional five percent hardship) may be leased to third parties by individual owners.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

E. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the houses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.11 CMU Community Mixed-Use District

A. Purpose

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Land Use Mix

Each CMU development shall include a mix of land uses, as indicated in the table below.

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

   Exception: The minimum percentage of gross land area for civic/institutional, commercial/retail, industrial or office land uses may be reduced administratively for CMU developments within the Infill District, which consist solely of RS-50 INF & RS-TH INF residential zoning and land uses. Exceptions to the rule shall be subject to the review and approval of the Director of the Planning and Development Department.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

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

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

a. Single-family detached dwellings on large lots (See AR, RS-180 and RS-150, standards)
b. Single-family detached dwellings on mid-size lots (See RS-60 standards)
c. Single-family detached dwellings on small lots (See RS-50 INF [10.] standards)
d. Townhouses (see RS-TH INF [10.] and RM-8 standards above)
e. Multifamily (see RM-12 and RM-24 standards above)

[10.] The Lawrenceville Infill District Map is adopted in Section 103.3 and incorporated herein by reference.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

C. Lot Development Standards

Project Area Standard [11.]			Off Internal Streets or Private Driveways		
Minimum	Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 ft.	25-40 ft.

- Exception: The minimum site area for CMU developments within the Infill District, which consist solely of RS-50 INF & RS-TH INF residential zoning and land uses may be reduced to two acres (2 ac.) administratively. Subject to the review and approval of the Director of the Planning and Development Department.
- [11.] Building setbacks adjacent to a classified Arterial or Collector (Principal, Major, Minor) shall be fifty (50) feet.
- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.
- Duplexes shall be prohibited.

D. Mandatory Homeowners Association

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

E. Protective Covenants

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways) and enforce reasonable and customary property maintenance standards through covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Said subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional five percent hardship) may be leased to third parties by individual owners.

Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

F. **Green/Common Space:**

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the houses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
    a. The minimum size for a public green, park or square 3,000 square feet
    b. Provide a mix of undisturbed natural plantings and/or formal plantings
    c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
    d. Install outdoor lighting.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

G. Connectivity

1. Interconnected network

   It is the intent of this section that the public-access-ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an interconnected and continuous network providing convenient vehicle and pedestrian access to abutting properties. The design of the development and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing, community services, public parking parks, and public facilities.

2. Vehicular connectivity

   a. No streets may be longer than 400 feet without an intersection with another street or alley.

   b. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs approved by the Director of Planning and Development only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 400 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.

   c. New streets shall contribute to an interconnected network and meet all of the following standards:

      i. The location of the new street shall be reviewed and approved by the appropriate City department. Such approval shall be contingent on the finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving vehicle and pedestrian circulation and access to major thoroughfares.

      ii. Right-of-way and the design of the new street shall meet applicable requirements of the appropriate City department.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

3. Pedestrian Connectivity

    a. There shall be an adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic-calming measures, such as paving material variation or barriers (structural or spatial), shall be provided to distinguish vehicular and pedestrian access points.

    b. Safe, convenient, and continuous pedestrian walkways shall be provided:

        i. Between building entrances for all buildings in the same block.

        ii. Along both sides of the street frontage of all streets.

        iii. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

H. Public Improvements

1. Sidewalks shall meet the Engineering Department Requirements.

2. Crosswalks and pedestrian crossing signage shall be provided consistently with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Engineering Department approval.

3. Greenway Access

    a. Greenways shall be provided in accordance with the Trail Master Plan and maintained in accordance with the plan and other applicable sections of the Zoning Ordinance. Final location of the greenways shall be coordinated with the Engineering Department.

    b. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

I. Access Easements and Inter-parcel Access

1. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided as follows except where the Director of Planning and Development determines that they are not feasible due to topographic or other site-specific constraints:

    a. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

required between adjacent non-residential properties on arterials or major collectors designated on the Gwinnett County Long Range Road Classification Map.

b. Joint driveways and cross-access easements shall be established for non-residential tracts wherever feasible along streets classified as arterials or major collectors on the Gwinnett County Long Range Classification map.

c. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles.

d. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Engineering Department to indicate cross access or service drive for traffic safety or per City standards.

J. Parking

1. Vehicle Parking

a. The minimum number of required off-street parking spaces shall be provided in Article 5, Parking or in accordance with the following standards, whichever is lower:

i. Five parking spaces are required for every 1,000 square feet of the gross floor area of non-residential use.

ii. 1.5 parking spaces required for each residential dwelling unit.

iii. The number of required off-street parking spaces may be reduced by an equal number of on-street parking spaces, or by a shared parking agreement.

b. All off-street parking must be located to the side or rear of the principal buildings within the CMU District and screened from residential districts. Off-site parking in the front yard is not permitted within the CMU District.

2. Bicycle Racks

a. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

i. Uses that require more than 50 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 25 parking spaces required for motorized vehicles.

ii. No single building shall be required to provide more than 20 bicycle rack spaces.

iii. Bicycle racks shall be located outside of the street right-of-way; in a well-lit area; and no more than 75 feet from the intended use, area, or building.

3. Transit-Oriented Development Parking

The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20 percent of the required parking spaces for uses that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

K. Landscape, Buffers, and Tree Protection

1. The purpose of landscaping in the Community Mixed-Use District is to provide for flexibility of design based upon pedestrian and vehicular connectivity; the types of common space areas; architectural design; and density. The objective is to maintain the health and well-being of the trees.
2. Buffers and tree protection shall be in conformity with Article 4, Buffers.
3. Trees within the Community Mixed-Use development must meet the street tree, parking lot tree, and 16 tree density units per acre requirements. Street trees may count as units toward the tree density requirement.

a. Street Trees

i. Trees on major entry drives throughout the development shall be canopy trees.

ii. Trees on local streets throughout the development may be canopy or small trees.

iii. If tree wells are provided within sidewalks, a tree grate or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of the development permit. Details of the tree grates are required to be on the plan.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

b. Parking Lot Trees

i. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.

ii. Recommendations for parking lot planting area designs:

1. The use of elongated planting strips that is perpendicular to the parking stalls;

2. Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,

3. The use of at-grade planting areas (bioswales) in parking lots to promote Stormwater runoff treatment.

4. Screening off-street parking lots

a. Off-street parking lots may be screened from adjacent roadways and sidewalks by a five-foot landscape strip with the following requirements:

i. One tree for every 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2-inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in Article 4, Buffers.

ii. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.

5. If landscape strips are provided within the right-of-way, they shall be a minimum of five feet in width, measured from the back of the curb and sidewalk.

6. Individual lot trees are not required on detached residential lots.

L. Streetscape Design

1. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the Article 6, Architectural and Design Standards and the following design criteria:

a. Lighting

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

i. A unified lighting plan must be submitted with the concept plan for approval by the Director to be in accordance with Article 6, Architectural and Design Standards, and other sections as applicable. Such lighting provides adequate vehicular and pedestrian visibility and security of on-site areas such as building entrances, parking, service delivery, and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such a lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.

b. Pedestrian Amenities

i. Public gathering areas shall be designed with approximately scaled and thematic site furnishings or amenities such as decorative seating, planters, or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.

ii. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.

c. Landscaping shall be separated from vehicular uses by some form of barrier such as a high back concrete curb, bollards, curb stops, or other suitable permanent alternatives.

M. Utilities

All existing and proposed utilities located along streets in the Community Mixed-Use District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from the streets.

N. Signs

Signs for buildings with individual use or tenant shall be permitted in accordance with Article 7, Signs.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

O. Architectural Standards

1. The applicant for a building permit in the Community Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the City of Lawrenceville Architectural Standards and are substantially consistent with the City of Lawrenceville Zoning Ordinance.
2. Odor Scrubbing
    a. When residential uses are located with other non-residential uses within the same building, odor-scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.
3. Doors and Entrances
    a. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
    b. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

P. Outdoor Operations

1. All uses and operations except off-street parking, off-street loading and delivery, and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:
    a. Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of Article 2, Section 200.3.52 Outdoor Sales or Display and be located outside of the street right-of-way.
    b. Outdoor seating for restaurants shall be subject to the supplemental use regulations of Article 2, Section 200.3.53, Outdoor Seating and be located outside of the street right-of-way.

Q. Property Owners Association

1. Common areas, stormwater management facilities, and floodplain and wetland areas shall be owned in fee simple by a mandatory property owners association or approved entity. The developer shall record the deed to the

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

common area prior to, or concurrent with, the recording of the first final subdivision plat.

2. The property owners association or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.
3. At a minimum, the property owners association's bylaws or covenants shall contain the following provisions:
    a. Governance of the association by the Georgia Property's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
    b. Responsibility for maintenance of the open space or common area.
    c. Responsibility for insurance and taxes.
    d. Automatic compulsory membership of all lot purchasers and their successors and compulsory assessments.
    e. Conditions and timing of transferring control of the association from the developer to the lot owners.
    f. Guarantee that the association will not be dissolved without the advance approval of the City Council.

R. Application Process

1. The Community Mixed-Use rezoning process shall include the following modifications:
    a. All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director of Planning and Development. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria Subsection S. Zoning Exhibit 1. a. through f. (see below) as applicable.
    b. If the rezoning application is approved by the City Council, then such rezoning shall be conditioned on the applicant's substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the City Council pursuant to its deliberations on the application.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

c. Zoning Exhibit approval shall not constitute entitlement to permits.

d. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

S. Zoning Exhibit

1. As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

   a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

   b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.

   c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.

   d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.

   e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with Article 6 Architectural and Design Standards.

   f. Conceptual Signage Plan.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

T. Phasing Plan

A phasing plan shall be submitted with the Concept Plan and approved by the Director unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in a written and graphic format the incremental implementation of Mixed-Use development over a number of years, including the sequence, timing, and responsibility for construction of each building, support facilities, infrastructure, and utilities. The revision of the phasing plan is permitted and must be approved by the Director of Planning and Development prior to each construction phase.

U. Concept Plan

A concept plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the City Council, along with any conditions added thereto by the City Council, according to the plan and plat guidelines listed in the Development Regulations.

V. Building Plans

Prior to issuance of a building permit for any occupied structure to be located within the Community Mixed-Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8”=1’-0” that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve the building plans for conformity with the requirements of this article and Article 6, Architectural and Design Standards .

W. Other Requirements

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of the City of Lawrenceville. In any case where the standards and requirements of this district conflict with other provisions of the City of Lawrenceville Code of Ordinances, the requirements of this district shall govern.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.12 OI Office Institutional District

A. Purpose

The purpose of the Office Institutional District is to provide for a wide range of office and institutional establishments not involving the sale, storage, or processing of merchandise.

B. Lot Development Standards

Use	Lot Area	Lot Width	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	20,000 sq. ft. min.	100 ft.	50 ft.	10 ft.	15 ft. 40ft.	70 %	35 ft.

C. Miscellaneous Provisions

The OI District shall be located only on major arterial streets, state highways, or on access roads paralleling expressways.

102.13 BG General Business District

A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.14 BGC Central General Business District

A. Purpose

The BGC Central General Business District is intended to preserve the integrity of the historic characteristics of the Downtown area.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	No min.	No min.	No min.	No min.	No min.	100%	40 ft.

C. Miscellaneous Provisions as they apply to New Development

1. Off-street loading shall be provided for all new buildings.

   If off-street parking is provided on-site, then it should be located to the rear or side of the structure and minimize curb cuts along primary streets.

102.15 HSB Highway Service Business District

A. Purpose

This district is intended to provide for the effective use of land near major highways and highway interchanges.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	10,000 sq. ft.	70 ft.	50 ft.	10 ft.	10 ft.	75%	45 ft.

Subject to review by the Director of Planning and Development.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

102.16 LM Light Manufacturing District

A. Purpose

This district is intended to provide for a wide range of light industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	25,000 sq. ft.	50 ft.	50 ft.	0 ft.	0 ft.	85%	50 ft.

C. Miscellaneous Provisions

Standards in Article 6 Architectural and Design Standards for light manufacturing shall apply.

102.17 HM Heavy Manufacturing District

A. Purpose

The HM Heavy Manufacturing District is intended to provide for the widest range of industrial operations permitted in the City.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	20,000 sq. ft.	100 ft.	50 ft.	10 ft.	40 ft.	85%	70 ft.

C. Miscellaneous Provisions

Standards in Article 6 Architectural and Design Standards for heavy manufacturing shall apply.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses

103.1 Classification of Allowed Uses

A. Allowed uses in each zoning district are identified in Section 103.2, Use Table. The table identifies each use as described below:

1. Permitted Use (P)

   Identifies that a use is permitted as of right in the specified district but may be subject to certain requirements of the Zoning Code.

2. Special Use (S)

   Indicates that a use is not allowed in a district as a matter of right, but is permitted upon findings of the City Council, after a recommendation of the Planning Commission, that under particular circumstances present such use is in harmony with the principal permitted uses of the district. Allowable conditions are specifically listed under the district regulations. Procedure for a special use permit shall follow that which is required for a rezoning, including the fees.

3. Supplemental or Accessory Regulations (√)

   See Article 2, Supplementary Regulations.

Any use not identified as permitted, special, or accessory and not determined to be part of a similar use determination by the Director of Planning and Development is prohibited from the applicable zoning district.

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

103.2 Use Table

The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner for which is listed. The Director of the Planning and Development Department shall have the authority to make interpretations and determinations of the Zoning Ordinance and Zoning Map in order to carry out the intent and purpose of this Zoning Ordinance.

P - Permitted

S - Special Use Permit required

Blank - Prohibited

SAR √ - Article 2 Supplemental or Accessory Use Standards

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Accessory Building and Structure	√	P	P	P	P													
Acupuncture, Holistic Medicine												S	P	P		P		
Adult Entertainment	√																	P
Agriculture (crop or animal production)	√	P																
Aircraft Factory																		P
Aircraft Hangar and Maintenance																	P	P
Aircraft Landing Field, Heliport, Helipad														S		S	S	P
Ambulance or Medical Transport Company														S		S	P	P
Animal Hospital or Veterinary Clinic	√	S										S	S	P		P	P	P
Antique Shop												P		P	P	P	S	

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Art and School Supply Store												P		P	P	P	S	
Art Gallery												P		P	P	P		
Asphalt Plant																		S
Auction House												S		S	S	P	P	P
Automatic Teller Machine, Attached												P	P	P	P	P	P	P
Automatic Teller Machine-Freestanding	√											P		P	P	P		
Automobile Accessories Sales and Installation														S		S	P	P
Automobile Body Repair, Painting or Rebuilding	√													S		S	P	P
Automobile Manufacturing Plant																		P
Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)	√													S		S	S	P
Automobile Parts Store (with installation)														S		S	P	P
Automobile Parts Store (without installation)														P		P	P	P
Automobile Repair and Maintenance	√													S		S	P	P
Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker	√													S		S	S	P

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Automobile Sales or Auction and Related Services (indoor only) Including Autobroker	√																P	P
Automobile Wash (Carwash)	√													S		S	P	P
Bail Bonding	√													S		S		
Bakery (Industrial)	√																P	P
Bakery (Retail)												P		P	P	P		
Bank or Financial Services Institution												P	P	P	P	P	P	
Bed and Breakfast Inn	√	S	S	S											S			
Beverage Bottling Plant																	P	P
Bicycle Shop												P		P	P	P	P	P
Boat and Marine Equipment Sales and Service														S		S	S	S
Body Art Studios	√															P		
Book, Music and Media Store												P		P	P	P	S	
Bowling Alley (accessory use)												P		P	P	P	S	
Bowling Alley (principle use)												S		P	S	P	S	
Brewery, Craft												S		S	S	P	P	P
Brewery, Distillery or Winery																	S	S

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Building Materials Sales (indoors)														P		P	P	P
Building Materials Sales (outdoors)														S		S	P	P
Bulk Storage Tank																	P	P
Cabinet Shop														S			P	P
Call Center													S	P		P	P	P
Carpet and Upholstery Cleaning Service														P		P	P	P
Catering Service														P	P	P	P	P
Cement, Concrete or Masonry Plant																		S
Cemetery or Mausoleum	√	S																
Cemetery, Family	√	P	P	P														
Check Cashing, Payday Loan and Wire Transfer Facilities	√													S		S		
Chemical Plant (non-pharmaceutical)																	S	S
Child Caring Institutions (CCI)	√	S	S	S														
Clothing, Apparel and Shoe Stores												P		P	P	P	S	
Clothing, Apparel or Shoe Manufacturing																	P	P
Club, Lodge or Fraternal Organization												S	S	P	P	P	S	

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Cold Storage Plant																	P	P
Community Center or Cultural Facility	√	P	P	P								P	P	P	P	P	S	S
Community Garden	√	P	P	P	P			P	P	P	P	P					P	P
Community Living Arrangement – Commercial (CLA)													P	P		P		
Community Living Arrangement - Family (CLAF)	√	S	S	S														
Composting Facility (municipal solid waste)																		S
Composting Facility (yard trimmings)	√																S	P
Consignment Shop, Clothing												P		P	P	P	S	
Consignment Shop, General												P		P		P	S	
Contractors Office, Building Construction	√													P		P	P	P
Contractors Office, Heavy/Civil	√																S	P
Contractors Office, Landscape	√													S		S	P	P
Convenience Store (with fuel pumps)	√													S		P		
Convenience Store (without fuel pumps)														P	S	P		
Convention Facility														P			P	P
Copy Shop and Parcel Shipping Store												P		P	P	P	P	

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Corporate Training and Education Centers												P	S	P	P	P	P	P
Crematory (principal use)																	S	P
Customary Home Occupation	√	P	P	P	P			P	P	P	P							
Data Center													P	P		P	P	P
Day Care Facility												S	S	P	P	P	S	S
Day Care Facility (family)	√	S	S	S														
Department Store, Big Box Specialty Store or Supercenter	√													S		P		
Depot / Passenger Terminal (bus or rail)														S		S	P	P
Die Casting																	P	P
Distribution Facility																	P	P
Dollar or Variety Store														S		S		
Driving Instruction/DUI School														P		P		
Drug Abuse Treatment Facility	√													S		S		
Dry Cleaning												P		P	P	P	P	
Dump, Junkyard, Salvage Yard, or Automobile Junk/Salvage Yard	√																S	S
Dwelling - Mobile or Manufactured Home		S									P							

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Dwelling - Multifamily									P	P		P						
Dwelling - Single-Family Detached		P	P	P	P	P						P						
Dwelling - Townhouse							P	P				P						
Electronics, Cell Phone and Computer (Retail)												P		P	P	P	P	
Emissions Inspection Station	√													P		P	P	P
Equestrian Facility, Riding Stables or Academy	√	P																
Estates Sales	√	P	P	P	P													
Explosives Plant/Storage																	S	S
Farmer's Market (including off-site products)		S												S	S			
Farmer's Market (on-site products only)		P												S	S			
Fat and Bone Rendering Plant																		S
Feed Processing Facility																	S	P
Fertilizer Plant																		S
Fireworks Sales (accessory use)	√													P		P		
Fireworks Sales (principal use)	√													S		S		
Florist or Flower Shop												P	S	P	P	P	P	P

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Food Processing/Packaging /Canning Plant																	S	P
Food Store, Specialty (butcher, greengrocer, bakery)												P		P	P	P	P	
Funeral Home (including accessory crematory)														S		P	P	P
Furniture or Home Furnishings Store												P		P	P	P	P	S
Garage, Rummage, Yard, and Similar Sales	√	P	P	P	P													
Garden Supply Center														S		P	P	P
Gift Shop or Greeting Card Shop												P		P	P	P		
Golf Course		S	S	S														
Golf Driving Range		S												S		S	S	S
Greenhouse or Plant Nursery (wholesale)		P															P	P
Grocery Store												P		P	P	P	S	
Hair Salon, Beauty Parlor or Barber Shop	√											P	S	P	P	P		
Handwriting Analysts and Fortune Tellers	√															P		
Hardware Store												P		P	P	P	S	
Health Club, Spa, or Fitness Center												P		P	P	P	S	S

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Heavy or Farm Equipment Sales and Service																	S	P
Home Improvement Center														S		P	S	
Hookah/Vapor Bar or Lounge	√													S	S	S		
Hospice Home													S	S		P		
Hospital														P		P	P	P
Hotel or Motel	√													S	S	P		
Human Services Ministry														P		P	P	P
Interior Decorating Shop												P		P	P	P	P	P
Janitorial and Maid Services														P		P	P	P
Jewelry Store												P		P	P	P		
Joint Living Residence	√							S					S					
Kennel or Pet Boarding, Indoor	√	P												P		P	P	P
Kennel or Pet Boarding, with Outdoor Facilities	√	S												S		S	S	S
Laboratory (medical or dental)													S	S			P	P
Landfill	√	S																S
Laundry / Dry Cleaning Plant																	P	P
Lawn Treatment Service																P	P	P

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Liquid Waste Treatment/Recycling																	S	S
Livestock Sales Pavilion or Auction Facility	√	S																
Livestock, keeping of (for personal utility)	√	P	S	S														
Live/Work	√											P			P			
Locksmith														P		P	P	P
Machine Shop														S			P	P
Maintenance Shop (fleet vehicles)																	P	P
Manufactured Building or Mobile Home Sales	√															S	S	P
Manufacturing, General														S	S	S	P	P
Massage Therapy Businesses	√												P	P	P	P		
Medical Office or Clinic													P	P	P	P	P	P
Metal Smelting / Forging Works																		P
Motorcycle and Personal Watercraft Sales and Related Service														S		S	P	P
Motorcycle and Personal Watercraft Service and Repair														S		S	P	P
Motorcycle Parts, Accessories and Apparel Store														P		P	P	P

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Movie Studio																	P	P
Movie Theater, Cineplex, or Multiplex												P		P	S	P		
Moving Company														S		P	P	P
Museum or Library												P		P	P	P	P	P
Musical Instrument Store												P		P	P	P	P	P
Nightclub, Dance Club, or Lounge												S		S	S	P		
Nursing Home													S	P		P	S	S
Showroom Facility (accessory)														P		P	P	P
Outdoor Sales, or Display (retail)	√													S		S	S	S
Outdoor Storage (other than junk/salvage yards)	√																P	P
Paper / Pulp Mill																		S
Parking Garage or Lot (principal use)												S		P	P	P	P	P
Pawnbrokers and Secondhand Dealers	√													S		S		
Personal Care Home - Commercial (PCH)													P	P		P		
Personal Care Home - Family (PCHF)	√	S	S	S														
Pest Control / Extermination Business														P		P	P	P

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Pet Grooming												P		P	P	P	S	
Pet Shop or Pet Supply Store												P		P	P	P		
Petroleum Refinery / Processing Plant	√																	S
Pharmaceutical Manufacturing																	P	P
Pharmacy or Drug Store												P		P	P	P		
Photo Processing Plant																	P	P
Place of Worship	√	S	S	S								S	P	P	P	P	S	S
Plastics Extrusion																	P	P
Plumbing Equipment Dealer	√													S		S	P	P
Pool or Billiards Halls												S		S		S		
Poultry / Meat Processing Plant																		S
Precious Metal Dealers	√											P		P	P	P		
Printing, Bookbinding or Publishing Plant														S			P	P
Quarry, Mining, Borrow Pit	√																S	S
Radio and Television Station or Studio														P		P	P	P
Railroad Repair or Storage Yard																	S	P
Recording / Rehearsal Studio														P	S	P	P	P

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Recovered Materials Processing Facility	√																S	P
Recreation and Entertainment Facility (indoor)														P	P	P	P	S
Recreation and Entertainment Facility (outdoor)														S		S	S	S
Recreational Vehicle Park or Campground		S																
Recreational Vehicle Rental, Sales and Service														S		S	S	P
Rental, Automobile														P		P	P	P
Rental, Consumer and Commercial														S		S	P	P
Rental, Industrial																	S	P
Repair Shop, Electronics and Small Appliance														P		P	P	P
Repair Shop, Major Appliance														S		P	P	P
Repair Shop, Shoe and Leather														P	P	P	P	P
Research or Testing Facility (indoor)														S			P	P
Research or Testing Facility (outdoor)																	S	S
Restaurant (coffee shop, doughnut shop, or ice cream parlor)												P		P	P	P	S	
Restaurant (drive-in or drive-thru fast food)														P		P		

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Restaurant (full service)												P		P	P	P	S	S
Retirement Community - Continuing Care	√									P		P	S					
Retirement Community - Independent Living	√								P	P		P	S					
Sawmills and Logging		S															S	P
School or College, Business													S	P		P	P	P
School, Montessori													P	P	P	P	P	S
School, Private (College or University)		S											P	P	P	P	P	P
School, Private (Primary and Secondary)	√	S											P	P	P	P	P	P
School, Trade or Vocational														S		P	P	P
Scrap Tire Processing, Grinding or Retreading																	S	S
Self-Storage or Mini-Warehouse Facility	√													S		P	P	P
Septic Tank Pumping Company																	S	P
Shelter, Homeless														S		S	S	S
Shooting or Archery Range, and similar outdoor recreation		S												S		S	S	S
Shooting Ranges, Indoor														S	S	S	P	

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Sign Shop (General Fabrication)														S			P	P
Sign Shop (Graphic Printing, Screen Printing)														P	P		P	P
Smoke or Novelty Shop														S		S		
Soft Drink Bottling / Distribution Plant																	P	P
Solid Waste Transfer Station																		S
Special Events Facility	√													S	S	S		
Sporting Goods Store												P		P	P	P		
Sports Training Facility (indoor)														P		P	P	P
Sports Training Facility (outdoor)														S		S	P	P
Stadium, Concert Hall or Amphitheater												S		P	S	S	S	S
Stone Yard or Stone Cutting																	P	P
Studio, Art												P	P	P	P	P	P	P
Studio, Dance or Martial Arts												P	S	P	P	P	P	P
Studio, Photography												P	S	P	P	P	P	P
Swimming Pool Sales Facility														P		P	P	P
Swimming Pool Supply Store														P		P	P	P
Tailor, Dressmaker, Sewing Shop												P		P	P	P	P	P

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Tall Structures	√												S	S	S	S	S	S
Tanning Salon												P		P	P	P		
Taxi or Limousine Service	√													S		S	P	P
Taxidermist														P		S	P	P
Temporary Outdoor Activity	√													P	P	P		
Textile or Carpeting Factory																	P	P
Thrift Store or Used Merchandise Sales														P		P	P	P
Title Loan Lender	√													S		S		
Towing / Wrecker Service and Impound Lot																	S	S
Toy Store, Hobby Shop or Game Store												P		P	P	P		
Travel Agency												P	P	P	P	P		
Tree Service																	P	P
Truck Sales, Leasing and/or Service, Heavy	√															S	P	P
Truck Terminal or Intermodal Terminal																	S	P
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																	S	P
Tutoring and Learning Centers												P	S	P	P	P		
Upholstery Shop														P		S	P	P

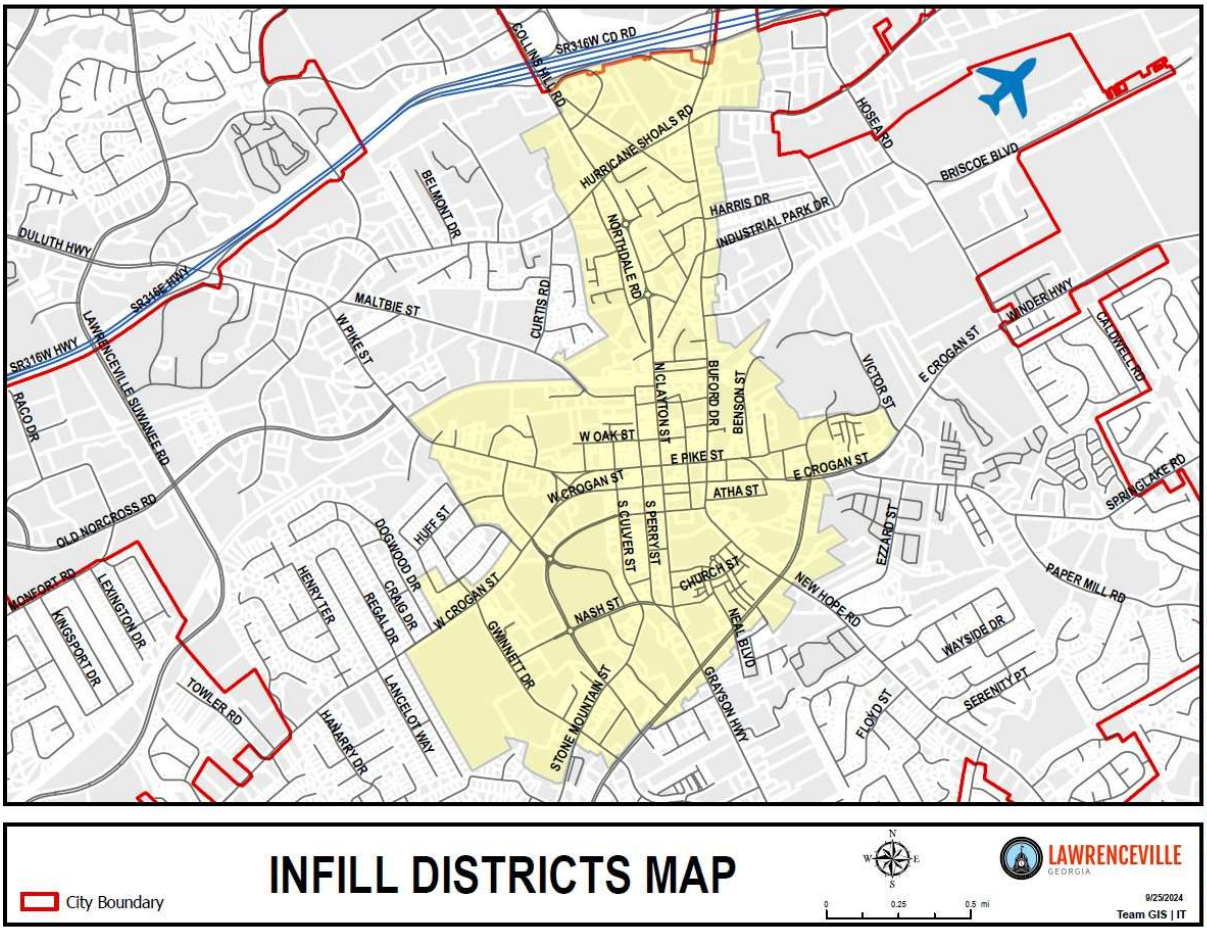
ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Uses	SAR	AR	RS-180	RS-150	RS-60	RS-50 INF	RS-TH INF	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Urgent Care Facility														P		P		
Waste Incineration Facility																		S
Welding Shop														S			P	P
Wholesale Membership Club														P		P	S	S
Wholesaling and Warehousing (retail accessory only)																	P	P
Wood Chipping and Shredding	√																S	P

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

103.3 Lawrenceville Infill Districts Map

The Lawrenceville Infill Districts Map, dated September 25, 2024, is hereby adopted. This map delineates the boundaries for the RS-50 INF – One-Family Infill Residential District and the RS-TH INF – Townhouse-Family Infill Residential District development activities within the corporate limits of the City of Lawrenceville.



ATTACHMENT "1"_CoL INFILL DISTRICT MAP_09252024

A copy of the Lawrenceville Infill Districts Map is incorporated herein and designated as Attachment "1."

ARTICLE 1 DISTRICTS_CLEAN_03262026 (PDF)

Supplemental and Accessory Use Standards

200.1. Purpose and Intent.

A. The purpose of these standards is to supplement the Use Table by providing more specific standards for certain uses to ensure that they will be compatible with surrounding uses; have minimal impact on the environment; promote the health, safety, and welfare of the community; and meet the intent of the Comprehensive Plan.

B. These standards apply to specific uses in all zoning districts unless otherwise noted.

C. Any use that is regulated by this Article and is authorized in a zoning district shall be developed in compliance with the applicable Supplemental Use or Accessory Use Standards for that use. In addition to the Supplemental and Accessory Use Standards, any proposed use shall be developed in compliance with the rules and regulations of the Building and Building Regulations, Development Regulations, Subdivision Regulations, and Zoning Ordinance of the City of Lawrenceville

D. No permit shall be issued for a use, building, or structure that does not conform to applicable provisions of this Article; except that, where any requirement of the Supplemental Use or Accessory Use Standards conflicts with a condition of rezoning, special use permit, or other action of the City Council, the conditions per the approval shall prevail.

200.2. Applicability.

The Supplemental Use Standards and Accessory Use Standards listed in Section are applicable as indicated by a check mark (√) in Article 1, Section 103.2, Use Table, as requiring Supplemental or Accessory Use Standards.

Upon passage of this Resolution, any existing regulated use is deemed a nonconforming use. Such nonconforming regulated uses shall be subject to the requirements of Article 3, Nonconformities, of this Ordinance.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

200.3. Supplemental Use Standards (As Per Section 103.2, Use Table)

200.3.1. Accessory Buildings and Structures.

A. Limited to one Accessory Building or Structure per zoning lot, provided that each of the following conditions is met:

1. A Principal Permitted Use has already been permitted and constructed on the zoning lot.

2. It has a maximum height of 18 feet.

3. No Accessory Building or Structure can cover more than 400 square feet and shall be limited to one Accessory Building/Structure on the same zoning lot. Accessory buildings/structures over 400 square feet shall require the approval of a Special Use Permit.

4. It is located in Rear Yard; and

5. The Accessory Building or Structure shall be constructed from a wood frame with wood siding, including hardy plank style siding, masonry, stucco, or some combination thereof and shall be constructed to match the primary structure in percentage and type of materials.

6. A permit for the Accessory Building or Structure is required.

200.3.2. Adult Entertainment.

Adult Entertainment shall comply with the following:

A. Permitted Use. Adult Entertainment may be permitted in the HM zoning classification.

B. Area. Lot Area shall be a minimum of three (3) acres or 130,680 square feet.

C. Location. Adult Entertainment business or use restricted under this Sub Section shall not be located:

1. Within one thousand (1,000) feet of any parcel of land which is either named or used for residential uses or purposes.

2. Within one thousand (1,000) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, school (private or public).

3. Within one thousand (1,000) feet of any parcel of land upon which another Adult Entertainment business or use regulated or defined under this Sub Section.

4. Within one thousand (1,000) feet of any parcel of land upon which any establishment selling alcoholic beverages is located.

For the purposes of this Sub Section, distance shall be by straight line measurement from

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

the property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

D. Interior Lighting. The interior lighting in the premises will provide adequate visibility for patrons and public safety personnel with a minimum of 10 candles at all times, as measured from the floor.

E. Road Classification. Adult Entertainment shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

F. Road Frontage. Adult Entertainment shall be located on a legal lot-of-record consisting of a minimum of one hundred fifty (150 ft.) feet immediately adjacent to an Arterial or Collector Street, or a State Highway.

G. Businesses and Business Regulations. Adult Entertainment shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 13. – Adult Entertainment.

200.3.3. Agricultural Uses (Livestock). In agricultural zoning districts, the following shall be located no closer than 100 feet to any property line: corrals, stables, barns, pens, coops, chicken houses, and other similar livestock quarters.

200.3.4. Animal Hospital Or Veterinary Clinic. A Special Use Permit shall be required if any outdoor run or pen is used to house or exercise animals.

200.3.5. Automatic Teller Machine – Freestanding.

A. Only one free-standing ATM may be installed per parcel.

B. The structure built to house the ATM shall be architecturally compatible with the primary structure and incorporate similar construction materials.

C. The structure shall not exceed a height of 12 feet.

D. The structure shall be setback from any right-of-way at least as required by the applicable zoning district.

E. The structure may not be installed in any required parking spaces.

F. A permanently installed trash receptacle shall be located within five feet of the structure which shall be maintained by the property owner on a regular scheduled basis.

G. Installation shall not reduce any required or existing landscaping.

H. All requirements of O.C.G.A. § 7-8-1 et seq. shall be met.

I. A marked and designated travel lane shall be provided with a landscape island buffer.

200.3.6. Automobile, Truck, Or Vehicle Storage Lot (Other Than Impound Lot). See

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

section 200.3.57 Outdoor Storage -Industrial.

200.3.7. Automobile Body, Repair, Painting, Rebuilding, Or Repair And Maintenance Facilities. Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:

A. Permitted Use. Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.

B. Special Use Permit. Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Outdoor Storage. Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.556 ~~6~~ Outdoor Storage – Retail, and 200.3.567 ~~7~~ Outdoor Storage – Industrial, as applicable.

D. Automobile service bays shall not be adjacent to or visible from a public right-of-way.

E. A 15-foot landscaped buffer shall be required adjacent to a public right-of- way.

F. Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.

G. No work shall be conducted on the outside grounds of the establishment; and

H. No metal building facades.

200.3.8. Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot).

A. No used car lots are permitted within 100 feet of any residential property.

B. No lots smaller than 25,000 square feet.

C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.

D. The building must be at least 1000 square feet.

E. No metal building facades; and

F. A 15-foot landscape buffer shall be provided fronting the street.

200.3.9. Automobile Sales (Indoor) or Auction and Related Service.

A. No used car lots are permitted within 100 feet of any residential property.

B. No lots smaller than 25,000 square feet.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick or stone.

D. The building must be at least 1000 square feet.

E. No metal building facades; and

F. A 15-foot landscape buffer shall be provided fronting the street.

G. Auto repair shall be prohibited.

H. Display and outdoor storage shall be prohibited.

200.3.10. Automobile Wash – Automatic And Self Service.

A. Metal building facades are prohibited; and

B. Prefabricated awning type structures are only permitted at automatic facilities.

200.3.11. Bail Bonding.

A. The use is only allowed with a Special Use permit on properties which front Buford Drive from SR 316, north of the city limits.

B. The color of the building and signage must be approved through the Special Use Permit process.

C. Parking of commercial vehicles is prohibited.

D. Vehicle signage is prohibited.

200.3.12. Bakery (Industrial; Retail Bakery As An Accessory Use).

A. Accessory retail sales of baked goods produced on-site shall be limited to 15-percent of the gross floor area.

B. All activities associated with accessory retail sales of baked goods produced on-site shall be conducted indoors.

C. Accessory retail sales of baked goods produced on site shall be limited to Monday through Friday from 8 AM to 5 PM, and Saturday from 8AM until 1 PM.

D. Accessory retail sales of baked goods produced off-site shall be prohibited.

200.3.13. Bed and Breakfast Inn.

A. Bed and Breakfast Inns shall be subject to the following requirements:

1. The operator of the establishment shall reside in the dwelling.

2. The use shall have a lot area of not less than 20,000 sq. ft. and a floor area of the dwelling unit of no less than 2,500 sq. ft.

3. No guest shall reside in a Bed and Breakfast Inn for a period in excess of 14 days.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

4. If located in a residential zoning district, the structure shall be compatible with the character of the neighborhood in terms of height, setbacks, and bulk. Any modifications to the structure shall be compatible with the character of the neighborhood.

5. Guestrooms may not be equipped with cooking facilities.

6. In residential zoning districts, food may be served on the premises only for overnight guests and employees of the Bed and Breakfast Inn. However, a restaurant serving up to 50 additional guests may be permitted subject to approval of a Special Use Permit (Article 9, Administration and Enforcement).

200.3.14. Body Art Studios.

Body Art Studios shall comply with the following:

A. Permitted Use. Body Art Studios may be permitted in the HSB zoning classification.

B. Road Classification. Body Art Studios shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

C. Businesses and Business Regulations. Body Art Studios shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 15. – Body Art.

200.3.15. Business and Commercial Vehicles in Residential Districts.

A. A maximum of two Business Vehicles (as defined in Article 10, Definitions) shall be allowed per residence with the exception that any ladders must be removed from the Business Vehicles while parked at the residence.

B. Commercial Vehicles (as defined in Article 10, Definitions) are prohibited in all residential zoning districts.

200.3.16. Cemetery, Family Cemetery, or Mausoleum.

A. Except when used as an accessory to a place of worship, cemeteries, family cemeteries, and mausoleums shall conform to the following requirements:

1. The cemetery may front only on a street classified as a Collector or Arterial roadway in the Comprehensive Plan or along a State Highway, and the entrance and exits to the cemetery shall only be from the classified street on which it fronts.

2. The cemetery shall be bordered by a 15-foot-wide buffer and a minimum six-foot-high decorative fence or wall along all of its exterior property lines and frontage streets and not extending into the required front yard. The buffer strip shall be planted with evergreen trees or shrubs that grow at least eight feet tall and provide an effective visual screen.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

3. Prior to the approval of a request to use property as a cemetery, a site plan and a covenant for perpetual care shall be submitted to the Planning and Development Department. The covenant for perpetual care shall include measures to be undertaken to preserve, protect, and provide for ongoing maintenance, including fencing, landscaping, and gravesites.

4. The covenant for perpetual care and a plat of survey delineating the limits of the cemetery shall be recorded by the Gwinnett County Clerk of Superior Court (Deeds and Records).

200.3.17. Check Cashing, Payday Loan, and Wire Transfer Facilities

A. Permitted Use. Check Cashing, Payday Loan and Wire Transfer Facilities may be permitted as Accessory Use to a Principal Use (e.g., Convenience Store, Department Store, Discount Store, Grocery Store, Supercenter) in the BG and HSB zoning classifications.

B. Special Use Permit. Check Cashing, Payday Loan, and Wire Transfer Facilities as Principal Use may be permitted in the BG and HSB zoning classification with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

C. Location. Check Cashing, Payday Loan, and Wire Transfer Facilities businesses or uses restricted under this Sub Section shall not be located:

1. Within one thousand five hundred (1,500) feet of a Check Cashing, Payday Loan, and Wire Transfer Facilities businesses or uses.

2. Within one thousand (1,000) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).

3. Within five hundred (500) feet of an RS-180, RS-150, RS-60, RS-50, RS-TH, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term “parcel of land” means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

D. Road Classification. Check Cashing, Payday Loan, and Wire Transfer Facilities shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

E. Exemptions. Grocery Stores that do not charge a fee to cash a check as cashing customer's checks as a convenience is incidental to their main business of selling food and household items. This Sub Section shall also exempt tax preparation services such

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

as H&R Block.

200.3.18. Child Caring Institutions (CCI).

A. Child Caring Institutions (CCI) facilities shall be located on a lot of at least 1 acre in size.

B. Shall be limited to no more than eight residents.

C. A Special Use permit is required.

200.3.19. Community Center or Cultural Facility.

A. In residential zoning districts, community centers or cultural facilities shall conform to the following requirements and restrictions. Residentially zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.

B. Community Center or Cultural Facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

C. Community Center and Cultural Facilities shall have a minimum acreage of five acres.

D. Community Center and Cultural Facilities shall have a minimum of two hundred fifty (250) feet of road frontage.

E. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.

F. Parking shall not be provided in the front yard setback area.

G. A minimum 50-foot-wide buffer shall be provided adjacent to residentially zoned properties.

H. Accessory Uses Requiring Special Use Permit. In residential zoning, the following additional uses may be permitted as accessory to a community center or cultural facility only upon approval of a Special Use Permit:

1. Lighted outdoor ball fields, pools, or similar recreation facilities.

2. Cemeteries or mausoleums.

3. Day Care Centers.

4. Kindergartens.

5. Private schools (K-12).

6. Health and social services include out- patient clinics, transitional housing, shelters, and other similar facilities.

200.3.20. Community Garden.

A. Community gardens shall be subject to the following requirements:

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

1. The garden shall not be located within any required buffer.
2. Outdoor lighting shall be prohibited.
3. Signage shall be limited to a single, non-illuminated sign of no more than four square feet.
4. Gardening equipment and machinery must be stored in an enclosed, secure building or shed. Retail sales shall be prohibited.
5. Composting is permitted on the premises if stored in a manner that controls odor, prevents insect or rodent infestation, and minimizes runoff into waterways and onto adjacent properties.
6. The garden must maintain an orderly appearance and may not be neglected or allowed to become overgrown or eroded.
7. If a community garden ceases operation, and is no longer desired by the owners, it shall be stabilized with grass, trees, and/or shrubbery in accordance with a plan submitted for approval by the Director.

200.3.21. Community Living Arrangement – Family.

A. Special Use Permit. A Community Living Arrangement - Family facility may be permitted in the AR, RS-180 and RS-150 zoning classifications with the approval of a Special Use Permit, pursuant to the City of Lawrenceville, Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

B. Lot Size and Resident Capacity. A Community Living Arrangement - Family shall be located on a lot of at least one acre in size, with a maximum resident capacity of six (6) individuals.

C. Architectural Consistency. The dwelling unit shall feature a residential facade which is architecturally consistent with the surrounding dwelling units.

D. On-Site Staffing. A qualified employee must always be present on the premises during operation.

E. Roadway Access. A Community Living Arrangement - Family shall be located adjacent to and directly accessed from a roadway classified as a Street - Arterial (Principal, Major, Minor) or Collector (Major, Minor). A Community Living Arrangement – Family shall not be located adjacent to nor, directly accessed from a roadway classified as a Street - Local Residential; Street - Private Alley or Street; Street - Private Utility Easement as defined in the Zoning Ordinance Article 10 Definitions. Proximity Limitations

A Community Living Arrangement - Family shall not be located within 1,000 feet of another Community Living Arrangement - Family or a Personal Care Home - Family.

F. Licensing and Compliance. The Community Living Arrangement - Family shall be licensed by the State of Georgia and always operate in full compliance with the rules

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

and regulations of the Georgia Department of Community Health.

G. Building Code and Zoning Compliance. The Community Living Arrangement - Family shall comply with the International Building Code, as well as applicable City codes, ordinances and regulations.

~~**200.3.22. Community Living Arrangement (CLA) – Commercial.** Community Living Arrangement commercial facilities are permitted in the OI (Office Institutional District), BG (General Business District), and HSB (Highway Service Business District).~~

200.3.223. Composting Facility, Yard Trimmings. Yard Trimmings Composting Facilities shall meet the following design standards:

A. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings, or similar putrescent vegetative materials. Composting materials shall not include animal products or inorganic materials such as bottles, cans, plastics, metals, or similar materials.

B. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a wall shall face the exterior property lines.

200.3.234. Construction Trailer/Temporary Building. A temporary building or buildings for use in connection with a construction project or land subdivision development shall be permitted on the land of the project during the construction period.

200.3.245. Contractor's Office. See Section 200.3.556 Outdoor Storage - Retail and 200.3.567 Outdoor Storage - Industrial.

200.3.256. Convenience Store, with Fuel Pumps. Convenience Store, with Fuel Pumps, shall comply with the following:

A. Special Use Permit. Convenience Store, with Fuel Pumps, may be permitted in the BG (General Business District) zoning classifications with the approval of a Special Use Permit.

B. Permitted Use. Convenience Store, with Fuel Pumps, are permitted in the HSB (Highway Service Business District) zoning classification.

Restriction. Fuel dispensing shall be limited to Vehicle – Passenger Car, SUV, Truck or Van, and Vehicle - Recreational as defined by the City of Lawrenceville Zoning Ordinance.

C. Accessory Use. Accessory uses customarily incidental to a convenience store, including

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

indoor retail sales, packaged food and beverages.

D. Prohibited Use. The following uses are expressly prohibited:

1. Any automotive-related use, whether principal or accessory, including but not limited to vehicle storage or parking lots, vehicle sales or auction facilities, emissions testing stations, automobile body work, painting, rebuilding, repair or maintenance facilities, or automatic or self-service vehicle washing establishments, whether conducted indoors or outdoors, shall be prohibited.
2. No outdoor display, sales or storage of any kind, including but not limited to merchandise, materials, equipment, vehicles, vehicles, trailers, refuse, or inoperable items, shall be permitted on the property except where expressly allowed by the City Council as part of the Special Use Permit.
3. Any use not expressly approved as part of the Special Use Permit.

E. Site Plan and Development Standards.

1. Development shall be in substantial conformance with the site plan approved by the City Council.
2. Minor site plan modifications may be approved administratively by the Director of Planning and Development, provided such modifications do not reduce required buffers, setbacks, or screening and do not materially alter the approved use.

F. Building, Canopy and Architectural Standards.

1. **Building Orientation.** The principal building entrance shall be oriented toward and visible from the primary street frontage.
2. **Fuel Pumps and Canopy.**
   - **a.** Fuel pump islands and canopy structures shall be located to the side or rear of the principal building to the maximum extent practicable.
   - **b.** The fuel canopy shall be architecturally compatible with the principal building, including consistent colors, materials, and design elements.
   - **c.** Canopy lighting shall be fully recessed and shielded.
3. **Exterior Materials.** Primary building façades shall consist predominantly of brick, stone, or decorative masonry materials. Metal siding and EIFS shall not be permitted as primary façade materials.

G. Access, Parking, and Circulation.

1. **Access Points.** Vehicular access shall be limited to the driveways approved with the Special Use Permit and shall comply with City, GCDOT, and GDOT requirements as appropriate.
2. **Internal Circulation.** The site shall be designed to prevent vehicle queuing from

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

obstructing drive aisles, fuel pump access, or public rights-of-way.

3. **Parking.** Parking shall be provided in accordance with BG district parking standards and shall be located outside of required buffers and setbacks.

H. Buffers, Landscaping, and Screening.

1. **Residential Adjacency.** Where a property abuts or is across from a residential development or zoning classification, landscaped buffers shall be installed in accordance with the City's buffer regulations and enhanced with evergreen plant materials to provide year-round screening.

2. **Fuel Pump Screening.** Fuel pump areas visible from public streets or residential properties shall be screened through a combination of landscaping, decorative fencing, or low masonry walls.

3. **Service Areas.** Dumpsters, mechanical equipment, and service areas shall be enclosed by masonry walls with opaque gates.

I. Lighting.

1. All exterior lighting shall be directed downward and inward and shall not create glare or light spillover onto adjacent properties or public right-of-way.

2. Fuel canopy lighting shall be extinguished within thirty (30) minutes after the close of business unless otherwise approved by the City Council.

J. Signage. Any application for a Special Use Permit may also include a request for a sign variance or sign special use permit as allowed by this Ordinance.

K. Hours of Operation.

1. The City Council may impose limitations on hours of operation as a condition of the Special Use Permit approval.

2. Fuel deliveries and refuse collection shall be limited to daytime hours unless otherwise approved by the City Council.

L. Real-Time Information Center (RTIC).

A Real-Time Information Center (RTIC) is a facility, unit, or technological system operated by a law enforcement or public safety agency that collects, integrates, monitors, and analyzes information from cameras, sensors, databases, and other sources to provide real-time situational awareness and operational support during emergencies, incidents, and investigations.

~~2.~~ The provisions of this section are intended to apply to new commercial, office, institutional, and mixed-use developments involving land-disturbing activity on a voluntary basis. Property owners and developers are encouraged, but not required, to participate in measures outlined herein, including the potential connection of site security cameras to the City of Lawrenceville Police Department Real-Time Information

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

Center (RTIC).

200.3.267. Customary Home Occupation.

A. Any use, such as a home-based business, customarily conducted entirely within the dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

B. No person other than members of the family residing on the premises shall be engaged in such home occupation.

C. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. No home occupation shall be conducted in any accessory building.

D. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.

E. There shall be no receipt or delivery of goods sold in connection with such home occupation nor shall any inventory of goods for sale be stored or maintained in or about the premises.

F. No traffic shall be generated by such home occupation than would normally be expected in a residential neighborhood. The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of home occupation.

G. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses at the lot line of the operation conducted in a single-family residence, or outside the dwelling unit if conducted somewhere other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in electrical line voltage off the premises.

H. A Special Use Permit shall be required if the above minimum restrictions are not met.

200.3.278. Day Care Facility (Family). Day Care Facility (family)must meet the following criteria:

A. The day care facility (family) must be properly licensed through the Department of Early Care and Learning.

B. Proof of owner consent to operate a family day care home must be provided to the Department of Planning and Development if the property is leased.

C. A drop-off and pick-up plan must be provided to the Department of Planning and Development which illustrates that the operation will not have adverse effects on the

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

flow of traffic; and

D. No more than five children under 18 years of age, including children residing in the home, may be cared for at one time.

200.3.289. Department Store Or Supercenter. Such stores may offer automobile maintenance and tire service as a by- right accessory use, provided that junked or wrecked vehicles shall not be allowed on-site, and vehicles undergoing routine service are not kept on the property for more than 48 hours. Maintenance bay doors shall not face a public right-of-way.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

200.3.2930. Drive-Through Service Windows.

A. Drive-through service windows shall provide adequate queue space for a minimum of three cars per lane.

B. Stacking lanes shall be delineated from traffic aisles, other stacking lanes, and parking areas with striping, curbing, landscaping, and the use of alternative paving materials or raised medians.

C. Stacking lanes shall be designed to prevent circulation congestion, both on site and on adjacent public streets. The circulation shall:

1. Separate drive–through traffic from site circulation.

2. Not impede or impair access into or out of parking spaces.

3. Not impede or impair vehicle or pedestrian traffic movement; and

4. Minimize conflicts between pedestrian and vehicular traffic with physical and visual separation between the two.

D. Stacking lanes shall not interfere with required loading and trash storage areas and loading or trash operations shall not impede or impair vehicle movement. If said separate stacking lane is curbed, an emergency bypass or exit shall be provided.

E. No outdoor speakers shall be employed within 200 feet of any single- family residential use.

200.3.301. Drug Abuse Treatment Facility.

A. The Drug Abuse Treatment Facility must, at all times, be approved and properly licensed through the Georgia Department of Community Health.

B. No Drug Abuse Treatment Facility may be located within 1,000 feet of any residential property, measured from property line to property line.

C. No Drug Abuse Treatment Facility may be located within 1,000 feet of any other Drug Abuse Treatment Facility, measured from property line to property line.

D. No Drug Abuse Treatment Facility may be located within 1,000 feet of any school or university; and

E. The Drug Abuse Treatment Facility must be located on a major thoroughfare.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

200.3.31~~2~~. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall comply with the following:

A. Special Use Permit. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities may be permitted in the LM and HM zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.

B. Location. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities restricted under this Sub Section shall not be located:

1. Within three hundred (300) feet of any parcel of land which consists of a commercial, mixed-use, multifamily, office institutional or single- family zoning classification.

2. Within one thousand (1,000) feet of a public right-of-way having a right-of-way of 100 feet or greater.

3. For the purposes of this Sub Section, distance shall be by straight line measurement from the property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

C. Screening. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall be completely enclosed with a solid (opaque) fencing, no less than eight feet high, and in no case less than such height as will effectively screen all storage and other operations from view.

D. Road Classification. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall be accessed from a roadway classified as an Arterial or Collector Street, or a State Highway.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

200.3.323. Electronic Message Center (EMC). Electronic Message Centers (EMC) require a Special Use Permit unless it meets all the standards in Article 7, Signs, as it relates to EMCs.

200.3.334. Emissions Inspection Stations. Emissions inspection stations shall meet the following design standards:

A. The facility shall be in a permanent non-combustible structure.

B. The structure shall include a designated indoor public waiting area (minimum three fixed seats) with restrooms; or as an alternative, shall provide the required designated indoor waiting area and restrooms upon the same lot, within 500 feet of the testing facility.

C. The facility shall provide a minimum of four paved parking spaces. Drive-through facilities shall also provide a paved stacking lane for a minimum of four vehicles. Parking spaces and stacking lane shall be striped.

D. If constructed in an existing parking lot, the facility and stacking lane(s) shall not occupy any required on-site parking space or encroach into any minimum required driveway width.

200.3.345. Equestrian Facilities, Riding Stables, or Academies. Stables, corrals, riding rings, and other similar facilities shall not be located closer than 100 feet to any property line.

200.3.356. Estate Sales. Estate Sales shall comply with the following:

A. Permitted Use: Estate Sales may be permitted in the AR, RS-180, RS-150, and RS-60 zoning classification.

B. Businesses and Business Regulations: Estate Sales shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 22. – Estate Sales.

200.3.367. Fences and Walls.

A. Height Of Fencing Or Walls.

No wall or fence in a residential zoning district shall exceed 4 feet in height within a required front building setback line or 6 feet in height in the balance of the yard.

Exceptions.

1. A fence or wall that encloses an approved stormwater management facility may be a maximum of 6 feet in height.

2. A fence or wall enclosing a tennis court may be a maximum of 12 feet in height.

3. The City Council may condition the approval of a Rezoning or Special Use Permit to require that walls or fences of a height in excess of these regulations may be placed in any yard where such walls or fence is necessary to provide screening.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

4. Lots of double frontage may have a fence up to 6 feet in height in the no access easement.

B. Subdivision Entrance Features.

Walls or fences incorporated into a subdivision entrance feature shall not exceed ten feet in height and shall be subject to review and approval by the Director after the submission of a landscape plan, site plan and architectural elevations to the Department.

C. Fence Materials.

1. Any wall or fence which extends into the required front yard on property less than 3 acres in area shall be ornamental or decorative and constructed of brick, stone, wood, wrought iron, or split rail.
2. No wall or fence constructed of woven wire or metal fabric (chain link, hog wire or barbed wire) shall extend into a front yard, except fences enclosing stormwater facilities shall consist of vinyl coated chain link fencing material. Woven wire or metal fabric fences may extend into a front yard when property contains a minimum of 3 acres.
3. Electric and barb wire fences shall be prohibited in residential districts except on lots which meet or exceed the minimum requirements for raising and keeping of livestock (3 acres).
4. Exposed concrete blocks, tires, scrap metal, sheet metal, plastic/fiberglass sheeting, vinyl siding or fabric, plywood, pallet material, junk or other discarded items shall be prohibited as fence material in residential and non-residential districts.

200.3.37~~8~~. Fireworks Sales. Retail sales of fireworks shall be subject to the following restrictions:

A. Sales and storage of fireworks shall comply with all applicable federal, state, and local regulations.

B. The sale of consumer fireworks as a principal use shall require approval of a Special Use Permit.

C. Accessory sale of consumer fireworks shall be limited to convenience stores, discount stores, dollar or variety stores, grocery stores, hardware stores, pharmacy and drug stores, sporting goods stores, and wholesale membership clubs.

D. Outdoor sales shall be in accordance with section 200.3.49.

200.3.38~~9~~. Food Trucks. Food Trucks may only be located on a lot with a principally permitted use on the same zoning lot, and there shall be a special use permitted in an OI Office/Institutional, any B Business District, or M Manufacturing District provided the following conditions can be met:

A. A food truck operator shall have written permission from the property owner to conduct

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

business. Such permission shall identify the dates and times of operation.

B. Unless otherwise specified or permitted by the City, food truck hours shall only be between the hours of 10:00 am and close of business of the primary use of the lot on which the food truck is operating.

C. The food truck must be licensed by the Gwinnett County Health Department and have a valid business license for food truck operations.

D. A maximum of 2 food trucks on lots of one-half acre to one acre in size.

E. A maximum of 3 food trucks on lots greater than one acre.

F. Temporary outdoor seating is only permitted upon review and approval of the Planning and Development Department.

G. Food trucks shall not block any ingress/egress or vehicular circulation in a parking lot, loading/unloading area, or building entrance.

H. Food trucks shall not block any fire hydrant or fire lane.

I. Food truck operations shall be located a minimum of 100 feet from a residential dwelling.

J. No audio speakers or on-site/off-site signage shall be permitted other than what is displayed on the food truck.

K. Grease, liquid waste, and garbage shall not be disposed of on-site.

L. Food trucks shall be subject to all other applicable City and County Ordinances related to food operations.

M. Food trucks may not conduct sales when parked on a public street unless approved by the Planning Director and City Engineer.

N. Food trucks shall not locate on a vacant lot or on a lot where the principal building is vacant or unoccupied.

200.3.3940. Garage, Rummage, Yard, and Similar Sales.

A. Permitted Use. Garage, Rummage, Yard, and Similar Sales may be permitted in the AR, RS-180, RS-150, and RS-60 zoning classification.

Garage, yard, rummage, and similar sales may be permitted from an occupied residence, or group of residences in the case of a neighborhood event, subject to the following requirements and limitations:

B. Authorization. It shall be unlawful for any person or entity to conduct a yard sale from property zoned or used for residential purposes unless the person or entity conducting the yard sale shall have received a Garage, Rummage, Yard, and Similar Sales Permit from the city authorizing sale. Failure to obtain a permit could result in additional fees, fines, and court costs.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

C. General Requirements.

1. Yard Sales Permit shall not be permitted on any premises more than two times in a calendar year.

2. A second Yard Sales Permit on the premises shall not be issued until thirty (30) days after the last day of the previously issued permit.

3. Yard Sales Permits shall be limited to four consecutive days and shall be allowed only between the hours of 8:00 a.m. and 6:00 p.m.

D. Display Area.

1. All personal property offered for sale shall be displayed within the residence, garage, carport, or rear yard area.

2. Items sold must be used goods from the participating household(s), and not goods purchased for resale. Items for sale may not be displayed on the public sidewalk, street, or right-of-way.

E. On-Street Parking and Sidewalks.

1. Parking motor vehicles is restricted to one side of the street, and where practical, shall be restricted to the same side of the street which the sale will be conducted.

2. No permit holder shall allow vehicles to impede the passage of traffic on any public right-of-way in the vicinity of the sale.

3. Permit holders shall keep the public right-of-way and general vicinity of the sale free from trash and litter.

4. No permit holder shall permit persons to line up or congregate, either on foot or in automobiles, prior to the start of the event.

5. Permit holders shall report to the Police Department any vehicles which are parked in violation of this Subsection.

F. Noise Control. Noise Control shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 20, Environment, Article III. Noise Control.

G. Signs.

1. Any signs for the sale shall be removed immediately upon closing of the sale. Signs may not be posted on telephone poles, streetlights, traffic signs, or any other structure in the public right-of-way.

2. All signs placed off-site shall have the permission of the owner of the property on which the sign is to be placed. Signs may be posted the morning of the sale and must be taken down daily.

3. No sign may be larger than four (4) square feet.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

200.3.401. Hair Salon, Beauty Parlor, or Barber Shop. All hair salons, beauty parlors, and/or barber shops must have a posted up- to-date certification from the Georgia State Board of Cosmetology and Barbers.

200.3.412. Handwriting Analysts and Fortune Tellers. Handwriting Analysts and Fortune Tellers shall comply with the following:

A. Permitted Use. Handwriting Analysts and Fortune Tellers may be permitted in the HSB zoning classification.

B. Road Classification. Handwriting Analysts and Fortune Tellers shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

C. Businesses and Business Regulations. Handwriting Analysts and Fortune Tellers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 10. – Handwriting Analysts and Fortune Tellers.

200.3.423. Helicopter Landing Pad.

A. Air services are not permitted to be the primary business or use of property.

B. No commercial air services are permitted (i.e.: air taxi, sightseeing, crop dusting, aircraft sales, etc.).

C. The owner must hold a valid permit from the Federal Aviation Administration.

200.3.434. Hookah/Vapor Bar or Lounge.

A. Smoking of Hookah in any establishment that serves alcohol shall be prohibited.

B. Hours of operation shall not exceed 11:00pm.

C. Hookah bars and lounges shall not serve patrons under the age of 18.

D. Accessory sale of consumer hookah/vapes shall be limited to convenience stores, discount stores, dollar or variety stores, grocery stores, hardware stores, pharmacy and drug stores, sporting goods stores, and wholesale membership clubs.

E. Sales and storage of hookah/ vapes shall comply with all applicable federal, state, and local regulations.

200.3.445. Hotel Or Motel. Hotels and motels shall meet the following design standards:

A. All guestrooms which have facilities for both storage and preparation of food shall have a minimum of 250 square feet of floor area.

B. No hotel or motel under this section may be converted to or used as an apartment or condominium.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

C. Each guestroom must be protected with a sprinkler system and hard- wired smoke detector.

D. No facility may contain more than fifty (50) guest rooms per gross acre of development.

E. No outside storage or permanent parking of equipment or vehicles shall be permitted.

F. No permanent business license shall be issued for the conduct of any business from any guest room of the facility.

G. An active recreation area shall be provided which meets the following criteria:

H. The size of each recreation area shall be calculated at a ratio of five square feet per room with a minimum area of 750 square feet.

I. All recreation areas must be approved by staff prior to development.

J. The recreation area may be indoors or outdoors.

K. All hotels and motels shall provide a one-hundred-foot buffer from any property zoned for residential purposes.

L. There shall be no access to any guestrooms from the exterior of the building.

M. No individual guest shall register, reside in, or occupy a room or rooms within the same facility for more than forty-five days in any ninety-day period, nor shall any guests move from one room to another without a three-day vacancy in between.

200.3.45~~6~~. Joint Living Residence. The following shall be considered for the application for a Joint Living Residence:

A. Whether there are extraordinary or exceptional conditions pertaining to the application.

B. Whether, if granted, a joint living residence would cause a substantial detriment to the public good.

C. The number of persons applying to live together in the joint living residence.

D. The square footage of bedroom space per occupant in the proposed joint living residence, not including kitchens, dining rooms, living rooms, garages, hallways, bathrooms, or non-heated spaces.

E. The number of bathrooms in the proposed joint living residence.

F. Whether the proposed joint living residence is served by public water and sewer service.

G. The lot size upon which the proposed joint living residence is located; and

H. The area of the paved parking area serving the proposed joint living residence and the number of cars to be parked in such area.

200.3.46~~7~~. Kennels and Pet Boarding. In agricultural zoning, dog runs, pens, and other similar facilities shall be located no closer than 100 feet to any property line. Any property

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

where there are 4 or more dogs over the age of 3-months kept, maintained, or housed shall be deemed to constitute a kennel, regardless of whether such dogs are kept for business or profit purposes.

200.3.47~~8~~. Landfills.

A. A landfill may be permitted in certain zoning districts provided the following conditions are met:

1. A minimum twenty-foot natural, undisturbed buffer shall be provided between all active waste burial areas and exterior property lines except for approved perpendicular access and utility crossings.

2. A minimum seventy-five-foot natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.

3. The limits of an existing one-hundred-year floodplain or a stream buffer of two hundred feet, whichever is greater, shall be preserved as a natural, undisturbed area except for approved perpendicular access and utility crossings.

4. The entire site shall be fenced with a minimum six-foot-high chain- link security fence.

5. The landfill shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

6. The applicant shall include with the Special Use Permit application a report detailing the phasing of the landfill and plans for closure and reclamation.

B. The following waste disposal activities, recycling facilities, and recovery activities shall be permitted as accessory uses to landfills, unless otherwise stipulated by the City Council:

1. Composting, Municipal Solid Waste.

2. Composting, Yard Trimmings.

3. Consumer Recycling Centers.

4. Gas Recovery/Gas Co-Generation Plant.

5. Recovered Materials Processing Facility.

6. Solid Waste Transfer Stations.

200.3.48~~9~~. Livestock - Keeping of for Personal Utility.

A. In the agricultural zoning district: corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.

B. A Special Use Permit shall be required in the RS-180 and RS-150 zoning classifications for

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

the raising and keeping of livestock for personal pleasure or utility on a parcel which contains the dwelling of the owner, provided that the parcel is at least 3 acres in area and all animal quarters are located no closer than 100 feet to any property line.

C. A Special Use Permit shall be required in the RS-180 and RS-150 zoning classifications for the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner, subject to the following requirements:

1. The minimum lot size for the keeping of chickens shall be ten thousand five hundred (10,500) square feet.

2. Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.

3. Minimum pen area for chickens shall be 10 square feet per chicken.

4. Chickens must be housed at least 20 feet from any property line, and 50 feet from any residence other than the owners.

5. Any structure housing chickens must be located in the rear yard.

6. The keeping of roosters is not allowed.

7. The maximum number of chickens shall be as follows: Lots 10,500 square feet to 12,499 square feet: maximum of three chickens; lots 12,500 square feet to 24,999 square feet: maximum of five chickens; lots 25,000 square feet to 39,999 square feet: maximum of eight chickens; lots of 40,000 square feet to 2.99 acres: maximum of 10 chickens; lots 3 acres or larger: no maximum.

8. Each coop shall have at least 4 square feet of floor space per chicken over 4 months old.

9. Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.

10. Chickens shall be kept under sanitary conditions and shall not be a public nuisance as defined by State law.

200.3.49~~50~~. Livestock - Sales Pavilions or Auction Facilities.

A. Livestock sales pavilions, auction facilities, show rings or other arenas for the display, exhibition training, or sale of livestock, and animal quarters, shall be located no closer than 100 feet to any property line.

B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the use.

C. A Special Use Permit is required if any of the following apply:

1. The event is held more than three days per month.

2. Hours of operation extend beyond 6:00 p.m.

3. A public address system is utilized.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

4. Permanent concession facilities are provided.
5. Portable restroom facilities are provided.
6. Seating facilities for more than 100 people are provided.
7. Parking facilities for more than 50 vehicles are provided.
8. An admission fee is charged.

200.3.50~~1~~. Live/Work. Live/Work shall comply with the following:

A. Permitted Use. Live/Work may be permitted in the BGC and CMU zoning classification.

200.3.51~~2~~. Manufactured House/Mobile Home Sales Lot.

A. No mobile home sales lots are permitted within 100 feet of any residential property.

B. Sales shall not be conducted on lots smaller than 25,000 square feet.

C. All lots must have a permanent building made of brick, stone, or wood frame of no less than 1000 square feet.

D. Sales units shall not have metal building facades; and

E. A 15-foot landscape buffer shall be provided fronting the street.

200.3.52~~3~~. Massage Therapy Businesses. Massage Therapy Businesses shall comply with the following:

A. Permitted Use. Massage Therapy Businesses may be permitted in the OI, BG, BGC, and HSB zoning classifications.

B. Location. Massage Therapy Businesses or use restricted under this Section shall not be located:

Within one hundred fifty (150) feet of an RS-180, RS-150, RS-60, RM-12, RM-24, and CMU zoning classification.

Upon application for a massage therapy practice business license, the applicant will provide to the City a survey showing the distances to each residentially zoned property within one hundred fifty (150) feet of the front door of the massage therapy practice.

For the purpose of this Section, distance shall be by straight line measurement from the front door of the structure where massage therapy practice occurs to the nearest parcel boundary line of any residentially zoned property as measured by a straight line on the ground.

C. Road Classification. Massage Therapy Businesses shall be located on a roadway classified as an Arterial or Collector Street, or a State Highway.

D. Businesses and Business Regulations. Massage Therapy Businesses shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

Business Regulations, Article II. Business Regulations, Division 11. – Massage Therapy Businesses.

200.3.534. Outdoor Sales or Display. Outdoor display or sales of merchandise shall be subject to approval of a Special Use Permit, with the following exceptions:

A. Merchandise may be displayed on the front sidewalk immediately adjacent to a retail building or immediately beneath an actively operating fuel island canopy, subject to the following restrictions and requirements:

B. Merchandise shall be permitted only along the business' tenant bay or storefront façade.

C. Merchandise shall not block an entrance or exit to or from the building.

D. Merchandise displayed for sale shall be that normally found within the on-premises business.

E. Merchandise shall not be located on sidewalks that are less than six feet in depth and may not extend beyond the limits of the sidewalk.

F. All such display or sales shall meet applicable building, fire and safety codes.

G. Merchandise displayed or sales shall not be allowed within a required building setback, buffer, driveway, easement, landscape strip, parking space or right-of-way.

H. The Outdoor Display or Sales of Merchandise shall be kept neat and orderly.

200.3.545. Outdoor Seating. Outdoor seating for restaurant service is permitted subject to the following requirements and restrictions:

A. The perimeter of the outdoor seating area is outside of any public right-of-way, and shall be delineated using fixtures such as walls, railings, planters, or other similar decorative fixtures, and that do not present a safety hazard.

B. Tables, chairs, umbrellas, canopies, awnings, and other similar fixtures shall be of uniform design and shall be made of quality materials and workmanship to ensure the safety and convenience of users and to enhance the visual quality of the urban environment.

C. Design, materials, and colors shall be compatible with the abutting building for all locations, and any applicable design guidelines.

200.3.556. Outdoor Storage – Retail. In non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.

200.3.567. Outdoor Storage – Industrial. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to the permitted use, provided that such storage meets the following requirements:

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

A. Such property is not directly adjacent to a residential property.

B. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.

C. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.

D. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and.

E. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

200.3.57~~8~~. Outdoor Storage – Residential. Outdoor Storage in residential zoning districts shall be part of and strictly used for the residential purpose of the owner or occupant of the residential zoned property. Outdoor Storage in residential zoning districts shall be governed by the following restrictions and requirements:

A. Outdoor storage of appliances, building materials, construction equipment, debris, garbage, glass, materials, merchandise, rubbish, trash, or other similar materials shall not be allowed on any residential zoned property.

B. Outdoor Storage shall be stored in an approved accessory structure (see Accessory Structure), an enclosed garage connected to the principal structure, or in the rear or side yard areas.

C. Outdoor Storage stored in the rear or side yard area shall be screened with either landscaping or fencing that provides an effective year-round visual screen from neighboring properties and/or public right-of-way; Garbage, rubbish, trash, or other similar items placed outside for collection by an authorized waste hauler not more than 24 hours prior to the designated collection date for a residential zoned property.

200.3.58~~9~~. Pawnbrokers and Secondhand Dealers. Pawnbrokers and Secondhand Dealers shall comply with the following:

A. Permitted Use. Pawnbrokers and Secondhand Dealers may be permitted in the HSB zoning classification.

B. Special Use Permit. Pawnbrokers and Secondhand Dealers may be permitted in the BG zoning classification with the approval of a Special Use Permit, pursuant to the City of

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

C. Location. Pawnbrokers and Secondhand Dealers businesses or uses restricted under this Sub Section shall not be located:

1. Within one thousand (1,000) feet of a regulated Pawnbrokers and Secondhand Dealers businesses or uses.

2. Within five hundred (500) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).

3. Within one hundred (100) feet of an RS-180, RS-150, RS-60, RS-50 INF, RS-TH INF, RM-8, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

D. Road Classification. Pawnbrokers and Secondhand Dealers facilities shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

E. Businesses and Business Regulations. Pawnbrokers and Secondhand Dealers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 7. – Pawnbrokers and Secondhand Dealers.

200.3.59~~60~~. Personal Care Home – Family.

A. Special Use Permit. A Personal Care Home - Family facility may be permitted in the AR, RS-180 and RS-150 zoning classifications with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

B. Lot Size and Resident Capacity. A Personal Care Home - Family shall be located on a lot of at least one acre in size, with a maximum resident capacity of six (6) individuals.

C. Architectural Consistency. The dwelling unit shall feature a residential facade which is architecturally consistent with the surrounding dwelling units.

D. On-Site Staffing. A qualified employee must always be present on the premises during operation.

E. Roadway Access. A Personal Care Home - Family shall be located adjacent to and directly accessed from a roadway classified as a Street - Arterial (Principal, Major, Minor) or Street - Collector (Major, Minor). A Personal Care Home – Family shall not be located adjacent to nor, directly accessed from a roadway classified as a Street - Local

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

Residential; Street - Private Alley or Street; Street - Private Utility Easement as defined in the Zoning Ordinance Article 10 Definitions.

F. Proximity Limitations. A Personal Care Home - Family shall not be located within 1,000 feet of another Community Living Arrangement – Family or a Personal Care Home – Family.

G. Licensing and Compliance. The Personal Care Home - Family shall be licensed by the State of Georgia and always operate in full compliance with the rules and regulations of the Georgia Department of Community Health.

H. Building Code and Zoning Compliance. The Personal Care Home - Family shall comply with the International Building Code, as well as applicable City codes, ordinances and regulations.

~~**200.3.61. Personal Care Home (PCH) – Commercial. Personal Care Home (PCH) commercial facilities are permitted in the OI (Office Institutional District), BG (General Business District), and HSB (Highway Service Business District).**~~

200.3.602. Petroleum Or Chemical Storage – Above Ground. This use shall be considered a special use when more than 150,000 gallons are stored on one lot of less than one acre in size or when more than 25,000 gallons are stored in any one tank.

200.3.613. Places Of Religious Worship.

A. In all residential zoning districts, places of worship shall conform to the following requirements. Residentially zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.

1. Places of Religious Worship shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

2. Places of Religious Worship shall be located on a parcel of land with two hundred fifty (250) feet of road frontage.

3. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.

4. Parking shall not be provided in the front yard setback area.

5. A minimum 20-foot-wide buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in width adjoining any outdoor church recreation facilities.

6. The proposed site contains at least five acres of land with at least four acres lying outside of any 100-year FEMA Flood Hazard area.

7. Proposed buildings are setback not less than 50 feet from any street and not less than

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

30 feet from any side or rear property line. If an abutting property is zoned non-residential, the minimum side and rear yard setbacks for the buildings shall match the minimum setbacks required of the adjacent zoning category where it abuts the non-residential category.

8. The tract shall be one contiguous zoning classification.

B. Accessory Uses Requiring Special Use Permit:

1. In residential zoning, the following additional uses may be permitted as accessory to a place of worship only upon approval of a Special Use Permit.

2. Lighted outdoor ball fields, pools, or similar recreation facilities.

3. Day Care Centers.

4. Kindergartens.

5. Private schools (K-12).

200.3.624. Plumbing Equipment Dealer. Plumbing Equipment Dealer shall comply with the following:

A. Permitted Use. Plumbing Equipment Dealer may be permitted in the LM and HM zoning classifications.

B. Special Use Permit. Plumbing Equipment Dealer may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Outdoor Storage. Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.56 Outdoor Storage – Retail, and 200.3.57 Outdoor Storage – Industrial, as applicable.

200.3.635. Precious Metals Dealers. Precious Metals Dealers shall comply with the following:

A. Permitted Use. Precious Metals Dealers may be permitted in the CMU, BG, BGC, and HSB zoning classification.

B. Road Classification. Precious Metals Dealers shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

C. Businesses and Business Regulations. Precious Metals Dealers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 21. – Precious Metals Dealers.

200.3.646. Quarry, Mining, Borrow Pit.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

A. Quarry, Mining, Borrow Pit areas being evacuated shall be entirely enclosed within a fence located at least 10 feet back from the edge of any excavation and of such constructions and height as to be demonstrably able to exclude children and animals from the quarry area.

B. The operators and owners of the quarry present to the Mayor and Council an acceptable comprehensive plan for the reuse of the property at the cessation of the quarry operations.

C. In the case of an existing quarry, an extension of the quarry operations beyond the areas being quarried or approved for quarrying at the effective date of this Ordinance shall be permitted and shall not be considered a new operation (provided that said extension does not extend to within 1,000 feet of a residential or commercial zoning district boundary line).

200.3.657. Recovered Materials Processing Facility. Recovered Materials Processing Facilities shall meet the following design standards:

A. Activities shall be limited to collection, sorting, compaction, and shipping.

B. The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.

C. Any outside storage areas shall be screened by a minimum eight-foot- high solid wood fence; masonry wall; or slatted chain-link fence. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.

200.3.668. Recreational Vehicles and Vessels. Vehicle, Fully Autonomous Vehicle; Vehicle, Golf Car/Cart; Vehicle, Recreational; Vehicle Recreational Off-Highway Vehicle; Vessel, Homemade; Vessel, Mechanically Propelled; Vessel, Non-motorized; Vessel, Power Boat

A. A maximum of one Recreational Vehicle or Vessel, provided that:

B. Has a maximum length of 45 feet;

C. Is stored or parked in a side or rear yard on a hard surface as wide and long as the vehicle.

D. The Recreational Vehicle may be connected to an outlet but may not be occupied.

E. The setback for a Recreational Vehicle shall be five feet on the side yard, and 10 feet in the rear yard.

F. A Recreational Vehicle may not be parked or stored where it would constitute a clear and demonstrable vehicular traffic hazard or be a threat to public health or safety.

200.3.679. Recycling and Donation Containers. Recycling and donation containers shall be prohibited in the City.

200.3.6870. Retirement Community - Continuing Care. Retirement Community –

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

Continuing Care facilities shall comply with the following:

A. Permitted Use. Retirement Community – Continuing Care may be permitted in the RM-24 and CMU zoning classification.

B. Special Use Permit. Retirement Community – Continuing Care may be permitted in the OI zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.

C. Area. Lot Area shall be a minimum of five (5) acres or 217,800 square feet.

D. Road Classification. Retirement Community – Continuing Care facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

E. Prohibition. Duplexes shall be prohibited.

200.3.69~~71~~. Retirement Community – Independent Living. Retirement Community – Independent Living facilities shall comply with the following:

A. Permitted Use. Retirement Community – Independent Living facilities may be permitted in the RM-12, RM-24, and CMU zoning classification.

B. Special Use Permit. Retirement Community – Independent Living facilities may be permitted in the OI zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Area. Lot Area shall be a minimum of five (5) acres or 217,800 square feet.

D. Road Classification. Retirement Community – Independent Living facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

E. Prohibition. Duplexes shall be prohibited.

200.3.70~~2~~. Schools And Colleges (Private).

A. The proposed facility shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

B. The proposed facility shall be located on a parcel of land with a minimum of two hundred (200) feet of road frontage.

C. The proposed site contains at least five acres of land with at least four acres lying outside of any 100-year FEMA Flood Hazard area.

D. Proposed buildings are setback not less than 50 feet from any street and not less than

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

20 feet from any side or rear property line. Note: If an abutting property is zoned non-residential, the minimum side and rear yard setbacks for the buildings shall match the minimum setbacks required of the adjacent zoning category where it abuts the non-residential category.

E. Parking is not to be located within the 50-foot front yard setback.

F. When adjacent to a property zoned for a single-family detached residential use, a buffer of at least 40 feet shall be provided along the common property line(s).

G. The tract shall be one contiguous zoning classification.

H. A Special Use Permit is required in AR zoning districts.

200.3.713. Self-Storage And Mini-Warehouse Facilities. Self-Storage and Mini- Warehouse Facilities shall meet the following restrictions and design standards:

A. Storage units shall not be used for manufacturing, retail, or wholesale selling, office, other business or service use, or human habitation.

B. Site access shall not be onto roadways classified as local residential streets.

C. Outdoor speakers or sound amplification systems shall be prohibited.

D. Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.

E. Provide adequate loading and unloading areas outside of fire lanes, required parking lanes, and travel lanes.

F. Access to all storage units shall be from the interior of the main building. No access to a storage unit shall lead directly to the exterior of the building.

G. No outdoor storage of any type shall be allowed at the facility.

200.3.724. Solar Panels. Solar panels are permitted as an accessory use in all districts to promote clean, sustainable, and renewable energy resources. The intent of these regulations is to establish general guidelines to prevent off-site nuisances including unreasonable visual interference, light glare, and heat that the incorrect placement of solar panels may create. Furthermore, no solar panel system shall be constructed, erected, installed, or located before proper approval has been obtained pursuant to this Section.

A. Requirements and Regulations. Solar panel systems shall conform to or be evaluated for compliance with the following standards:

1. The proposed system is no larger than necessary to provide 120 percent of the electrical energy requirements of the primary structure to which it is accessory to as determined by a contractor licensed to install solar and photovoltaic energy systems.

2. If roof mounted, the solar panel system shall:

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

a. Be flush mounted on the roof unless good cause is shown by the applicant that the solar panel is not at an appropriate angle to obtain sufficient sun exposure.

b. Be located in the most inconspicuous location on the roof so as not to be seen from the street, if possible, and still be able to function as designed; and

c. Not extend higher than the peak of a sloped roof or higher than 5 feet from the top of a flat roof.

3. If freestanding, the solar panel system shall:

a. Not extend more than 10 feet above the existing grade in residential districts. In all other districts, the maximum height of a solar panel system will be determined on a case-by-case basis upon plan review.

b. Not be located in a front yard.

c. Not be located in any required side or rear yard setback areas for accessory uses.

d. Not be positioned so as to reflect sunlight onto neighboring property, public streets or sidewalks, including onto any neighboring structures.

e. Be landscaped at the base and the back of the panel structure if the structure is visible from neighboring property.

4. All signs, both temporary and permanent, are prohibited on solar panel or solar collection systems, except as follows:

a. Manufacturer or installer's identification information on the system.

b. Appropriate warning signs and placards.

5. Solar panel systems shall comply with all applicable sections of the City of Lawrenceville Building Code, International Building Code (IBC), and applicable industry standards such as the American National Standards Institute (ANSI), Underwriters Laboratories (UL), or an equivalent third party.

6. All electrical transmission wires and connections on freestanding solar panel system shall be located underground.

B. Utility Connection. Solar panel systems proposed to be connected to the local utility power grid shall adhere to corresponding statutory provisions of the Georgia Statutes. Maintenance. All solar panel systems shall be maintained in good working order.

200.3.7~~5~~6. Special Event Facility.

A. Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.

B. During inclement weather, there shall be sufficient space to safely shelter guests.

C. Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

building code requirements.

D. Adequate off-street parking facilities shall be provided on-site.

E. Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.

F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.

200.3.74~~6~~. Swimming Pool, Private. Private swimming pools exclusively for the use of residents of the premises and their non-paying guests subject to any other regulations and Ordinances of the City of Lawrenceville.

200.3.75~~7~~. Tall Structure Permits.

A. Required.

1. Approval of a Special Use Permit.

2. Any person shall obtain a Tall Structure Permit from the City prior to commencement of the erection within the city limits of Lawrenceville of a chimney, cooling tower, elevator bulkhead, fire tower, gas tank, solarium, steeple, stacks, stage tower or scenery loft, tank, water tower, ornamental tower and spire, wireless communication tower, television tower or radio tower or necessary mechanical appurtenances that would be fifty (50) feet or greater in height from the ground.

B. Applications; Contents; Fee. All applications for Tall Structure Permit shall be submitted to the Planning and Development Department. Each application shall contain as a part thereof detailed plans and specifications which show the nature of the Tall Structure Permit, its proposed use, height of the Tall Structure Permit and its proposed location, with all property lines being clearly defined and distances from the proposed Tall Structure Permit to all property lines. An application for a Tall Structure Permit shall not be accepted for processing without the information required in this article. An application fee shall be charged by the department in an amount stated in the schedule of fees and charges.

C. Review of application by Planning Department. If, upon receipt of an application for a Tall Structure Permit , the department deems that the proposed Tall Structure Permit may interfere with the use of the airways of the county by the public or interfere with the operation of existing or proposed airport facilities, a copy of the application shall be submitted by the department to the Gwinnett County Airport Division of the County Department of Transportation for review and recommendation.

D. Public Hearing. Before taking action upon the proposed Tall Structure Permit, the City Council shall hold a public hearing on the matter. At least fifteen (l5) days prior to the date of the public hearing, the City Council shall cause the following notice requirements to be instituted by the Planning and Development Department:

1. A sign shall be erected in a conspicuous location, on or adjacent to the property

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

under consideration. The sign shall state the time, place location, and purpose of the public hearing.

2. A letter shall be sent by regular mail to all abutting property owners of record, as indicated by the county tax commissioners' records, giving notice of the public hearing. The letter shall state the same information as required for the sign permit.

E. Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, the owners of the towers and antennas governed by this Ordinance shall bring such towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of such standards.

F. Building Codes and Safety Standards. To ensure the structural integrity of the towers, the owner of a tower shall maintain the tower in compliance with all City building codes and the applicable standards for towers published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City determines that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with the standards. If the owner fails to bring the tower into compliance within thirty (30) days, the City may remove the tower at the owner's expense, in the manner provided in O.C.G.A. Section 41-2-8 through 41-2-17.

G. Criteria for Disapproval. All applications for a Tall Structure Permit shall be considered by the City and in the exercise of its discretion under the police power vested in the City Council may disapprove any application where the proposed Tall Structure Permit could interfere with or endanger the public using the existing or proposed air facilities located within the county, or where the Tall Structure Permit to be erected could endanger the person or property of citizens of the county, or where the Tall Structure Permit to be erected would not be compatible from an aesthetic viewpoint with existing or proposed development in the area of the proposed facility, or where the Tall Structure Permit to be erected would not be acceptable or after evaluation would be found to be incompatible from an architectural standpoint with existing or proposed Tall Structure Permits in the area.

H. Penalty for Violation of Article.

1. Any person who attempts to erect or erects a Tall Structure Permit described in this article without having first obtained a Tall Structure Permit from the City in the manner provided in this article shall be deemed in violation of this article. Any responsible party or other persons convicted by a court of competent jurisdiction of violating any provision of this article shall be guilty of violating a duly adopted Ordinance of the county and shall be punished either by a fine not to exceed $500.00 or by imprisonment not to exceed sixty (60) days, or both. The court shall have the

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

power and authority to place any person guilty of violation of this article on probation and to suspend or modify any fine or sentence. As a condition of the suspension, the court may require payment of restitution or impose other punishment allowed by law.

2. If any Tall Structure Permit is erected, constructed, reconstructed, altered, repaired, converted or maintained in violation of this article or without obtaining the required permits, or if any building, Tall Structure Permit or land is used in violation of this article, the City Attorney or other appropriate authority of the City, in addition to any other remedies, may institute an injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate such violations. Each and every day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use continues may be deemed a separate offense.

I. Governmental Exemption. The provisions of this article shall not apply to City owned facilities and Tall Structure Permits.

J. Zoning. No permit shall be issued for any Tall Structure Permit unless said Tall Structure Permit is to be located on property with a zoning classification of BG, BGC, HM, HSB, LM, or O-I.

K. Severability. If any portion of this regulation is determined to be unconstitutional or otherwise unenforceable, the rest and remainder of this Ordinance shall remain in full force and effect.

200.3.76~~8~~. Taxi or Limousine Service.

A. All vehicles associated with the business shall be parked in the side or rear of the property, away from all public right-of-way, and not in areas normally utilized by customers.

B. No more than 10 vehicles associated with the business shall be parked on site.

C. Outdoor storage of anything other than the vehicles associated with this use shall be prohibited.

200.3.77~~9~~. Temporary Outdoor Activity. Temporary Outdoor Activity shall comply with the following:

A. Permitted Use. Temporary Outdoor Activities may be permitted in the BG, BGC, and HSB zoning classification.

B. Businesses and Business Regulations. Temporary Outdoor Activity shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 8. – Temporary Outdoor Activity.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

200.3.7880. Title Loan Facilities. Title Loan Facilities shall comply with the following:

A. Permitted Use. Title Loan Facilities may be permitted in the HSB zoning classification.

B. Special Use Permit. Title Loan Facilities may be permitted in the BG zoning classification with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

C. Location. Title Loan Facilities businesses or uses restricted under this Sub Section shall not be located:

1. Within one thousand (1,000) feet of a regulated Title Loan Facilities businesses or uses.

2. Within five hundred (500) feet of any parcel of land upon which consists of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).

3. Within one hundred (100) feet of RS-180, RS-150, RS-60, RS-50 INF, RS-TH INF, RM-8, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

D. Road Classification. Title Loan Facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

200.3.7981. Truck Sales, Leasing, and/or Service, Heavy. See Section 200.3.8, Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot).

200.3.802. Vending Machines. Outdoor storage of vending machines, boxes, or other similar containers used to distribute food or beverages, newspapers, propane tanks, ice, videos, or other similar consumer product, provided that the following requirements are met:

A. The vending machine is not greater than seven feet in height or more than four feet in width or depth and the number of vending machines, boxes, or other similar containers shall not exceed one machine for each 3,000 square feet of building area and a maximum of three machines, boxes, or other similar containers per lot; and

B. The machines shall be located against and parallel to the building facade.

200.3.813. Wood Chipping and Shredding, Log Splitting Facility, and Yard Trimming Composting Facility.

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

A. Wood Chipping and Shredding and Log Splitting Facilities shall meet the following restrictions and design standards:

1. Such facilities shall not be located closer than 1,500 feet from residentially zoned property.

2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

B. When yard trimming composting facilities are present:

1. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings, or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.

2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

TICLE 2 SUPP ACC REGS_RDLNS_03262026 (PDF)

Supplemental and Accessory Use Standards

200.1. Purpose and Intent.

A. The purpose of these standards is to supplement the Use Table by providing more specific standards for certain uses to ensure that they will be compatible with surrounding uses; have minimal impact on the environment; promote the health, safety, and welfare of the community; and meet the intent of the Comprehensive Plan.

B. These standards apply to specific uses in all zoning districts unless otherwise noted.

C. Any use that is regulated by this Article and is authorized in a zoning district shall be developed in compliance with the applicable Supplemental Use or Accessory Use Standards for that use. In addition to the Supplemental and Accessory Use Standards, any proposed use shall be developed in compliance with the rules and regulations of the Building and Building Regulations, Development Regulations, Subdivision Regulations, and Zoning Ordinance of the City of Lawrenceville

D. No permit shall be issued for a use, building, or structure that does not conform to applicable provisions of this Article; except that, where any requirement of the Supplemental Use or Accessory Use Standards conflicts with a condition of rezoning, special use permit, or other action of the City Council, the conditions per the approval shall prevail.

200.2. Applicability.

The Supplemental Use Standards and Accessory Use Standards listed in Section are applicable as indicated by a check mark (√) in Article 1, Section 103.2, Use Table, as requiring Supplemental or Accessory Use Standards.

Upon passage of this Resolution, any existing regulated use is deemed a nonconforming use. Such nonconforming regulated uses shall be subject to the requirements of Article 3, Nonconformities, of this Ordinance.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

200.3. Supplemental Use Standards (As Per Section 103.2, Use Table)

200.3.1. Accessory Buildings and Structures.

A. Limited to one Accessory Building or Structure per zoning lot, provided that each of the following conditions is met:

1. A Principal Permitted Use has already been permitted and constructed on the zoning lot.

2. It has a maximum height of 18 feet.

3. No Accessory Building or Structure can cover more than 400 square feet and shall be limited to one Accessory Building/Structure on the same zoning lot. Accessory buildings/structures over 400 square feet shall require the approval of a Special Use Permit.

4. It is located in Rear Yard; and

5. The Accessory Building or Structure shall be constructed from a wood frame with wood siding, including hardy plank style siding, masonry, stucco, or some combination thereof and shall be constructed to match the primary structure in percentage and type of materials.

6. A permit for the Accessory Building or Structure is required.

200.3.2. Adult Entertainment.

Adult Entertainment shall comply with the following:

A. Permitted Use. Adult Entertainment may be permitted in the HM zoning classification.

B. Area. Lot Area shall be a minimum of three (3) acres or 130,680 square feet.

C. Location. Adult Entertainment business or use restricted under this Sub Section shall not be located:

1. Within one thousand (1,000) feet of any parcel of land which is either named or used for residential uses or purposes.

2. Within one thousand (1,000) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, school (private or public).

3. Within one thousand (1,000) feet of any parcel of land upon which another Adult Entertainment business or use regulated or defined under this Sub Section.

4. Within one thousand (1,000) feet of any parcel of land upon which any establishment selling alcoholic beverages is located.

For the purposes of this Sub Section, distance shall be by straight line measurement from

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

the property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

D. Interior Lighting. The interior lighting in the premises will provide adequate visibility for patrons and public safety personnel with a minimum of 10 candles at all times, as measured from the floor.

E. Road Classification. Adult Entertainment shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

F. Road Frontage. Adult Entertainment shall be located on a legal lot-of-record consisting of a minimum of one hundred fifty (150 ft.) feet immediately adjacent to an Arterial or Collector Street, or a State Highway.

G. Businesses and Business Regulations. Adult Entertainment shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 13. – Adult Entertainment.

200.3.3. Agricultural Uses (Livestock). In agricultural zoning districts, the following shall be located no closer than 100 feet to any property line: corrals, stables, barns, pens, coops, chicken houses, and other similar livestock quarters.

200.3.4. Animal Hospital Or Veterinary Clinic. A Special Use Permit shall be required if any outdoor run or pen is used to house or exercise animals.

200.3.5. Automatic Teller Machine – Freestanding.

A. Only one free-standing ATM may be installed per parcel.

B. The structure built to house the ATM shall be architecturally compatible with the primary structure and incorporate similar construction materials.

C. The structure shall not exceed a height of 12 feet.

D. The structure shall be setback from any right-of-way at least as required by the applicable zoning district.

E. The structure may not be installed in any required parking spaces.

F. A permanently installed trash receptacle shall be located within five feet of the structure which shall be maintained by the property owner on a regular scheduled basis.

G. Installation shall not reduce any required or existing landscaping.

H. All requirements of O.C.G.A. § 7-8-1 et seq. shall be met.

I. A marked and designated travel lane shall be provided with a landscape island buffer.

200.3.6. Automobile, Truck, Or Vehicle Storage Lot (Other Than Impound Lot). See

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

section 200.3.57 Outdoor Storage -Industrial.

200.3.7. Automobile Body, Repair, Painting, Rebuilding, Or Repair And Maintenance Facilities. Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities shall comply with the following:

A. Permitted Use. Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the LM and HM zoning classifications.

B. Special Use Permit. Automobile Body, Repair, Painting, Rebuilding or Repair and Maintenance Facilities may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Outdoor Storage. Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.55 Outdoor Storage – Retail, and 200.3.56 Outdoor Storage – Industrial, as applicable.

D. Automobile service bays shall not be adjacent to or visible from a public right-of-way.

E. A 15-foot landscaped buffer shall be required adjacent to a public right-of- way.

F. Overnight parking is permitted in a side and rear yard area, but the parking must be screened from view with minimum six-foot opaque fencing.

G. No work shall be conducted on the outside grounds of the establishment; and

H. No metal building facades.

200.3.8. Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot).

A. No used car lots are permitted within 100 feet of any residential property.

B. No lots smaller than 25,000 square feet.

C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick, or stone.

D. The building must be at least 1000 square feet.

E. No metal building facades; and

F. A 15-foot landscape buffer shall be provided fronting the street.

200.3.9. Automobile Sales (Indoor) or Auction and Related Service.

A. No used car lots are permitted within 100 feet of any residential property.

B. No lots smaller than 25,000 square feet.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

C. All buildings must have a permanent foundation. Architectural exterior treatments must consist of brick or stone.

D. The building must be at least 1000 square feet.

E. No metal building facades; and

F. A 15-foot landscape buffer shall be provided fronting the street.

G. Auto repair shall be prohibited.

H. Display and outdoor storage shall be prohibited.

200.3.10. Automobile Wash – Automatic And Self Service.

A. Metal building facades are prohibited; and

B. Prefabricated awning type structures are only permitted at automatic facilities.

200.3.11. Bail Bonding.

A. The use is only allowed with a Special Use permit on properties which front Buford Drive from SR 316, north of the city limits.

B. The color of the building and signage must be approved through the Special Use Permit process.

C. Parking of commercial vehicles is prohibited.

D. Vehicle signage is prohibited.

200.3.12. Bakery (Industrial; Retail Bakery As An Accessory Use).

A. Accessory retail sales of baked goods produced on-site shall be limited to 15-percent of the gross floor area.

B. All activities associated with accessory retail sales of baked goods produced on-site shall be conducted indoors.

C. Accessory retail sales of baked goods produced on site shall be limited to Monday through Friday from 8 AM to 5 PM, and Saturday from 8AM until 1 PM.

D. Accessory retail sales of baked goods produced off-site shall be prohibited.

200.3.13. Bed and Breakfast Inn.

A. Bed and Breakfast Inns shall be subject to the following requirements:

1. The operator of the establishment shall reside in the dwelling.

2. The use shall have a lot area of not less than 20,000 sq. ft. and a floor area of the dwelling unit of no less than 2,500 sq. ft.

3. No guest shall reside in a Bed and Breakfast Inn for a period in excess of 14 days.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

4. If located in a residential zoning district, the structure shall be compatible with the character of the neighborhood in terms of height, setbacks, and bulk. Any modifications to the structure shall be compatible with the character of the neighborhood.

5. Guestrooms may not be equipped with cooking facilities.

6. In residential zoning districts, food may be served on the premises only for overnight guests and employees of the Bed and Breakfast Inn. However, a restaurant serving up to 50 additional guests may be permitted subject to approval of a Special Use Permit (Article 9, Administration and Enforcement).

200.3.14. Body Art Studios.

Body Art Studios shall comply with the following:

A. Permitted Use. Body Art Studios may be permitted in the HSB zoning classification.

B. Road Classification. Body Art Studios shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

C. Businesses and Business Regulations. Body Art Studios shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 15. – Body Art.

200.3.15. Business and Commercial Vehicles in Residential Districts.

A. A maximum of two Business Vehicles (as defined in Article 10, Definitions) shall be allowed per residence with the exception that any ladders must be removed from the Business Vehicles while parked at the residence.

B. Commercial Vehicles (as defined in Article 10, Definitions) are prohibited in all residential zoning districts.

200.3.16. Cemetery, Family Cemetery, or Mausoleum.

A. Except when used as an accessory to a place of worship, cemeteries, family cemeteries, and mausoleums shall conform to the following requirements:

1. The cemetery may front only on a street classified as a Collector or Arterial roadway in the Comprehensive Plan or along a State Highway, and the entrance and exits to the cemetery shall only be from the classified street on which it fronts.

2. The cemetery shall be bordered by a 15-foot-wide buffer and a minimum six-foot-high decorative fence or wall along all of its exterior property lines and frontage streets and not extending into the required front yard. The buffer strip shall be planted with evergreen trees or shrubs that grow at least eight feet tall and provide an effective visual screen.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

3. Prior to the approval of a request to use property as a cemetery, a site plan and a covenant for perpetual care shall be submitted to the Planning and Development Department. The covenant for perpetual care shall include measures to be undertaken to preserve, protect, and provide for ongoing maintenance, including fencing, landscaping, and gravesites.

4. The covenant for perpetual care and a plat of survey delineating the limits of the cemetery shall be recorded by the Gwinnett County Clerk of Superior Court (Deeds and Records).

200.3.17. Check Cashing, Payday Loan, and Wire Transfer Facilities

A. Permitted Use. Check Cashing, Payday Loan and Wire Transfer Facilities may be permitted as Accessory Use to a Principal Use (e.g., Convenience Store, Department Store, Discount Store, Grocery Store, Supercenter) in the BG and HSB zoning classifications.

B. Special Use Permit. Check Cashing, Payday Loan, and Wire Transfer Facilities as Principal Use may be permitted in the BG and HSB zoning classification with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

C. Location. Check Cashing, Payday Loan, and Wire Transfer Facilities businesses or uses restricted under this Sub Section shall not be located:

1. Within one thousand five hundred (1,500) feet of a Check Cashing, Payday Loan, and Wire Transfer Facilities businesses or uses.

2. Within one thousand (1,000) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).

3. Within five hundred (500) feet of an RS-180, RS-150, RS-60, RS-50, RS-TH, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term “parcel of land” means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

D. Road Classification. Check Cashing, Payday Loan, and Wire Transfer Facilities shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

E. Exemptions. Grocery Stores that do not charge a fee to cash a check as cashing customer's checks as a convenience is incidental to their main business of selling food and household items. This Sub Section shall also exempt tax preparation services such

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

as H&R Block.

200.3.18. Child Caring Institutions (CCI).

A. Child Caring Institutions (CCI) facilities shall be located on a lot of at least 1 acre in size.

B. Shall be limited to no more than eight residents.

C. A Special Use permit is required.

200.3.19. Community Center or Cultural Facility.

A. In residential zoning districts, community centers or cultural facilities shall conform to the following requirements and restrictions. Residentially zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.

B. Community Center or Cultural Facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

C. Community Center and Cultural Facilities shall have a minimum acreage of five acres.

D. Community Center and Cultural Facilities shall have a minimum of two hundred fifty (250) feet of road frontage.

E. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.

F. Parking shall not be provided in the front yard setback area.

G. A minimum 50-foot-wide buffer shall be provided adjacent to residentially zoned properties.

H. Accessory Uses Requiring Special Use Permit. In residential zoning, the following additional uses may be permitted as accessory to a community center or cultural facility only upon approval of a Special Use Permit:

1. Lighted outdoor ball fields, pools, or similar recreation facilities.

2. Cemeteries or mausoleums.

3. Day Care Centers.

4. Kindergartens.

5. Private schools (K-12).

6. Health and social services include out- patient clinics, transitional housing, shelters, and other similar facilities.

200.3.20. Community Garden.

A. Community gardens shall be subject to the following requirements:

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

1. The garden shall not be located within any required buffer.
2. Outdoor lighting shall be prohibited.
3. Signage shall be limited to a single, non-illuminated sign of no more than four square feet.
4. Gardening equipment and machinery must be stored in an enclosed, secure building or shed. Retail sales shall be prohibited.
5. Composting is permitted on the premises if stored in a manner that controls odor, prevents insect or rodent infestation, and minimizes runoff into waterways and onto adjacent properties.
6. The garden must maintain an orderly appearance and may not be neglected or allowed to become overgrown or eroded.
7. If a community garden ceases operation, and is no longer desired by the owners, it shall be stabilized with grass, trees, and/or shrubbery in accordance with a plan submitted for approval by the Director.

200.3.21. Community Living Arrangement – Family.

A. Special Use Permit. A Community Living Arrangement - Family facility may be permitted in the AR, RS-180 and RS-150 zoning classifications with the approval of a Special Use Permit, pursuant to the City of Lawrenceville, Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

B. Lot Size and Resident Capacity. A Community Living Arrangement - Family shall be located on a lot of at least one acre in size, with a maximum resident capacity of six (6) individuals.

C. Architectural Consistency. The dwelling unit shall feature a residential facade which is architecturally consistent with the surrounding dwelling units.

D. On-Site Staffing. A qualified employee must always be present on the premises during operation.

E. Roadway Access. A Community Living Arrangement - Family shall be located adjacent to and directly accessed from a roadway classified as a Street - Arterial (Principal, Major, Minor) or Collector (Major, Minor). A Community Living Arrangement – Family shall not be located adjacent to nor, directly accessed from a roadway classified as a Street - Local Residential; Street - Private Alley or Street; Street - Private Utility Easement as defined in the Zoning Ordinance Article 10 Definitions. Proximity Limitations

A Community Living Arrangement - Family shall not be located within 1,000 feet of another Community Living Arrangement - Family or a Personal Care Home - Family.

F. Licensing and Compliance. The Community Living Arrangement - Family shall be licensed by the State of Georgia and always operate in full compliance with the rules

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

and regulations of the Georgia Department of Community Health.

G. Building Code and Zoning Compliance. The Community Living Arrangement - Family shall comply with the International Building Code, as well as applicable City codes, ordinances and regulations.

200.3.22. Composting Facility, Yard Trimmings. Yard Trimmings Composting Facilities shall meet the following design standards:

A. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings, or similar putrescent vegetative materials. Composting materials shall not include animal products or inorganic materials such as bottles, cans, plastics, metals, or similar materials.

B. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a wall shall face the exterior property lines.

200.3.23. Construction Trailer/Temporary Building. A temporary building or buildings for use in connection with a construction project or land subdivision development shall be permitted on the land of the project during the construction period.

200.3.24. Contractor's Office. See Section 200.3.55 Outdoor Storage - Retail and 200.3.56 Outdoor Storage - Industrial.

200.3.25. Convenience Store, with Fuel Pumps. Convenience Store, with Fuel Pumps, shall comply with the following:

A. Special Use Permit. Convenience Store, with Fuel Pumps, may be permitted in the BG (General Business District) zoning classifications with the approval of a Special Use Permit.

B. Permitted Use. Convenience Store, with Fuel Pumps, are permitted in the HSB (Highway Service Business District) zoning classification.

Restriction. Fuel dispensing shall be limited to Vehicle – Passenger Car, SUV, Truck or Van, and Vehicle - Recreational as defined by the City of Lawrenceville Zoning Ordinance.

C. Accessory Use. Accessory uses customarily incidental to a convenience store, including indoor retail sales, packaged food and beverages.

D. Prohibited Use. The following uses are expressly prohibited:

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

1. Any automotive-related use, whether principal or accessory, including but not limited to vehicle storage or parking lots, vehicle sales or auction facilities, emissions testing stations, automobile body work, painting, rebuilding, repair or maintenance facilities, or automatic or self-service vehicle washing establishments, whether conducted indoors or outdoors, shall be prohibited.
2. No outdoor display, sales or storage of any kind, including but not limited to merchandise, materials, equipment, vehicles, vehicles, trailers, refuse, or inoperable items, shall be permitted on the property except where expressly allowed by the City Council as part of the Special Use Permit.
3. Any use not expressly approved as part of the Special Use Permit.

E. Site Plan and Development Standards.

1. Development shall be in substantial conformance with the site plan approved by the City Council.
2. Minor site plan modifications may be approved administratively by the Director of Planning and Development, provided such modifications do not reduce required buffers, setbacks, or screening and do not materially alter the approved use.

F. Building, Canopy and Architectural Standards.

1. **Building Orientation.** The principal building entrance shall be oriented toward and visible from the primary street frontage.
2. **Fuel Pumps and Canopy.**
   a. Fuel pump islands and canopy structures shall be located to the side or rear of the principal building to the maximum extent practicable.
   b. The fuel canopy shall be architecturally compatible with the principal building, including consistent colors, materials, and design elements.
   c. Canopy lighting shall be fully recessed and shielded.
3. **Exterior Materials.** Primary building façades shall consist predominantly of brick, stone, or decorative masonry materials. Metal siding and EIFS shall not be permitted as primary façade materials.

G. Access, Parking, and Circulation.

1. **Access Points.** Vehicular access shall be limited to the driveways approved with the Special Use Permit and shall comply with City, GCDOT, and GDOT requirements as appropriate.
2. **Internal Circulation.** The site shall be designed to prevent vehicle queuing from obstructing drive aisles, fuel pump access, or public rights-of-way.
3. **Parking.** Parking shall be provided in accordance with BG district parking standards and shall be located outside of required buffers and setbacks.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

H. Buffers, Landscaping, and Screening.

1. **Residential Adjacency.** Where a property abuts or is across from a residential development or zoning classification, landscaped buffers shall be installed in accordance with the City's buffer regulations and enhanced with evergreen plant materials to provide year-round screening.
2. **Fuel Pump Screening.** Fuel pump areas visible from public streets or residential properties shall be screened through a combination of landscaping, decorative fencing, or low masonry walls.
3. **Service Areas.** Dumpsters, mechanical equipment, and service areas shall be enclosed by masonry walls with opaque gates.

I. Lighting.

1. All exterior lighting shall be directed downward and inward and shall not create glare or light spillover onto adjacent properties or public right-of-way.
2. Fuel canopy lighting shall be extinguished within thirty (30) minutes after the close of business unless otherwise approved by the City Council.

J. Signage. Any application for a Special Use Permit may also include a request for a sign variance or sign special use permit as allowed by this Ordinance.

K. Hours of Operation.

1. The City Council may impose limitations on hours of operation as a condition of the Special Use Permit approval.
2. Fuel deliveries and refuse collection shall be limited to daytime hours unless otherwise approved by the City Council.

L. Real-Time Information Center (RTIC).

A Real-Time Information Center (RTIC) is a facility, unit, or technological system operated by a law enforcement or public safety agency that collects, integrates, monitors, and analyzes information from cameras, sensors, databases, and other sources to provide real-time situational awareness and operational support during emergencies, incidents, and investigations.

The provisions of this section are intended to apply to new commercial, office, institutional, and mixed-use developments involving land-disturbing activity on a voluntary basis. Property owners and developers are encouraged, but not required, to participate in measures outlined herein, including the potential connection of site security cameras to the City of Lawrenceville Police Department Real-Time Information Center (RTIC).

200.3.26. Customary Home Occupation.

A. Any use, such as a home-based business, customarily conducted entirely within the

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

B. No person other than members of the family residing on the premises shall be engaged in such home occupation.

C. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. No home occupation shall be conducted in any accessory building.

D. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.

E. There shall be no receipt or delivery of goods sold in connection with such home occupation nor shall any inventory of goods for sale be stored or maintained in or about the premises.

F. No traffic shall be generated by such home occupation than would normally be expected in a residential neighborhood. The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of home occupation.

G. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses at the lot line of the operation conducted in a single-family residence, or outside the dwelling unit if conducted somewhere other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in electrical line voltage off the premises.

H. A Special Use Permit shall be required if the above minimum restrictions are not met.

200.3.27. Day Care Facility (Family). Day Care Facility (family)must meet the following criteria:

A. The day care facility (family) must be properly licensed through the Department of Early Care and Learning.

B. Proof of owner consent to operate a family day care home must be provided to the Department of Planning and Development if the property is leased.

C. A drop-off and pick-up plan must be provided to the Department of Planning and Development which illustrates that the operation will not have adverse effects on the flow of traffic; and

D. No more than five children under 18 years of age, including children residing in the home, may be cared for at one time.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

200.3.28. Department Store Or Supercenter. Such stores may offer automobile maintenance and tire service as a by- right accessory use, provided that junked or wrecked vehicles shall not be allowed on-site, and vehicles undergoing routine service are not kept on the property for more than 48 hours. Maintenance bay doors shall not face a public right-of-way.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

200.3.29. Drive-Through Service Windows.

A. Drive-through service windows shall provide adequate queue space for a minimum of three cars per lane.

B. Stacking lanes shall be delineated from traffic aisles, other stacking lanes, and parking areas with striping, curbing, landscaping, and the use of alternative paving materials or raised medians.

C. Stacking lanes shall be designed to prevent circulation congestion, both on site and on adjacent public streets. The circulation shall:

1. Separate drive–through traffic from site circulation.

2. Not impede or impair access into or out of parking spaces.

3. Not impede or impair vehicle or pedestrian traffic movement; and

4. Minimize conflicts between pedestrian and vehicular traffic with physical and visual separation between the two.

D. Stacking lanes shall not interfere with required loading and trash storage areas and loading or trash operations shall not impede or impair vehicle movement. If said separate stacking lane is curbed, an emergency bypass or exit shall be provided.

E. No outdoor speakers shall be employed within 200 feet of any single- family residential use.

200.3.30. Drug Abuse Treatment Facility.

A. The Drug Abuse Treatment Facility must, at all times, be approved and properly licensed through the Georgia Department of Community Health.

B. No Drug Abuse Treatment Facility may be located within 1,000 feet of any residential property, measured from property line to property line.

C. No Drug Abuse Treatment Facility may be located within 1,000 feet of any other Drug Abuse Treatment Facility, measured from property line to property line.

D. No Drug Abuse Treatment Facility may be located within 1,000 feet of any school or university; and

E. The Drug Abuse Treatment Facility must be located on a major thoroughfare.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

200.3.31. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall comply with the following:

A. Special Use Permit. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities may be permitted in the LM and HM zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.

B. Location. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities restricted under this Sub Section shall not be located:

1. Within three hundred (300) feet of any parcel of land which consists of a commercial, mixed-use, multifamily, office institutional or single- family zoning classification.

2. Within one thousand (1,000) feet of a public right-of-way having a right-of-way of 100 feet or greater.

3. For the purposes of this Sub Section, distance shall be by straight line measurement from the property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

C. Screening. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall be completely enclosed with a solid (opaque) fencing, no less than eight feet high, and in no case less than such height as will effectively screen all storage and other operations from view.

D. Road Classification. Dump, Junkyard, Salvage Yard, Automobile Junk/Salvage Yard facilities shall be accessed from a roadway classified as an Arterial or Collector Street, or a State Highway.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

200.3.32. Electronic Message Center (EMC). Electronic Message Centers (EMC) require a Special Use Permit unless it meets all the standards in Article 7, Signs, as it relates to EMCs.

200.3.33. Emissions Inspection Stations. Emissions inspection stations shall meet the following design standards:

A. The facility shall be in a permanent non-combustible structure.

B. The structure shall include a designated indoor public waiting area (minimum three fixed seats) with restrooms; or as an alternative, shall provide the required designated indoor waiting area and restrooms upon the same lot, within 500 feet of the testing facility.

C. The facility shall provide a minimum of four paved parking spaces. Drive-through facilities shall also provide a paved stacking lane for a minimum of four vehicles. Parking spaces and stacking lane shall be striped.

D. If constructed in an existing parking lot, the facility and stacking lane(s) shall not occupy any required on-site parking space or encroach into any minimum required driveway width.

200.3.34. Equestrian Facilities, Riding Stables, or Academies. Stables, corrals, riding rings, and other similar facilities shall not be located closer than 100 feet to any property line.

200.3.35. Estate Sales. Estate Sales shall comply with the following:

A. Permitted Use: Estate Sales may be permitted in the AR, RS-180, RS-150, and RS-60 zoning classification.

B. Businesses and Business Regulations: Estate Sales shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 22. – Estate Sales.

200.3.36. Fences and Walls.

A. Height Of Fencing Or Walls.

No wall or fence in a residential zoning district shall exceed 4 feet in height within a required front building setback line or 6 feet in height in the balance of the yard.

Exceptions.

1. A fence or wall that encloses an approved stormwater management facility may be a maximum of 6 feet in height.

2. A fence or wall enclosing a tennis court may be a maximum of 12 feet in height.

3. The City Council may condition the approval of a Rezoning or Special Use Permit to require that walls or fences of a height in excess of these regulations may be placed in any yard where such walls or fence is necessary to provide screening.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

4. Lots of double frontage may have a fence up to 6 feet in height in the no access easement.

B. Subdivision Entrance Features.

Walls or fences incorporated into a subdivision entrance feature shall not exceed ten feet in height and shall be subject to review and approval by the Director after the submission of a landscape plan, site plan and architectural elevations to the Department.

C. Fence Materials.

1. Any wall or fence which extends into the required front yard on property less than 3 acres in area shall be ornamental or decorative and constructed of brick, stone, wood, wrought iron, or split rail.
2. No wall or fence constructed of woven wire or metal fabric (chain link, hog wire or barbed wire) shall extend into a front yard, except fences enclosing stormwater facilities shall consist of vinyl coated chain link fencing material. Woven wire or metal fabric fences may extend into a front yard when property contains a minimum of 3 acres.
3. Electric and barb wire fences shall be prohibited in residential districts except on lots which meet or exceed the minimum requirements for raising and keeping of livestock (3 acres).
4. Exposed concrete blocks, tires, scrap metal, sheet metal, plastic/fiberglass sheeting, vinyl siding or fabric, plywood, pallet material, junk or other discarded items shall be prohibited as fence material in residential and non-residential districts.

200.3.37. Fireworks Sales. Retail sales of fireworks shall be subject to the following restrictions:

A. Sales and storage of fireworks shall comply with all applicable federal, state, and local regulations.

B. The sale of consumer fireworks as a principal use shall require approval of a Special Use Permit.

C. Accessory sale of consumer fireworks shall be limited to convenience stores, discount stores, dollar or variety stores, grocery stores, hardware stores, pharmacy and drug stores, sporting goods stores, and wholesale membership clubs.

D. Outdoor sales shall be in accordance with section 200.3.49.

200.3.38. Food Trucks. Food Trucks may only be located on a lot with a principally permitted use on the same zoning lot, and there shall be a special use permitted in an OI Office/Institutional, any B Business District, or M Manufacturing District provided the following conditions can be met:

A. A food truck operator shall have written permission from the property owner to conduct

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

business. Such permission shall identify the dates and times of operation.

B. Unless otherwise specified or permitted by the City, food truck hours shall only be between the hours of 10:00 am and close of business of the primary use of the lot on which the food truck is operating.

C. The food truck must be licensed by the Gwinnett County Health Department and have a valid business license for food truck operations.

D. A maximum of 2 food trucks on lots of one-half acre to one acre in size.

E. A maximum of 3 food trucks on lots greater than one acre.

F. Temporary outdoor seating is only permitted upon review and approval of the Planning and Development Department.

G. Food trucks shall not block any ingress/egress or vehicular circulation in a parking lot, loading/unloading area, or building entrance.

H. Food trucks shall not block any fire hydrant or fire lane.

I. Food truck operations shall be located a minimum of 100 feet from a residential dwelling.

J. No audio speakers or on-site/off-site signage shall be permitted other than what is displayed on the food truck.

K. Grease, liquid waste, and garbage shall not be disposed of on-site.

L. Food trucks shall be subject to all other applicable City and County Ordinances related to food operations.

M. Food trucks may not conduct sales when parked on a public street unless approved by the Planning Director and City Engineer.

N. Food trucks shall not locate on a vacant lot or on a lot where the principal building is vacant or unoccupied.

200.3.39. Garage, Rummage, Yard, and Similar Sales.

A. Permitted Use. Garage, Rummage, Yard, and Similar Sales may be permitted in the AR, RS-180, RS-150, and RS-60 zoning classification.

Garage, yard, rummage, and similar sales may be permitted from an occupied residence, or group of residences in the case of a neighborhood event, subject to the following requirements and limitations:

B. Authorization. It shall be unlawful for any person or entity to conduct a yard sale from property zoned or used for residential purposes unless the person or entity conducting the yard sale shall have received a Garage, Rummage, Yard, and Similar Sales Permit from the city authorizing sale. Failure to obtain a permit could result in additional fees, fines, and court costs.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

C. General Requirements.

1. Yard Sales Permit shall not be permitted on any premises more than two times in a calendar year.
2. A second Yard Sales Permit on the premises shall not be issued until thirty (30) days after the last day of the previously issued permit.
3. Yard Sales Permits shall be limited to four consecutive days and shall be allowed only between the hours of 8:00 a.m. and 6:00 p.m.

D. Display Area.

1. All personal property offered for sale shall be displayed within the residence, garage, carport, or rear yard area.
2. Items sold must be used goods from the participating household(s), and not goods purchased for resale. Items for sale may not be displayed on the public sidewalk, street, or right-of-way.

E. On-Street Parking and Sidewalks.

1. Parking motor vehicles is restricted to one side of the street, and where practical, shall be restricted to the same side of the street which the sale will be conducted.
2. No permit holder shall allow vehicles to impede the passage of traffic on any public right-of-way in the vicinity of the sale.
3. Permit holders shall keep the public right-of-way and general vicinity of the sale free from trash and litter.
4. No permit holder shall permit persons to line up or congregate, either on foot or in automobiles, prior to the start of the event.
5. Permit holders shall report to the Police Department any vehicles which are parked in violation of this Subsection.

F. Noise Control. Noise Control shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 20, Environment, Article III. Noise Control.

G. Signs.

1. Any signs for the sale shall be removed immediately upon closing of the sale. Signs may not be posted on telephone poles, streetlights, traffic signs, or any other structure in the public right-of-way.
2. All signs placed off-site shall have the permission of the owner of the property on which the sign is to be placed. Signs may be posted the morning of the sale and must be taken down daily.
3. No sign may be larger than four (4) square feet.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

200.3.40. Hair Salon, Beauty Parlor, or Barber Shop. All hair salons, beauty parlors, and/or barber shops must have a posted up- to-date certification from the Georgia State Board of Cosmetology and Barbers.

200.3.41. Handwriting Analysts and Fortune Tellers. Handwriting Analysts and Fortune Tellers shall comply with the following:

A. Permitted Use. Handwriting Analysts and Fortune Tellers may be permitted in the HSB zoning classification.

B. Road Classification. Handwriting Analysts and Fortune Tellers shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

C. Businesses and Business Regulations. Handwriting Analysts and Fortune Tellers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 10. – Handwriting Analysts and Fortune Tellers.

200.3.42. Helicopter Landing Pad.

A. Air services are not permitted to be the primary business or use of property.

B. No commercial air services are permitted (i.e.: air taxi, sightseeing, crop dusting, aircraft sales, etc.).

C. The owner must hold a valid permit from the Federal Aviation Administration.

200.3.43. Hookah/Vapor Bar or Lounge.

A. Smoking of Hookah in any establishment that serves alcohol shall be prohibited.

B. Hours of operation shall not exceed 11:00pm.

C. Hookah bars and lounges shall not serve patrons under the age of 18.

D. Accessory sale of consumer hookah/vapes shall be limited to convenience stores, discount stores, dollar or variety stores, grocery stores, hardware stores, pharmacy and drug stores, sporting goods stores, and wholesale membership clubs.

E. Sales and storage of hookah/ vapes shall comply with all applicable federal, state, and local regulations.

200.3.44. Hotel Or Motel. Hotels and motels shall meet the following design standards:

A. All guestrooms which have facilities for both storage and preparation of food shall have a minimum of 250 square feet of floor area.

B. No hotel or motel under this section may be converted to or used as an apartment or condominium.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

C. Each guestroom must be protected with a sprinkler system and hard- wired smoke detector.

D. No facility may contain more than fifty (50) guest rooms per gross acre of development.

E. No outside storage or permanent parking of equipment or vehicles shall be permitted.

F. No permanent business license shall be issued for the conduct of any business from any guest room of the facility.

G. An active recreation area shall be provided which meets the following criteria:

H. The size of each recreation area shall be calculated at a ratio of five square feet per room with a minimum area of 750 square feet.

I. All recreation areas must be approved by staff prior to development.

J. The recreation area may be indoors or outdoors.

K. All hotels and motels shall provide a one-hundred-foot buffer from any property zoned for residential purposes.

L. There shall be no access to any guestrooms from the exterior of the building.

M. No individual guest shall register, reside in, or occupy a room or rooms within the same facility for more than forty-five days in any ninety-day period, nor shall any guests move from one room to another without a three-day vacancy in between.

200.3.45. Joint Living Residence. The following shall be considered for the application for a Joint Living Residence:

A. Whether there are extraordinary or exceptional conditions pertaining to the application.

B. Whether, if granted, a joint living residence would cause a substantial detriment to the public good.

C. The number of persons applying to live together in the joint living residence.

D. The square footage of bedroom space per occupant in the proposed joint living residence, not including kitchens, dining rooms, living rooms, garages, hallways, bathrooms, or non-heated spaces.

E. The number of bathrooms in the proposed joint living residence.

F. Whether the proposed joint living residence is served by public water and sewer service.

G. The lot size upon which the proposed joint living residence is located; and

H. The area of the paved parking area serving the proposed joint living residence and the number of cars to be parked in such area.

200.3.46. Kennels and Pet Boarding. In agricultural zoning, dog runs, pens, and other similar facilities shall be located no closer than 100 feet to any property line. Any property

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

where there are 4 or more dogs over the age of 3-months kept, maintained, or housed shall be deemed to constitute a kennel, regardless of whether such dogs are kept for business or profit purposes.

200.3.47. Landfills.

A. A landfill may be permitted in certain zoning districts provided the following conditions are met:

1. A minimum twenty-foot natural, undisturbed buffer shall be provided between all active waste burial areas and exterior property lines except for approved perpendicular access and utility crossings.

2. A minimum seventy-five-foot natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.

3. The limits of an existing one-hundred-year floodplain or a stream buffer of two hundred feet, whichever is greater, shall be preserved as a natural, undisturbed area except for approved perpendicular access and utility crossings.

4. The entire site shall be fenced with a minimum six-foot-high chain- link security fence.

5. The landfill shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

6. The applicant shall include with the Special Use Permit application a report detailing the phasing of the landfill and plans for closure and reclamation.

B. The following waste disposal activities, recycling facilities, and recovery activities shall be permitted as accessory uses to landfills, unless otherwise stipulated by the City Council:

1. Composting, Municipal Solid Waste.

2. Composting, Yard Trimmings.

3. Consumer Recycling Centers.

4. Gas Recovery/Gas Co-Generation Plant.

5. Recovered Materials Processing Facility.

6. Solid Waste Transfer Stations.

200.3.48. Livestock - Keeping of for Personal Utility.

A. In the agricultural zoning district: corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.

B. A Special Use Permit shall be required in the RS-180 and RS-150 zoning classifications for

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

the raising and keeping of livestock for personal pleasure or utility on a parcel which contains the dwelling of the owner, provided that the parcel is at least 3 acres in area and all animal quarters are located no closer than 100 feet to any property line.

C. A Special Use Permit shall be required in the RS-180 and RS-150 zoning classifications for the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner, subject to the following requirements:

1. The minimum lot size for the keeping of chickens shall be ten thousand five hundred (10,500) square feet.

2. Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.

3. Minimum pen area for chickens shall be 10 square feet per chicken.

4. Chickens must be housed at least 20 feet from any property line, and 50 feet from any residence other than the owners.

5. Any structure housing chickens must be located in the rear yard.

6. The keeping of roosters is not allowed.

7. The maximum number of chickens shall be as follows: Lots 10,500 square feet to 12,499 square feet: maximum of three chickens; lots 12,500 square feet to 24,999 square feet: maximum of five chickens; lots 25,000 square feet to 39,999 square feet: maximum of eight chickens; lots of 40,000 square feet to 2.99 acres: maximum of 10 chickens; lots 3 acres or larger: no maximum.

8. Each coop shall have at least 4 square feet of floor space per chicken over 4 months old.

9. Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.

10. Chickens shall be kept under sanitary conditions and shall not be a public nuisance as defined by State law.

200.3.49. Livestock - Sales Pavilions or Auction Facilities.

A. Livestock sales pavilions, auction facilities, show rings or other arenas for the display, exhibition training, or sale of livestock, and animal quarters, shall be located no closer than 100 feet to any property line.

B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the use.

C. A Special Use Permit is required if any of the following apply:

1. The event is held more than three days per month.

2. Hours of operation extend beyond 6:00 p.m.

3. A public address system is utilized.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

4. Permanent concession facilities are provided.
5. Portable restroom facilities are provided.
6. Seating facilities for more than 100 people are provided.
7. Parking facilities for more than 50 vehicles are provided.
8. An admission fee is charged.

200.3.50. Live/Work. Live/Work shall comply with the following:

A. Permitted Use. Live/Work may be permitted in the BGC and CMU zoning classification.

200.3.51. Manufactured House/Mobile Home Sales Lot.

A. No mobile home sales lots are permitted within 100 feet of any residential property.

B. Sales shall not be conducted on lots smaller than 25,000 square feet.

C. All lots must have a permanent building made of brick, stone, or wood frame of no less than 1000 square feet.

D. Sales units shall not have metal building facades; and

E. A 15-foot landscape buffer shall be provided fronting the street.

200.3.52. Massage Therapy Businesses. Massage Therapy Businesses shall comply with the following:

A. Permitted Use. Massage Therapy Businesses may be permitted in the OI, BG, BGC, and HSB zoning classifications.

B. Location. Massage Therapy Businesses or use restricted under this Section shall not be located:

Within one hundred fifty (150) feet of an RS-180, RS-150, RS-60, RM-12, RM-24, and CMU zoning classification.

Upon application for a massage therapy practice business license, the applicant will provide to the City a survey showing the distances to each residentially zoned property within one hundred fifty (150) feet of the front door of the massage therapy practice.

For the purpose of this Section, distance shall be by straight line measurement from the front door of the structure where massage therapy practice occurs to the nearest parcel boundary line of any residentially zoned property as measured by a straight line on the ground.

C. Road Classification. Massage Therapy Businesses shall be located on a roadway classified as an Arterial or Collector Street, or a State Highway.

D. Businesses and Business Regulations. Massage Therapy Businesses shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

Business Regulations, Article II. Business Regulations, Division 11. – Massage Therapy Businesses.

200.3.53. Outdoor Sales or Display. Outdoor display or sales of merchandise shall be subject to approval of a Special Use Permit, with the following exceptions:

A. Merchandise may be displayed on the front sidewalk immediately adjacent to a retail building or immediately beneath an actively operating fuel island canopy, subject to the following restrictions and requirements:

B. Merchandise shall be permitted only along the business' tenant bay or storefront façade.

C. Merchandise shall not block an entrance or exit to or from the building.

D. Merchandise displayed for sale shall be that normally found within the on-premises business.

E. Merchandise shall not be located on sidewalks that are less than six feet in depth and may not extend beyond the limits of the sidewalk.

F. All such display or sales shall meet applicable building, fire and safety codes.

G. Merchandise displayed or sales shall not be allowed within a required building setback, buffer, driveway, easement, landscape strip, parking space or right-of-way.

H. The Outdoor Display or Sales of Merchandise shall be kept neat and orderly.

200.3.54. Outdoor Seating. Outdoor seating for restaurant service is permitted subject to the following requirements and restrictions:

A. The perimeter of the outdoor seating area is outside of any public right-of-way, and shall be delineated using fixtures such as walls, railings, planters, or other similar decorative fixtures, and that do not present a safety hazard.

B. Tables, chairs, umbrellas, canopies, awnings, and other similar fixtures shall be of uniform design and shall be made of quality materials and workmanship to ensure the safety and convenience of users and to enhance the visual quality of the urban environment.

C. Design, materials, and colors shall be compatible with the abutting building for all locations, and any applicable design guidelines.

200.3.55. Outdoor Storage – Retail. In non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.

200.3.56. Outdoor Storage – Industrial. Outdoor storage of items, equipment, materials, and supplies which are not offered for sale, but which are normally appurtenant to the permitted use, provided that such storage meets the following requirements:

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

A. Such property is not directly adjacent to a residential property.

B. Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority.

C. Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks-Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in a rear yard only.

D. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and.

E. Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any part thereof, outdoors.

200.3.57. Outdoor Storage – Residential. Outdoor Storage in residential zoning districts shall be part of and strictly used for the residential purpose of the owner or occupant of the residential zoned property. Outdoor Storage in residential zoning districts shall be governed by the following restrictions and requirements:

A. Outdoor storage of appliances, building materials, construction equipment, debris, garbage, glass, materials, merchandise, rubbish, trash, or other similar materials shall not be allowed on any residential zoned property.

B. Outdoor Storage shall be stored in an approved accessory structure (see Accessory Structure), an enclosed garage connected to the principal structure, or in the rear or side yard areas.

C. Outdoor Storage stored in the rear or side yard area shall be screened with either landscaping or fencing that provides an effective year-round visual screen from neighboring properties and/or public right-of-way; Garbage, rubbish, trash, or other similar items placed outside for collection by an authorized waste hauler not more than 24 hours prior to the designated collection date for a residential zoned property.

200.3.58. Pawnbrokers and Secondhand Dealers. Pawnbrokers and Secondhand Dealers shall comply with the following:

A. Permitted Use. Pawnbrokers and Secondhand Dealers may be permitted in the HSB zoning classification.

B. Special Use Permit. Pawnbrokers and Secondhand Dealers may be permitted in the BG zoning classification with the approval of a Special Use Permit, pursuant to the City of

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

C. Location. Pawnbrokers and Secondhand Dealers businesses or uses restricted under this Sub Section shall not be located:

1. Within one thousand (1,000) feet of a regulated Pawnbrokers and Secondhand Dealers businesses or uses.
2. Within five hundred (500) feet of any parcel of land upon which consist of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).
3. Within one hundred (100) feet of an RS-180, RS-150, RS-60, RS-50 INF, RS-TH INF, RM-8, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

D. Road Classification. Pawnbrokers and Secondhand Dealers facilities shall be located adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

E. Businesses and Business Regulations. Pawnbrokers and Secondhand Dealers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 7. – Pawnbrokers and Secondhand Dealers.

200.3.59. Personal Care Home – Family.

A. Special Use Permit. A Personal Care Home - Family facility may be permitted in the AR, RS-180 and RS-150 zoning classifications with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

B. Lot Size and Resident Capacity. A Personal Care Home - Family shall be located on a lot of at least one acre in size, with a maximum resident capacity of six (6) individuals.

C. Architectural Consistency. The dwelling unit shall feature a residential facade which is architecturally consistent with the surrounding dwelling units.

D. On-Site Staffing. A qualified employee must always be present on the premises during operation.

E. Roadway Access. A Personal Care Home - Family shall be located adjacent to and directly accessed from a roadway classified as a Street - Arterial (Principal, Major, Minor) or Street - Collector (Major, Minor). A Personal Care Home – Family shall not be located adjacent to nor, directly accessed from a roadway classified as a Street - Local

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

Residential; Street - Private Alley or Street; Street - Private Utility Easement as defined in the Zoning Ordinance Article 10 Definitions.

F. Proximity Limitations. A Personal Care Home - Family shall not be located within 1,000 feet of another Community Living Arrangement – Family or a Personal Care Home – Family.

G. Licensing and Compliance. The Personal Care Home - Family shall be licensed by the State of Georgia and always operate in full compliance with the rules and regulations of the Georgia Department of Community Health.

H. Building Code and Zoning Compliance. The Personal Care Home - Family shall comply with the International Building Code, as well as applicable City codes, ordinances and regulations.

200.3.60. Petroleum Or Chemical Storage – Above Ground. This use shall be considered a special use when more than 150,000 gallons are stored on one lot of less than one acre in size or when more than 25,000 gallons are stored in any one tank.

200.3.61. Places Of Religious Worship.

A. In all residential zoning districts, places of worship shall conform to the following requirements. Residentially zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.

1. Places of Religious Worship shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

2. Places of Religious Worship shall be located on a parcel of land with two hundred fifty (250) feet of road frontage.

3. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.

4. Parking shall not be provided in the front yard setback area.

5. A minimum 20-foot-wide buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in width adjoining any outdoor church recreation facilities.

6. The proposed site contains at least five acres of land with at least four acres lying outside of any 100-year FEMA Flood Hazard area.

7. Proposed buildings are setback not less than 50 feet from any street and not less than 30 feet from any side or rear property line. If an abutting property is zoned non-residential, the minimum side and rear yard setbacks for the buildings shall match the minimum setbacks required of the adjacent zoning category where it abuts the non-residential category.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

8. The tract shall be one contiguous zoning classification.

B. Accessory Uses Requiring Special Use Permit:

1. In residential zoning, the following additional uses may be permitted as accessory to a place of worship only upon approval of a Special Use Permit.

2. Lighted outdoor ball fields, pools, or similar recreation facilities.

3. Day Care Centers.

4. Kindergartens.

5. Private schools (K-12).

200.3.62. Plumbing Equipment Dealer. Plumbing Equipment Dealer shall comply with the following:

A. Permitted Use. Plumbing Equipment Dealer may be permitted in the LM and HM zoning classifications.

B. Special Use Permit. Plumbing Equipment Dealer may be permitted in the BG and HSB zoning classifications with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Outdoor Storage. Outdoor Storage, as defined by this Zoning Ordinance, Article 10 Definitions, shall conform to this Article, Sub Section(s) 200.3.56 Outdoor Storage – Retail, and 200.3.57 Outdoor Storage – Industrial, as applicable.

200.3.63. Precious Metals Dealers. Precious Metals Dealers shall comply with the following:

A. Permitted Use. Precious Metals Dealers may be permitted in the CMU, BG, BGC, and HSB zoning classification.

B. Road Classification. Precious Metals Dealers shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

C. Businesses and Business Regulations. Precious Metals Dealers shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 21. – Precious Metals Dealers.

200.3.64. Quarry, Mining, Borrow Pit.

A. Quarry, Mining, Borrow Pit areas being evacuated shall be entirely enclosed within a fence located at least 10 feet back from the edge of any excavation and of such constructions and height as to be demonstrably able to exclude children and animals from the quarry area.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

B. The operators and owners of the quarry present to the Mayor and Council an acceptable comprehensive plan for the reuse of the property at the cessation of the quarry operations.

C. In the case of an existing quarry, an extension of the quarry operations beyond the areas being quarried or approved for quarrying at the effective date of this Ordinance shall be permitted and shall not be considered a new operation (provided that said extension does not extend to within 1,000 feet of a residential or commercial zoning district boundary line).

200.3.65. Recovered Materials Processing Facility. Recovered Materials Processing Facilities shall meet the following design standards:

A. Activities shall be limited to collection, sorting, compaction, and shipping.

B. The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.

C. Any outside storage areas shall be screened by a minimum eight-foot- high solid wood fence; masonry wall; or slatted chain-link fence. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.

200.3.66. Recreational Vehicles and Vessels. Vehicle, Fully Autonomous Vehicle; Vehicle, Golf Car/Cart; Vehicle, Recreational; Vehicle Recreational Off-Highway Vehicle; Vessel, Homemade; Vessel, Mechanically Propelled; Vessel, Non-motorized; Vessel, Power Boat

A. A maximum of one Recreational Vehicle or Vessel, provided that:

B. Has a maximum length of 45 feet;

C. Is stored or parked in a side or rear yard on a hard surface as wide and long as the vehicle.

D. The Recreational Vehicle may be connected to an outlet but may not be occupied.

E. The setback for a Recreational Vehicle shall be five feet on the side yard, and 10 feet in the rear yard.

F. A Recreational Vehicle may not be parked or stored where it would constitute a clear and demonstrable vehicular traffic hazard or be a threat to public health or safety.

200.3.67. Recycling and Donation Containers. Recycling and donation containers shall be prohibited in the City.

200.3.68. Retirement Community - Continuing Care. Retirement Community – Continuing Care facilities shall comply with the following:

A. Permitted Use. Retirement Community – Continuing Care may be permitted in the RM-24 and CMU zoning classification.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

B. Special Use Permit. Retirement Community – Continuing Care may be permitted in the OI zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing.

C. Area. Lot Area shall be a minimum of five (5) acres or 217,800 square feet.

D. Road Classification. Retirement Community – Continuing Care facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

E. Prohibition. Duplexes shall be prohibited.

200.3.69. Retirement Community – Independent Living. Retirement Community – Independent Living facilities shall comply with the following:

A. Permitted Use. Retirement Community – Independent Living facilities may be permitted in the RM-12, RM-24, and CMU zoning classification.

B. Special Use Permit. Retirement Community – Independent Living facilities may be permitted in the OI zoning classification with the approval of a Special Use Permit allowing Outdoor Storage, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing

C. Area. Lot Area shall be a minimum of five (5) acres or 217,800 square feet.

D. Road Classification. Retirement Community – Independent Living facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

E. Prohibition. Duplexes shall be prohibited.

200.3.70. Schools And Colleges (Private).

A. The proposed facility shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

B. The proposed facility shall be located on a parcel of land with a minimum of two hundred (200) feet of road frontage.

C. The proposed site contains at least five acres of land with at least four acres lying outside of any 100-year FEMA Flood Hazard area.

D. Proposed buildings are setback not less than 50 feet from any street and not less than 20 feet from any side or rear property line. Note: If an abutting property is zoned non-residential, the minimum side and rear yard setbacks for the buildings shall match the minimum setbacks required of the adjacent zoning category where it abuts the non-residential category.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

E. Parking is not to be located within the 50-foot front yard setback.

F. When adjacent to a property zoned for a single-family detached residential use, a buffer of at least 40 feet shall be provided along the common property line(s).

G. The tract shall be one contiguous zoning classification.

H. A Special Use Permit is required in AR zoning districts.

200.3.71. Self-Storage And Mini-Warehouse Facilities. Self-Storage and Mini- Warehouse Facilities shall meet the following restrictions and design standards:

A. Storage units shall not be used for manufacturing, retail, or wholesale selling, office, other business or service use, or human habitation.

B. Site access shall not be onto roadways classified as local residential streets.

C. Outdoor speakers or sound amplification systems shall be prohibited.

D. Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.

E. Provide adequate loading and unloading areas outside of fire lanes, required parking lanes, and travel lanes.

F. Access to all storage units shall be from the interior of the main building. No access to a storage unit shall lead directly to the exterior of the building.

G. No outdoor storage of any type shall be allowed at the facility.

200.3.72. Solar Panels. Solar panels are permitted as an accessory use in all districts to promote clean, sustainable, and renewable energy resources. The intent of these regulations is to establish general guidelines to prevent off-site nuisances including unreasonable visual interference, light glare, and heat that the incorrect placement of solar panels may create. Furthermore, no solar panel system shall be constructed, erected, installed, or located before proper approval has been obtained pursuant to this Section.

A. Requirements and Regulations. Solar panel systems shall conform to or be evaluated for compliance with the following standards:

1. The proposed system is no larger than necessary to provide 120 percent of the electrical energy requirements of the primary structure to which it is accessory to as determined by a contractor licensed to install solar and photovoltaic energy systems.

2. If roof mounted, the solar panel system shall:

a. Be flush mounted on the roof unless good cause is shown by the applicant that the solar panel is not at an appropriate angle to obtain sufficient sun exposure.

b. Be located in the most inconspicuous location on the roof so as not to be seen from the street, if possible, and still be able to function as designed; and

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

c. Not extend higher than the peak of a sloped roof or higher than 5 feet from the top of a flat roof.

3. If freestanding, the solar panel system shall:

a. Not extend more than 10 feet above the existing grade in residential districts. In all other districts, the maximum height of a solar panel system will be determined on a case-by-case basis upon plan review.

b. Not be located in a front yard.

c. Not be located in any required side or rear yard setback areas for accessory uses.

d. Not be positioned so as to reflect sunlight onto neighboring property, public streets or sidewalks, including onto any neighboring structures.

e. Be landscaped at the base and the back of the panel structure if the structure is visible from neighboring property.

4. All signs, both temporary and permanent, are prohibited on solar panel or solar collection systems, except as follows:

a. Manufacturer or installer's identification information on the system.

b. Appropriate warning signs and placards.

5. Solar panel systems shall comply with all applicable sections of the City of Lawrenceville Building Code, International Building Code (IBC), and applicable industry standards such as the American National Standards Institute (ANSI), Underwriters Laboratories (UL), or an equivalent third party.

6. All electrical transmission wires and connections on freestanding solar panel system shall be located underground.

B. Utility Connection. Solar panel systems proposed to be connected to the local utility power grid shall adhere to corresponding statutory provisions of the Georgia Statutes. Maintenance. All solar panel systems shall be maintained in good working order.

200.3.73. Special Event Facility.

A. Such facilities shall be located on a principle arterial, major arterial, minor arterial, major collector street, or a state highway.

B. During inclement weather, there shall be sufficient space to safely shelter guests.

C. Adequate permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health section and building code requirements.

D. Adequate off-street parking facilities shall be provided on-site.

E. Such facilities shall meet the Lawrenceville Code of Ordinance: Special Events Facilities.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

F. Alcohol sales and consumption on the premises of a special event facility outside the Downtown Entertainment District is prohibited in HSB and HM zoning district.

200.3.74. Swimming Pool, Private. Private swimming pools exclusively for the use of residents of the premises and their non-paying guests subject to any other regulations and Ordinances of the City of Lawrenceville.

200.3.75. Tall Structure Permits.

A. Required.

1. Approval of a Special Use Permit.

2. Any person shall obtain a Tall Structure Permit from the City prior to commencement of the erection within the city limits of Lawrenceville of a chimney, cooling tower, elevator bulkhead, fire tower, gas tank, solarium, steeple, stacks, stage tower or scenery loft, tank, water tower, ornamental tower and spire, wireless communication tower, television tower or radio tower or necessary mechanical appurtenances that would be fifty (50) feet or greater in height from the ground.

B. Applications; Contents; Fee. All applications for Tall Structure Permit shall be submitted to the Planning and Development Department. Each application shall contain as a part thereof detailed plans and specifications which show the nature of the Tall Structure Permit, its proposed use, height of the Tall Structure Permit and its proposed location, with all property lines being clearly defined and distances from the proposed Tall Structure Permit to all property lines. An application for a Tall Structure Permit shall not be accepted for processing without the information required in this article. An application fee shall be charged by the department in an amount stated in the schedule of fees and charges.

C. Review of application by Planning Department. If, upon receipt of an application for a Tall Structure Permit , the department deems that the proposed Tall Structure Permit may interfere with the use of the airways of the county by the public or interfere with the operation of existing or proposed airport facilities, a copy of the application shall be submitted by the department to the Gwinnett County Airport Division of the County Department of Transportation for review and recommendation.

D. Public Hearing. Before taking action upon the proposed Tall Structure Permit, the City Council shall hold a public hearing on the matter. At least fifteen (l5) days prior to the date of the public hearing, the City Council shall cause the following notice requirements to be instituted by the Planning and Development Department:

1. A sign shall be erected in a conspicuous location, on or adjacent to the property under consideration. The sign shall state the time, place location, and purpose of the public hearing.

2. A letter shall be sent by regular mail to all abutting property owners of record, as

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

indicated by the county tax commissioners' records, giving notice of the public hearing. The letter shall state the same information as required for the sign permit.

E. Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, the owners of the towers and antennas governed by this Ordinance shall bring such towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of such standards.

F. Building Codes and Safety Standards. To ensure the structural integrity of the towers, the owner of a tower shall maintain the tower in compliance with all City building codes and the applicable standards for towers published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City determines that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with the standards. If the owner fails to bring the tower into compliance within thirty (30) days, the City may remove the tower at the owner's expense, in the manner provided in O.C.G.A. Section 41-2-8 through 41-2-17.

G. Criteria for Disapproval. All applications for a Tall Structure Permit shall be considered by the City and in the exercise of its discretion under the police power vested in the City Council may disapprove any application where the proposed Tall Structure Permit could interfere with or endanger the public using the existing or proposed air facilities located within the county, or where the Tall Structure Permit to be erected could endanger the person or property of citizens of the county, or where the Tall Structure Permit to be erected would not be compatible from an aesthetic viewpoint with existing or proposed development in the area of the proposed facility, or where the Tall Structure Permit to be erected would not be acceptable or after evaluation would be found to be incompatible from an architectural standpoint with existing or proposed Tall Structure Permits in the area.

H. Penalty for Violation of Article.

1. Any person who attempts to erect or erects a Tall Structure Permit described in this article without having first obtained a Tall Structure Permit from the City in the manner provided in this article shall be deemed in violation of this article. Any responsible party or other persons convicted by a court of competent jurisdiction of violating any provision of this article shall be guilty of violating a duly adopted Ordinance of the county and shall be punished either by a fine not to exceed $500.00 or by imprisonment not to exceed sixty (60) days, or both. The court shall have the power and authority to place any person guilty of violation of this article on probation and to suspend or modify any fine or sentence. As a condition of the suspension, the court may require payment of restitution or impose other

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

punishment allowed by law.

2. If any Tall Structure Permit is erected, constructed, reconstructed, altered, repaired, converted or maintained in violation of this article or without obtaining the required permits, or if any building, Tall Structure Permit or land is used in violation of this article, the City Attorney or other appropriate authority of the City, in addition to any other remedies, may institute an injunction, mandamus, or other appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate such violations. Each and every day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use continues may be deemed a separate offense.

I. Governmental Exemption. The provisions of this article shall not apply to City owned facilities and Tall Structure Permits.

J. Zoning. No permit shall be issued for any Tall Structure Permit unless said Tall Structure Permit is to be located on property with a zoning classification of BG, BGC, HM, HSB, LM, or O-I.

K. Severability. If any portion of this regulation is determined to be unconstitutional or otherwise unenforceable, the rest and remainder of this Ordinance shall remain in full force and effect.

200.3.76. Taxi or Limousine Service.

A. All vehicles associated with the business shall be parked in the side or rear of the property, away from all public right-of-way, and not in areas normally utilized by customers.

B. No more than 10 vehicles associated with the business shall be parked on site.

C. Outdoor storage of anything other than the vehicles associated with this use shall be prohibited.

200.3.77. Temporary Outdoor Activity. Temporary Outdoor Activity shall comply with the following:

A. Permitted Use. Temporary Outdoor Activities may be permitted in the BG, BGC, and HSB zoning classification.

B. Businesses and Business Regulations. Temporary Outdoor Activity shall conform to the Code of the City of Lawrenceville, Georgia, Part I – Charter, Chapter 12, Business and Business Regulations, Article II. Business Regulations, Division 8. – Temporary Outdoor Activity.

200.3.78. Title Loan Facilities. Title Loan Facilities shall comply with the following:

A. Permitted Use. Title Loan Facilities may be permitted in the HSB zoning classification.

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

B. Special Use Permit. Title Loan Facilities may be permitted in the BG zoning classification with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

C. Location. Title Loan Facilities businesses or uses restricted under this Sub Section shall not be located:

1. Within one thousand (1,000) feet of a regulated Title Loan Facilities businesses or uses.

2. Within five hundred (500) feet of any parcel of land upon which consists of a civic center, governmental building, library, place of worship, public park or playground, or school (private or public).

3. Within one hundred (100) feet of RS-180, RS-150, RS-60, RS-50 INF, RS-TH INF, RM-8, RM-12, RM-24, and CMU zoning classification.

For the purpose of this Section, distance shall be by straight line measurement from the property line, using the closet property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated, and used or to be used as a unit.

D. Road Classification. Title Loan Facilities shall be located on a parcel of land adjacent to and directly accessed from roadway classified as an Arterial (Principal, Major, Minor), Collector Street (Major, Minor), or a State Highway.

200.3.79. Truck Sales, Leasing, and/or Service, Heavy. See Section 200.3.8, Automobile Sales or Auction and Related Service (Used or New Car Outdoor Sales Lot).

200.3.80. Vending Machines. Outdoor storage of vending machines, boxes, or other similar containers used to distribute food or beverages, newspapers, propane tanks, ice, videos, or other similar consumer product, provided that the following requirements are met:

A. The vending machine is not greater than seven feet in height or more than four feet in width or depth and the number of vending machines, boxes, or other similar containers shall not exceed one machine for each 3,000 square feet of building area and a maximum of three machines, boxes, or other similar containers per lot; and

B. The machines shall be located against and parallel to the building facade.

200.3.81. Wood Chipping and Shredding, Log Splitting Facility, and Yard Trimming Composting Facility.

A. Wood Chipping and Shredding and Log Splitting Facilities shall meet the following restrictions and design standards:

1. Such facilities shall not be located closer than 1,500 feet from residentially zoned

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

property.

2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

B. When yard trimming composting facilities are present:

1. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings, or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.

2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a landscape earthen berm and/or a fence or masonry wall. Landscape earthen berms shall be three feet high with a maximum slope of three-to-one. Fences or masonry walls shall be a minimum of six feet high and composed of 100-percent-opaque solid wood. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

TICLE 2 SUPP ACC REGS_CLEAN_03262026 (PDF)

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Retail Curating Presentation
Department:	City Manager
Date of Meeting:	Wednesday, April 1, 2026
Fiscal Impact:	none
Presented By:	Barry Mock, DDA Executive Director
Action Requested:	Presentation only. No action needed.

Summary: Terra Alma will share a brief presentation about the work they have done with the DDA to provide a retail assessment of the downtown area.

Attachments/Exhibits:

- Hard copies of the presentation will be provided at the meeting.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Contract Award - Strategic Plan Development and Implementation Framework (RP003-26)
Department:	Communications
Date of Meeting:	Wednesday, April 1, 2026
Fiscal Impact:	$107,800.00 from Fund Balance Budget Amendment
Presented By:	Melissa Hardegree, Chief Communications and Marketing Officer
Action Requested:	Approval to award contract for RP003-26 Strategic Plan Development and Implementation Framework to highest scoring proposal from Berry, Dunn, McNeil & Parker, LLC in the amount of $107,800.00 with final contract documents to be prepared by staff and submitted to the City Clerk for City Attorney review and approval prior to execution.

Summary: The City issued Request for Proposals RP003-26 for Strategic Plan Development and Implementation Framework, a Communications and Marketing Department project. The project calls for a vendor to partner with the city in a five-phase project that ultimately will develop a Strategic Plan for the City's use to further bring into alignment its mission, priorities and identified pillars and structurally mirroring these cornerstones in the city's budget, operations, and critical functions.

The Request for Proposals was advertised and conducted in compliance with the City's Purchasing Ordinance. Sixteen (16) Proposals were received and publicly opened. A Scoring Committee consisting of City Key Leadership Team Members from the City Manager's Office, Finance, and Communications and Marketing Departments reviewed and graded proposals for responsiveness, qualifications, experience, understanding of the project, capacity, their understanding of the city and its needs, communication and stakeholder approach, and cost. Four (4) of the original sixteen (16) proposals graded at or above a score of 80 and were invited for a final determination interview.

Finalist interviews were held on Monday, March 16th and hosted at City Hall by the Proposal Scoring Committee. Finalist firms Baker Tilly, Berry, Dunn, McNeil & Parker (Berry Dunn), Carter Development Group (CDG), and Raftelis were sent a final arrangement of interview questions and given one (1) hour to present remaining project clarifications and facilitate a panel question and answer session with the committee. All firms were given the option to attend in person or remotely via Microsoft Teams.

Following review and grading of the proposals along with final scoring input following finalist interviews, Berry, Dunn, McNeil & Parker (Berry Dunn) was determined to have submitted the highest scoring proposal, with a total cost of $107,800. Staff from the Communications and Marketing Department and the Purchasing Division have reviewed the score tabulation, confirmed compliance with all bid requirements, and determined the pricing to be reasonable and competitive for the scope of work.

Fiscal Impact: The proposed action results in a one-time expenditure of $107,800 funded through the General Fund.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- RP003-26ScoreTab.pdf
- RP003-26Certification.pdf

RP003-26
Strategic Plan Development and Implementation
Communications

			Anakobia	Baker Tilly	Berry Dunn	BJH Advisors	Breakthrough
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	25	Experience and Qualifications	18	24.25	23.25	18.25	18.5
2	25	Understanding Scope and Methodology	19.25	24	23.25	19.5	20
3	15	Project Team and Capacity	10.25	14.75	14	11.25	10
4	15	Communication and Stakeholder Approach	10.75	14	14	11.75	12.5
5	10	Project Fit and Understanding of	6	11.5	8	5.5	5.5
6	10	Cost	N/A	10	6.8	N/A	N/A
		TOTAL	**64.25**	**98.5**	**89.3**	**66.25**	**66.5**
7		Optional Interview (80+ Score Firms)	N/A	N/A	10.7	N/A	N/A
	100	**TOTAL WITH INTERVIEWS**	**64.25**	**98.5**	**100**	**66.25**	**66.5**

			CDG	CPS	CVIOG	Diversified	Hummingbird
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	25	Experience and Qualifications	22.75	20.25	21.25	17.75	15.5
2	25	Understanding Scope and Methodology	23.5	19.5	22.25	19.75	19.75
3	15	Project Team and Capacity	13.5	11.75	12.25	10.25	10
4	15	Communication and Stakeholder Approach	13.5	10.5	11	10.75	12.25
5	10	Project Fit and Understanding of	7.5	6	6	5.5	5.5
6	10	Cost	2.8	N/A	N/A	N/A	N/A
		TOTAL	**83.55**	**68**	**72.75**	**64**	**63**
7		Optional Interview	N/A	N/A	N/A	N/A	N/A
	100	**TOTAL WITH INTERVIEWS**	**83.55**	**68**	**72.75**	**64**	**63**

			Khamai	LEAP	Raftelis	Remedy	SGR
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	25	Experience and Qualifications	17.75	19.25	24	15.75	22.5
2	25	Understanding Scope and Methodology	21.5	21.75	23.7	17.5	21.5
3	15	Project Team and Capacity	11.5	12.5	13.5	9.5	13.25
4	15	Communication and Stakeholder Approach	12.5	13.25	14.25	9.75	12
5	10	Project Fit and Understanding of	6	6	8	3.5	6
6	10	Cost	N/A	N/A	7.4	N/A	N/A

Strategic Plan Development and Implementation
Communications

		TOTAL	**69.25**	**72.75**	**90.85**	**56**	**75.25**
7		Optional Interview	N/A	N/A	N/A	N/A	N/A
	100	**TOTAL WITH INTERVIEWS**	**69.25**	**72.75**	**90.85**	**56**	**75.25**

			Westbridge
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS
1	25	Experience and Qualifications	19
2	25	Understanding Scope and Methodology	21.5
3	15	Project Team and Capacity	11
4	15	Communication and Stakeholder Approach	12.5
5	10	Project Fit and Understanding of	6
6	10	Cost	N/A
		TOTAL	**70**
7		Optional Interview	N/A
	100	**TOTAL WITH INTERVIEWS**	**70**

Recommended Vendor:
Berry, Dunn, McNeil & Parker, LLC
2211 Congress Street
Portland, ME 04102
P: 207.541.2212
shedstrom@berrydunn.com

Strategic Plan Development and Implementation
Communications

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: Strategic Plan Development and Implementation Framework (RP003-26)

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☐	N/A	☑
Bid Bond	Received	☐	N/A	☑
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature Melissa Hardegree

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Contract Award - Gwinnett Drive Widening Project
Department:	Engineering
Date of Meeting:	Wednesday, April 1, 2026
Fiscal Impact:	$793,080.10
Presented By:	Eranildo Lustosa Alves Junior, City Engineer
Action Requested:	Approval to award a construction contract to Ohmshiv Construction, LLC in the amount of $793,080.10, with the final contract to be prepared by staff, submitted to the City Clerk, and reviewed by the City Attorney prior to execution.

Summary: The project is located along Gwinnett Dr in Lawrenceville, Georgia, between Lawrenceville Hwy and Nash St. Work will include but is not limited to demolition and replacement of existing curb and gutter along Gwinnett Dr, construction of new pedestrian sidewalks, grading, erosion control, including landscaping/sodding of all areas disturbed by construction activities, striping and pavement markings, relocation/adjustments of existing utilities, lighting, paving and signage.

The City of Lawrenceville issued an Invitation to Bid SB018-26 in accordance with the City's procurement policies, with the intent to award the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, the staff recommends awarding the construction contract to Ohmshiv Construction, LLC.

Ohmshiv Construction LLC has demonstrated the qualifications, capacity, and experience necessary to complete the work outlined in the bid documents. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region. Staff respectfully requests the Mayor and Council's approval to award the contract and proceed with the project.

Fiscal Impact: Amount not to exceed $793,080.10. Project SP-043.

Attachments/Exhibits:

- SB018-26 Bid Tabulation.pdf
- SB018-26 Bid Certification.pdf

SB018-26
Gwinnett Dr Widening Project
Public Works

				Azimuth Contractors LLC		Backbone Infrastructure LLC		Ohmshiv Construction LLC		Summit Construction & Development LLC	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Base Project											
1	Warranties and Bonds	1	LS	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$8,500.00	$8,500.00	$12,500.00	$12,500.00
2	Mobilization	1	LS	$5,000.00	$5,000.00	$25,000.00	$25,000.00	$6,500.00	$6,500.00	$24,600.00	$24,600.00
3	Traffic Control & Stagging	1	LS	$45,621.00	$45,621.00	$32,970.00	$32,970.00	$50,000.00	$50,000.00	$40,450.00	$40,450.00
4	Demolition All complete – Including Removal & Haul	1	LS	$40,000.00	$40,000.00	$25,000.00	$25,000.00	$45,000.00	$45,000.00	$21,753.39	$21,753.39
5	Clearing & Grubbing Complete	1	LS	$2,500.00	$2,500.00	$15,000.00	$15,000.00	$5,000.00	$5,000.00	$7,500.00	$7,500.00
6	Earthwork & Grading All Complete	1	LS	$140,102.58	$140,102.58	$117,663.00	$117,663.00	$67,000.00	$67,000.00	$77,930.13	$77,930.13
7	Conc. ROW Markers	8	EA	$334.27	$2,674.16	$200.00	$1,600.00	$200.00	$1,600.00	$250.00	$2,000.00
8	4” thick Concrete Sidewalk. Any utility adjustment within sidewalk to be included.	338	SY	$43.18	$14,594.84	$40.00	$13,520.00	$45.00	$15,210.00	$54.00	$18,252.00
9	Conc Curb & Gutter. 8 In X 30 In. Tp 2	598	LF	$25.76	$15,404.48	$24.00	$14,352.00	$25.00	$14,950.00	$28.00	$16,744.00
10	Thermoplastic Pavement Striping, All Complete per plans and GDOT Specs.	1	LS	$10,508.37	$10,508.37	$8,000.00	$8,000.00	$7,000.00	$7,000.00	$10,646.00	$10,646.00
11	Signage All Complete per plans and GDOT Specs.	1	LS	$1,528.93	$1,528.93	$600.00	$600.00	$1,000.00	$1,000.00	$500.00	$500.00
12	Galvanized Steel Pipe Handrail (GDOT Standard Sheet 9031R).	10	LF	$300.00	$3,000.00	$100.00	$1,000.00	$50.00	$500.00	$350.00	$3,500.00
13	Recycled Asph Conc 12.5mm Superpave, Type II only, GP2 only, include Poly-Mod Bitumen Matl & H Lime	214	TN	$195.00	$41,730.00	$175.00	$37,450.00	$196.00	$41,944.00	$160.00	$34,240.00
14	Recycled Asph Conc 19mm Superpave, GP1 or 2, include Bitumen Matl & H Lime	225	TN	$150.00	$33,750.00	$132.00	$29,700.00	$186.00	$41,850.00	$150.00	$33,750.00
15	Recycled Asph Conc 25mm Superpave, GP1 or 2, include Bitumen Matl & H Lime	69	TN	$200.00	$13,800.00	$136.50	$9,418.50	$236.00	$16,284.00	$150.00	$10,350.00
16	Gr Aggregate Base CRS, Incl Matl	267	TN	$38.52	$10,284.84	$36.00	$9,612.00	$40.00	$10,680.00	$45.00	$12,015.00
17	Recycled Asph. Conc. Leveling, Incl Bitumen Matl & H.L.	335	TN	$150.00	$50,250.00	$136.50	$45,727.50	$151.00	$50,585.00	$140.00	$46,900.00
18	Mill Asph Conc PVMT, 1 ½ In depth	3955	SY	$3.00	$11,865.00	$6.00	$23,730.00	$4.55	$17,995.25	$3.50	$13,842.50
19	Mill Asph Conc PVMT, 3 ½ In depth	1727	SY	$7.00	$12,089.00	$7.50	$12,952.50	$10.05	$17,356.35	$6.50	$11,225.50
20	Bitumen Tack Coat	840	GAL	$5.00	$4,200.00	$8.00	$6,720.00	$5.10	$4,284.00	$8.50	$7,140.00
21	PVMT Reing Fab Strips	600	LF	$2.00	$1,200.00	$5.00	$3,000.00	$2.05	$1,230.00	$6.50	$3,900.00
22	Class B Conc, Base or PVMT Widening	9	CY	$251.22	$2,260.98	$265.00	$2,385.00	$200.00	$1,800.00	$350.00	$3,150.00
23	Temporary horizontal striping	1	LS	$100.00	$100.00	$700.00	$700.00	$2,500.00	$2,500.00	$4,053.22	$4,053.22

24	Lighting STD, 11-15FT MH, including Foundation (per plans). STERNBERG 4212FP4-.125-ABC-SKT/BKT POLE	27	EA	$5,530.00	$149,310.00	$5,530.00	$149,310.00	$5,650.00	$152,550.00	$8,284.50	$223,681.50
25	Luminaire, TP 3, LED. TERNBERG HERITAGE PT_6130CLED-12L40T3-MDL014-CSA-FHC-PEC/BKT FIXTURE	27	EA	$3,000.00	$81,000.00	$3,000.00	$81,000.00	$3,150.00	$85,050.00	$3,307.50	$89,302.50
26	Installation of Pull Box including conduit and wiring per plans. 1419 Carson box to be provided by City (box only).	27	EA	$250.00	$6,750.00	$250.00	$6,750.00	$250.00	$6,750.00	$577.50	$15,592.50
27	Bored Conduit Nonmetal TP 2, 2 IN (Schedule 40 and 80 PVC). Include two (2) #6AWG, and one (1) #6AWG GND.	2250	LF	$29.00	$65,250.00	$29.00	$65,250.00	$29.00	$65,250.00	$32.55	$73,237.50
28	Inductance Loop Detection System (coordinate with Gwinnett DOT). See sheet 13-0001 and coordinate with Gwinnett DOT.	1	LS	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$7,500.00	$7,500.00	$9,030.00	$9,030.00
29	Horizontal Striping Thermoplastic & Raised Pavement Markers (per plans)	1	LS	$250.00	$250.00	$889.00	$889.00	$900.00	$900.00	$4,000.00	$4,000.00
30	Vertical Signage (per plans)	1	LS	$250.00	$250.00	$500.00	$500.00	$600.00	$600.00	$650.00	$650.00
31	Relocate Existing Fire Hydrant (Performed by Gwinnett DWR approved list company)	1	EA	$6,500.00	$6,500.00	$6,500.00	$6,500.00	$7,000.00	$7,000.00	$10,000.00	$10,000.00
32	Adjust Sanitary Sewer Manhole to Grade	2	EA	$850.00	$1,700.00	$850.00	$1,700.00	$1,500.00	$3,000.00	$2,250.00	$4,500.00
33	Adjust Valve Box to Grade	4	EA	$300.00	$1,200.00	$300.00	$1,200.00	$150.00	$600.00	$1,250.00	$5,000.00
34	Install complete storm drain pipe, 18 in, h 1-10-RCP, including stone bedding, stone backfill up to top of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade.	164	LF	$62.02	$10,171.28	$60.00	$9,840.00	$85.00	$13,940.00	$85.00	$13,940.00
35	Reconstruct Storm Sewer Manhole TP 1. All included per plans and specs.	1	EA	$3,560.66	$3,560.66	$4,000.00	$4,000.00	$3,000.00	$3,000.00	$4,500.00	$4,500.00
36	Stormwater Catch Basin (GDOT STD 1033D). All included per plans and specs.	1	EA	$4,082.11	$4,082.11	$5,200.00	$5,200.00	$5,250.00	$5,250.00	$5,800.00	$5,800.00
37	Double Grate Drop Inlet GP 1 GA STD 1019A, Type E. All included per plans and specs.	1	EA	$6,156.60	$6,156.60	$6,500.00	$6,500.00	$5,250.00	$5,250.00	$7,500.00	$7,500.00
38	Temporary Grassing	0.1	AC	$700.00	$70.00	$400.00	$40.00	$500.00	$50.00	$2,500.00	$250.00
39	Mulch	5	TN	$465.00	$2,325.00	$50.00	$250.00	$200.00	$1,000.00	$595.00	$2,975.00
40	Construct & Remove Inlet Sediment Traps	7	EA	$200.00	$1,400.00	$360.00	$2,520.00	$125.00	$875.00	$220.00	$1,540.00
41	Maintenance of Temporary Silt Fence TP C	443	LF	$0.50	$221.50	$0.50	$221.50	$0.50	$221.50	$1.68	$744.24
42	Maintenance of inlet Sediment Traps	4	EA	$50.00	$200.00	$25.00	$100.00	$50.00	$200.00	$50.00	$200.00
43	Temporary Silt Fence, Type C	884	LF	$4.00	$3,536.00	$4.00	$3,536.00	$3.25	$2,873.00	$2.95	[illegible]

44	Portable Concrete Washout	1	LS	$715.01	$715.01	$100.00	$100.00	$250.00	$250.00	$1,500.00	$1,500.00
45	Sod All Complete (Bermuda)	264	SY	$6.00	$1,584.00	$12.00	$3,168.00	$8.00	$2,112.00	$12.50	$3,300.00
46	Agricultural Lime	0.2	TN	$550.00	$110.00	$150.00	$30.00	$200.00	$40.00	$595.00	$119.00
47	Fertilizer Mixed Grade	0.1	TN	$1,050.00	$105.00	$250.00	$25.00	$300.00	$30.00	$1,095.00	$109.50
48	Fertilizer Nitrogen Content	5	LB	$1.50	$7.50	$6.00	$30.00	$4.00	$20.00	$2.50	$12.50
			TOTAL	**$828,918.84**		**$804,760.00**		**$793,080.10**		**$897,033.78**	

Recommended Vendor:
Ohmshiv Construction, LLC
805 Progress Court, Suit A
Lawrenceville, GA 30043

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB018-26 Gwinnett Drive Widening Project

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☐	N/A	☑	
Bid Bond	Received	☑	N/A	☐	AXIII 3.6.26 KM
Bid Schedule	Received	☑	N/A	☐	
Certificate of Insurance	Received	☑	N/A	☐	
E-Verify	Received	☑	N/A	☐	
Non-Collusion Affidavit	Received	☑	N/A	☐	
Secretary of State Registered	Yes	☑	N/A	☐	

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature Eranildo Lustosa Digitally signed by Eranildo Lustosa DN: C=US, E=eranildo.lustosa@lawrencevillega.org, CN=Eranildo Lustosa Date: 2026.03.06 14:34:43-05'00'

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: Contract Award - Engineering Consulting Services on an Annual Contract

Department: Engineering

Date of Meeting: Wednesday, April 1, 2026

Fiscal Impact: N/A

Presented By: Eranildo Lustosa Alves Junior, City Engineer

Action Requested: Award Engineering Consulting Services on an Annual Contract to the following firms: Atlas Technical Consultants, LLC for Civil Engineering, Stormwater Management and Ecological Engineering, Traffic Engineering Services, Geotechnical Engineering, and Surveying Services; Columbia Engineering and Services, Inc. for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services, Traffic Engineering Services, and Surveying Services; Garver, LLC for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services, Traffic Engineering Services, Geotechnical Engineering and Construction Support Services, and Surveying Services; Halff Associates, Inc. for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services, Geotechnical Engineering and Construction Support Services, Surveying Services, and Traffic Engineering Services; Hazen and Sawyer for Stormwater Management and Ecological Engineering; Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering, Geotechnical Engineering and Construction Support Services, and Surveying Services; Kimley-Horn and Associates, Inc. for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering, Traffic Engineering Services, Geotechnical Engineering and Construction Support Services, and Surveying Services; Lowe Engineers, LLC for Civil Engineering Services, Stormwater

Management and Ecological Engineering Services, Traffic Engineering Services, and Surveying Services; Pond & Company for Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services Traffic Engineering Services, Geotechnical Engineering; and Construction Support Services, and Surveying Services; Precision Planning, Inc. for Engineering Services, Civil Engineering Services, Landscape Architect Services, Stormwater Management and Ecological Engineering Services, Traffic Engineering Services, Geotechnical Engineering and Construction Support Services, and Surveying Services; and United Consulting Group, Ltd d/b/a United Consulting for Geotechnical Engineering and Construction Support Services. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: In September 2025, City solicited competitive sealed proposals (RP002-26) from qualified consultants on an Annual Contract with four (4) options to renew.

These contracts are to provide comprehensive engineering services to include, but not be limited to consultative and technical guidance; production of individual project scopes, design documents, construction documents, planning documents, specifications, project schedules and cost estimates; as well as, project management, construction administration, monitoring and testing, data analysis, permitting and report writing services on an as-needed basis.

Fiscal Impact: These contract(s) will be funded by multiple funding sources dependent on the specific project. Individual engineering contracts exceeding $100,000.00 will be presented to Council as independent agreements.

Attachments/Exhibits:

- RP002-26 Score Tab.pdf
- RP002-26 Cost Tab.pdf
- Bid Certification RP002-26 Architectural and Engineering Consulting Services on an Annual Contract – Signed.pdf

RP002-26
Architectural and Engineering Consulting Services on an Annual Contract
Engineering

			Atlas Technical Consultants LLC	Axis Infrastructure, LLC	Bridgefarmer	Brinks	CAS Architecture, P.C.
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	**18.33**	**18.33**	**16.67**	**15.33**	**18.33**
2	20	Understanding the City's Requirements	**18.33**	**18.33**	**18.33**	**18.33**	**18.33**
3	30	Firm Experience and Capabilities	**28.67**	**23**	**22.33**	**22.33**	**25.67**
4	20	Project Team Qualifications and Experience	**20**	**19.33**	**15.67**	**13.33**	**15**
5	10	Rates	**0**	**0**	**0**	**0**	**0**
		TOTAL	**85.33**	**78.99**	**73**	**69.32**	**77.33**
6	20	Optional Interview	N/A	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**85.33**	**78.99**	**73**	**69.32**	**77.33**

			Columbia Engineering	CPL	CROFT & Associates	ECS Southeast	Foresite Group, LLC
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	**18.33**	**18**	**18.33**	**17**	**16.67**
2	20	Understanding the City's Requirements	**18.33**	**18.33**	**18.33**	**18**	**18.33**
3	30	Firm Experience and Capabilities	**26**	**25.67**	**25**	**26.67**	**25.33**
4	20	Project Team Qualifications and Experience	**19.33**	**14.67**	**18**	**16.67**	**19.33**
5	10	Rates	**0**	**0**	**0**	**0**	**0**
		TOTAL	**81.99**	**76.67**	**79.66**	**78.34**	**79.66**
6	20	Optional Interview	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**81.99**	**76.67**	**79.66**	**78.34**	**79.66**

Architectural and Engineering Consulting Services on an Annual Contract
Engineering

ITEM #	POINTS ALLOCATED	CRITERIA	Garver, LLC	Geo-Hydro Engineers, Inc.	Goodwyn Mills Cawood	Gresham Smith	Halff Associates
			TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	**18.33**	**18.33**	**18.33**	**16**	**18.33**
2	20	Understanding the City's Requirements	**17.67**	**17.67**	**18**	**18**	**18.33**
3	30	Firm Experience and Capabilities	**26.67**	**26**	**26**	**26.67**	**26.33**
4	20	Project Team Qualifications and Experience	**18**	**17.33**	**17.33**	**18**	**18**
5	10	Rates	**0**	**0**	**0**	**0**	**0**
		TOTAL	**80.67**	**79.33**	**79.66**	**78.67**	**80.99**
6	20	Optional Interview	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**80.67**	**79.33**	**79.66**	**78.67**	**80.99**

ITEM #	POINTS ALLOCATED	CRITERIA	Hazen	Hussey, Gay, Bell & DeYoung, Inc.	Keck & Wood	Kimley-Horn and Associates, Inc.	Lindsey Pope
			TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	**18.33**	**17.67**	**16.67**	**18.33**	**17.67**
2	20	Understanding the City's Requirements	**18.33**	**18.33**	**14.67**	**18**	**18.33**
3	30	Firm Experience and Capabilities	**25.33**	**26.67**	**20.33**	**27.33**	**24**
4	20	Project Team Qualifications and Experience	**19.67**	**19.33**	**15.67**	**18**	**17.33**
5	10	Rates	**0**	**0**	**0**	**0**	**0**
		TOTAL	**81.66**	**82**	**67.34**	**81.66**	**77.33**
6	20	Optional Interview	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**81.66**	**82**	**67.34**	**81.66**	**77.33**

Architectural and Engineering Consulting Services on an Annual Contract
Engineering

ITEM #	POINTS ALLOCATED	CRITERIA	Lose & Associates, Inc. d/b/a Lose Design	Lowe	POH&W	Pond & Company	PRAXIS3
			TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	**18.33**	**16**	**17.67**	**18.33**	**18.33**
2	20	Understanding the City's Requirements	**18.33**	**18.33**	**18.33**	**18**	**18.33**
3	30	Firm Experience and Capabilities	**26.33**	**27.33**	**23**	**26.67**	**23.33**
4	20	Project Team Qualifications and Experience	**16.77**	**20**	**17**	**18**	**18.67**
5	10	Rates	**0**	**0**	**0**	**0**	**0**
		TOTAL	**79.76**	**81.66**	**76**	**81**	**78.66**
6	20	Optional Interview	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**79.76**	**81.66**	**76**	**81**	**78.66**

ITEM #	POINTS ALLOCATED	CRITERIA	Precision Planning, Inc.	Raymond Engineering-Georgia, Inc.	Red Squirrel	River 2 Tap	Rummel, Klepper & Kahl, LLP
			TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	**18.33**	**18.33**	**14.33**	**18.33**	**17.67**
2	20	Understanding the City's Requirements	**18.33**	**18.33**	**14.67**	**18.33**	**18**
3	30	Firm Experience and Capabilities	**27.33**	**24.33**	**10**	**23**	**26.67**
4	20	Project Team Qualifications and Experience	**18.67**	**15.67**	**10**	**16**	**16.67**
5	10	Rates	**0**	**0**	**0**	**0**	**0**
		TOTAL	**82.66**	**76.66**	**49**	**75.66**	**79.01**
6	20	Optional Interview	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**82.66**	**76.66**	**49**	**75.66**	**79.01**

Architectural and Engineering Consulting Services on an Annual Contract
Engineering

			Rochester & Associates, Inc.	SL King	Smart Building	Spicer	Terra Via
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	**18.33**	**17.67**	**18.33**	**17.33**	**17.67**
2	20	Understanding the City's Requirements	**18**	**18.33**	**18.33**	**16**	**16.33**
3	30	Firm Experience and Capabilities	**25**	**26.33**	**23.33**	**25**	**19.33**
4	20	Project Team Qualifications and Experience	**15.67**	**16**	**17**	**14**	**14.67**
5	10	Rates	**0**	**0**	**0**	**0**	**0**
		TOTAL	**77**	**78.33**	**76.99**	**72.33**	**68**
6	20	Optional Interview	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**77**	**78.33**	**76.99**	**72.33**	**68**

			Toole Design Group, LLC	TSW	United Consulting Group, Ltd. d/b/a/ United Consulting	W&A
ITEM #	POINTS ALLOCATED	CRITERIA	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS	TOTAL POINTS
1	20	Approach and Work Plan	**17.67**	**16.67**	**18.33**	**18.33**
2	20	Understanding the City's Requirements	**18**	**18.33**	**18.33**	**18.33**
3	30	Firm Experience and Capabilities	**25.67**	**25**	**28**	**25**
4	20	Project Team Qualifications and Experience	**17.67**	**15.67**	**17.33**	**17.33**
5	10	Rates	**0**	**0**	**0**	**0**
		TOTAL	**79.01**	**75.67**	**81.99**	**78.99**
6	20	Optional Interview	**N/A**	**N/A**	**N/A**	**N/A**
	120	**TOTAL WITH INTERVIEWS**	**79.01**	**75.67**	**81.99**	**78.99**

Architectural and Engineering Consulting Services on an Annual Contract
Engineering
Recommended Vendors:

Atlas Technical Consultants LLC
2450 Commerce Ave. Suite 100
Duluth, GA 30096
P: 770-686-1006
jeff.littlefield@oneatlas.com

Columbia Engineering and Services, Inc
2862 Buford Highway, Suite 200
Duluth, GA 30096
P: 770-925-0357
pcook@columbia-engineering.com

Garver, LLC
1755 N Brown Rd, Suite 250
Lawrenceville, GA 30043
P: 678-264-8915
jnclayton@garverusa.com

Halff Associates, Inc
2180 Satellite Boulevard, Suite 400
Duluth, GA 30097
P: 502-418-6565
rstrunk@halff.com

Hazen and Sawyer
1300 Altmore Avenue, Suite 250
Atlanta, GA 30342
P: 404-459-6363

Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers
3100 Breckinridge Boulevard, Building 300
Duluth, GA 30096
P: 770-923-1600
dmorgan@husseygaybell.com

Kimley-Horn and Associates, Inc.
1200 Peachtree Street NE, Suite 800
Atlanta, GA 30309
P: 678-533-3928
sean.bukovich@kimley-horn.com

Lowe Engineers, LLC
990 Hammond Drive, Suite 900
Atlanta, GA 30328
P: 404-626-4212
david.elliott@loweengineers.com

Pond & Company
3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092
P: 678-336-7740
travis.tagoorpersaud@pondco.com

Precision Planning, Inc.
400 Pike Blvd.
Lawrenceville, GA 30046
P: 770-338-8125
063DL@ppi.us

United Consulting Group, Ltd. d/b/a/ United Consulting
625 Holcomb Bridge Rd
Norcross, GA 30071
P: 770-209-0029

RP002-26
Architectural and Engineering Consulting Services on an Annual Contract
Engineering Department

	Atlas Technical Consultants LLC	Columbia	Garver	Halff Associates	Hazen	Hussey, Gay, Bell, and DeYoung
PERSONNEL POSITION / BILLING CATEGORY	**Hourly Billing Rate**	**Hourly Billing Rate**	**Hourly Billing Rate**	**Hourly Billing Rate**	**Hourly Billing Rate**	**Hourly Billing Rate**
Project Manager	$195.00	$180.00	$220.00	$194.00	$250.00	$260.00
Engineer	$135.00	$145.00	$175.00	$175.00	$175.00	$160.00
Engineer Associate	$120.00	$130.00	$150.00	$119.00	$125.00	$130.00
Admin Support	$65.00	$60.00	$90.00	$95.00	$75.00	$80.00
Landscape Arch, Senior	$150.00	$160.00	$160.00	$165.00	$195.00	$220.00
Landscape Arch	$120.00	$145.00	$140.00	$110.00	$155.00	$192.00
Surveyor Principle	$175.00	$150.00	$215.00	$183.00		$252.00
Surveyor Senior	$120.00	$120.00	$165.00	$152.00		$210.00
Surveyor, Project	$110.00	$110.00	$100.00	$152.00		$125.00
Survey Crew	$130.00	$180.00	$185.00	$135.00		$190.00
Scientist, Senior	$150.00	$145.00	$92.00	$176.00	$195.00	$91.20
Scientist	$125.00	$130.00	$88.00	$133.00	$155.00	$87.20
Scientist, Associate	$110.00	$110.00	$75.00	$105.00	$110.00	
Sample Project Cost	**$1,705.00**	**$1,765.00**	**$1,855.00**	**$1,894.00**	**$1,435.00**	**$1,997.40**

	Kimley-Horn	Lowe	Pond & Company	Precision Planning	United Consulting
PERSONNEL POSITION / BILLING CATEGORY	**Hourly Billing Rate**	**Hourly Billing Rate**	**Hourly Billing Rate**	**Hourly Billing Rate**	**Hourly Billing Rate**
Project Manager	$240.00	$210.00	$165.00	$175.00	$222.00
Engineer	$205.00	$160.00	$140.00	$125.00	$222.00
Engineer Associate	$160.00	$125.00	$125.00	$110.00	$210.00
Admin Support	$110.00	$85.00	$80.00	$90.00	$82.00
Landscape Arch, Senior	$240.00		$220.00	$150.00	
Landscape Arch	$210.00		$105.00	$90.00	
Surveyor Principle	$200.00	$245.00	$150.00	$165.00	
Surveyor Senior	$175.00	$165.00	$140.00	$120.00	
Surveyor, Project	$150.00	$150.00	$110.00	$95.00	
Survey Crew	$190.00	$185.00	$170.00	$205.00	
Scientist, Senior	$220.00	$170.00	$167.00	$155.00	$245.00
Scientist	$200.00	$145.00	$162.00	$125.00	$222.00
Scientist, Associate	$160.00	$105.00	$157.00	$90.00	$210.00
Sample Project Cost	**$2,460.00**	**$1,745.00**	**$1,891.00**	**$1,695.00**	**$1,413.00**

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: RP002-26 Architectural and Engineering Consulting Services on an Annual Contract

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☑	N/A	☐
Bid Bond	Received	☐	N/A	☑
Bid Schedule	Received	☐	N/A	☑
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature Eranildo Lustosa Digitally signed by Eranildo Lustosa DN: C=US, E=eranildo.lustosa@lawrencevillega.org, CN=Eranildo Lustosa Date: 2026.03.06 14:50:10-05'00'

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Renewal of RP001-22 Design Management and Production Services (6 Months)
Department:	Communications
Date of Meeting:	Wednesday, April 1, 2026
Fiscal Impact:	N/A
Presented By:	Melissa Hardegree, Chief Communications and Marketing Officer
Action Requested:	Approval to Renew Contract RP001-22 Design Management and Production Services with Luckie & Co (Marbury Creative Group) for a period of 6 months, with final contract renewal document to be prepared by staff and sent to the vendor for execution following Council approval.

Summary: Approval to Renew Contract RP001-22 Design Management and Production Services with Luckie & Co (Marbury Creative Group) for a period of 6 months, with final contract documents to be prepared by staff and sent to the vendor for execution following Council approval. Approval of contract extension would renew services through February 8, 2027.

Fiscal Impact: This contract is paid out of General Operating from Communications (1001570) budget for Design Services (523926).

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- RP001-22Renewal.pdf

LAWRENCEVILLE
GEORGIA

March 10, 2026

Luckie & Company, LLC
3160 Main ST., Suite 100
Duluth, GA 30096
Shelly.hoffman@luckie.com

RE: Renewal of RP001-22, Design Management and Production Services on an Annual Contract

Dear Ms. Hoffman,

As stated in the original proposal, the City of Lawrenceville has the option to renew the above-referenced quote, for an additional one-year period. Renewal of this contract is based on the following: 1) terms, and conditions remain the same; 2) service is satisfactory; 3) both parties are willing to renew; and 4) City Council approval, if required.

Renewal Dates: August 8, 2026 through Feb 2, 2027

Please sign this agreement below, which will serve as your official request to renew this contract for another term. Return to the City of Lawrenceville Purchasing Office, Attention: Kenneth Morris at purchasing@lawrencevillega.org **no later than ASAP.**

You will receive official notification once your renewal request is accepted and approved. Please note that any increase in pricing may affect renewal of this contract with your company. We appreciate your cooperation and service during this period and look forward to working with you again.

Sincerely,

Kenneth Morris
Purchasing Director

Please indicate if there will be an ☐ Increase / ☐ Decrease. Please State Percentage_____%
(Leave above percentage blank if pricing will remain firm)

Company Name_____

Authorized Representative's Signature _____

E-mail Address_____

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Resolution for Recertification of the City of Lawrenceville as a certified City of Ethics
Department:	City Clerk
Date of Meeting:	Wednesday, April 1, 2026
Fiscal Impact:	N/A
Presented By:	Karen Pierce, City Clerk
Action Requested:	Approve the Resolution for Georgia Municipal Association recertification of City of Ethics and authorize the City Clerk to submit necessary documents

---

Summary: Certification under this program is a way to recognize cities that have adopted principles and procedures that offer guidance on ethical issues, along with a mechanism to resolve complaints at the local level. The program is not in any way an attempt to sanction past or present conduct by the city or any city official. Rather, it is an attempt to raise awareness about ethics issues at the local level and provide a local forum for the airing and resolution of legitimate concerns. The use of a local ethics ordinance allows citizens to raise their concerns and participate in the ethics investigation process at the local level, where the voice and influence of the individual citizen is strongest. There are approximately 260 cities, counties, and organizations that have gained this distinction.

Background: The City of Lawrenceville first became a City of Ethics in June 2018 and were recertified in June of 2022. This Resolution marks our second request for recertification.

Attachments/Exhibits:

- Ethics Resolution 04-27-2026.docx

RESOLUTION_____

RESOLUTION OF THE CITY OF LAWRENCEVILLE CITY COUNCIL REQUESTING GEORGIA MUNICIPAL ASSOCIATION RECERTIFICATION AS A CERTIFIED CITY OF ETHICS

WHEREAS, the Board of Directors of the Georgia Municipal Association has established a Certified City of Ethics program; and

WHEREAS, the City of Lawrenceville, wishes to be recertified as a Certified City of Ethics under the GMA Program; and

WHEREAS, part of the recertification process requires the Mayor and Council to subscribe to the ethics principles approved by the GMA Board; and

NOW THEREFORE BE IT RESOLVED, by the governing authority of the City of Lawrenceville, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles and pledges to conduct its affairs accordingly:

* Serve Others, Not Ourselves
* Use Resources with Efficiency and Economy
* Treat All People Fairly
* Use the Power of Our Position for the Well Being of Our Constituents
* Create an Environment of Honesty, Openness and Integrity

RESOLVED this 27th day of April, 2026.

David R. Still, Mayor

Bruce Johnson, Council Member

Victoria Jones, Council Member

Randy Travis, Council Member

Bryant Harris, Council Member

Attest:

Karen Pierce, City Clerk

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Presentation of an Ordinance Amending Article IX – Procurement
Department:	Finance
Date of Meeting:	Wednesday, April 1, 2026
Fiscal Impact:	N/A
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	Review the proposed ordinance and presentation and have a follow-up presentation at the May Work Session with a May Regular Meeting adoption.

Summary: The purpose of this agenda item is to present a proposed amendment to Article IX – Procurement of the City Code of Ordinances and to request City Council consideration of adoption of the ordinance.

The proposed ordinance establishes a modernized procurement framework designed to improve transparency, strengthen internal controls, promote best-value purchasing, and align the City's procurement practices with nationally recognized standards, including those recommended by the Government Finance Officers Association (GFOA) and the National Institute of Governmental Purchasing (NIGP).

This ordinance serves as the legal foundation for the City's updated procurement governance structure and is a key component of a broader procurement modernization initiative currently underway.

Background: In 2025, the City engaged Mauldin & Jenkins to conduct a comprehensive operational assessment of the City's procurement function. The assessment evaluated the City's purchasing practices, governance structure, internal controls, and documentation processes.

The assessment identified several areas where improvements could enhance operational consistency, transparency, and compliance with leading public procurement practices. Key observations included:

- Inconsistent procurement practices across departments
- Limited documentation of procurement workflows
- Decentralized interpretation of procurement thresholds and methods
- Limited vendor oversight and performance management
- Insufficient internal control and ethics frameworks

These issues were not unique to Lawrenceville and are common in growing municipalities where procurement practices evolve over time without a unified governance structure.

In response to the assessment, the City began developing a procurement modernization initiative designed to strengthen governance, clarify roles and responsibilities, and implement standardized processes across all departments.

The proposed ordinance represents the first and most important step in that modernization effort.

Major elements of the proposed ordinance include:

Procurement Thresholds

The ordinance establishes clear procurement thresholds to determine the level of competition required:

- Micro-Purchases: $0 – $2,500
- Informal Procurement: $2,500.01 – $125,000
- Formal Procurement: Above $125,000

Formal procurements require competitive sealed bids or proposals unless a documented exception is authorized.

The ordinance formally authorizes Best Value procurement, allowing the City to evaluate proposals based on multiple factors beyond price, including:

- Quality
- Experience
- Technical capability
- Delivery and service
- Risk considerations

This approach ensures that the City selects vendors that provide the greatest overall value to taxpayers.

The ordinance strengthens procurement integrity by establishing requirements for:

- Conflict-of-interest disclosure
- Ethical conduct standards

• Vendor communication protocols
• Confidentiality during solicitations
• Prohibition of bid splitting or steering work to preferred vendors

Violations may result in disciplinary action or vendor disqualification.

Fiscal Impact: N/A

Attachments/Exhibits:

- Update on Proposed Ordinance.pptx
- Current Ordinance – Redline.docx
- Proposed Purchasing Ordinance – Clean.docx

Modernizing Lawrenceville's Procurement System

Updated Purchasing Ordinance and Governance Manual
April 1, 2026

LAWRENCEVILLE
GEORGIA

Why This Matters

- Procurement affects every department and every dollar spent on goods, services, and construction.
- Council action establishes the legal and governance framework for how those purchases are made.
- This update is about stronger controls, clearer expectations, and more reliable execution.

Why We Are Here Today

- The City initiated an independent procurement assessment after suspected purchasing improprieties were identified.
- Leadership chose a citywide review rather than a narrow correction.
- The result is a modernization effort designed to strengthen governance, compliance, and operational consistency.

What the Assessment Reviewed

- Organizational structure and staffing
- Policies, procedures, and governing documents
- Centralized and decentralized purchasing activity
- Internal controls, workflows, and technology
- Five years of procurement activity, with added focus on the Natural Gas Department
- Training, vendor oversight, and contract practice

What the Assessment Found

- The issue was bigger than a single transaction. It was a system maturity issue.
  - Procurement practices varied significantly across departments.
  - The City relied on a largely decentralized model.
  - Existing documentation focused more on compliance thresholds than on operational guidance.
  - Training and reference tools were limited.
  - Contract management, ethics guidance, and vendor oversight needed strengthening.

Current State in Plain Terms

- Different departments handled procurement differently.
- Too much depended on institutional knowledge.
- Documentation was not always standardized.
- Controls existed, but the operating model was not yet where it needed to be for a growing organization.

How the Assessment Framed the City

- Formally governed, but not yet fully optimized
  - Mauldin & Jenkins assessed the City's procurement function at Level 3: "Formally Governed."
  - That means the City has rules and structure in place.
  - It also means procurement has been operating primarily as a compliance function, not yet as a consistently strategic and performance-oriented function.
  - The goal is to move toward a more efficient, effective, and standardized model.

What the Assessment Recommended

- Clearer governance and authority
- Standard operating procedures and standardized documentation
- Stronger ethics, conflict, and vendor communication controls
- Better contract lifecycle management
- Better internal controls in AP and P-Card processes
- Citywide procurement planning
- A more mature, best-value procurement environment

The City's Response

- We are not patching around the issue. We are building a stronger system.
  - The City developed a four-tier procurement governance model.
    - Tier 1: Ordinance
    - Tier 2: Governance manuals
    - Tier 3: Standard operating procedures
    - Tier 4: Templates, forms, and tools
  - This structure turns broad policy into repeatable daily practice.

What the Updated Ordinance Does

- Establishes a modern, transparent, ethical, and fiscally responsible procurement framework
- Recognizes best value as a formal procurement principle
- Strengthens internal control requirements
- Clarifies thresholds, roles, and delegated authority
- Establishes the governance foundation for the full procurement system

What the Governance Manual Does

- Defines core governance principles
- Clarifies roles and responsibilities
- Establishes expectations for stewardship, competition, transparency, and ethics
- Connects ordinance requirements to day-to-day operations
- Supports annual review, version control, and consistent policy maintenance

What Will Change in Practice

- Departments will operate under one consistent procurement framework
- Method selection and approvals will be clearer
- Procurement files will be more complete and audit-ready
- Vendor interactions will be more controlled and transparent
- Contract oversight will be more intentional
- Planning will happen, reducing reactive purchasing

What Will Change in Practice

Current System
Procurement decisions often focused primarily on:
Lowest price
Basic compliance with thresholds
Limited structured evaluation of vendor capability

Proposed System
Best Value allows evaluation of:
Price
Technical capability
Experience and qualifications
Delivery timelines
Service quality
Risk to the City

- Purchasing function was viewed primarily as an **administrative compliance checkpoint**
- This aligns Lawrenceville with national standards used by **GFOA and NIGP professional procurement organizations.**

What This Means

- More consistency in how City purchases are made
- Stronger stewardship of public funds
- Better documentation and clearer accountability
- Lower operational and reputational risk
- A procurement environment that better matches the City's growth and complexity

What This Means

Current System
Procurement responsibilities were distributed across departments with varying levels of oversight:
Different interpretations of procurement methods
Limited guidance on quote standards
Inconsistent documentation across departments

Proposed System

The ordinance and governance manual establish clear authority and accountability:

Purchasing Director

- Determines procurement method
- Ensures vendor eligibility and compliance

Chief Financial Officer

- Oversees governance and internal controls
- Ensures financial integrity and segregation of duties

Departments

- Define operational needs and scopes
- Monitor vendor performance

Updates in the Ordinance

- Clear Procurement Methods and Thresholds
  - The ordinance establishes defined procurement methods and when each must be used, including micro-purchase, informal procurement, and formal competitive procurement.
- Competitive Procurement for Major Purchases
  - Purchases above the formal threshold require sealed bids or competitive proposals to ensure fair competition and transparency.

Updates in the Ordinance

- Delegated Approval Authority Structure
  - The ordinance establishes clear approval authority levels for Department Directors, Purchasing Director, CFO, and City Council.
- Centralized Procurement Oversight
  - The Purchasing Director is given exclusive authority to determine procurement methods and manage competitive solicitations to ensure consistency citywide. Proposed Purchasing Manual Gove

Updates in the Ordinance

- Best-Value Procurement Authority
  - The ordinance allows the City to evaluate vendors based on overall value—including qualifications, experience, and capability—not solely lowest price.
- Stronger Internal Control Requirements
  - The ordinance reinforces segregation of duties, approval controls, and documentation standards to protect public funds.

Updates in the Ordinance

- Formal Procurement Planning Requirements
  - Departments will prepare annual procurement plans to improve coordination, transparency, and scheduling of major purchases
- Vendor Ethics and Communication Standards
  - The ordinance establishes rules governing vendor communications, conflicts of interest, and evaluation committee conduct.

Updates in the Ordinance

- Expanded Documentation and Audit Readiness
  - Procurement files must document how purchases were made, how vendors were evaluated, and who approved the decision.
- Modernized Procurement Framework
  - The ordinance establishes the legal foundation for a four-tier governance structure:
  - Ordinance → Governance Manuals → SOPs → Templates and Tools.

Implementation Roadmap

- Phase 1: Stabilization — ordinance, manuals, SOP development, initial training
- Phase 2: System buildout — workflows, databases, vendor tools, planning framework
- Phase 3: Implementation and optimization — broader training, KPIs, audit sampling, continuous refinement
- This is a 12-month modernization effort, not a one-meeting fix.

Council Action Requested

- Review the updated procurement ordinance
- Support the governance framework that operationalizes it
- Enable the City to implement a stronger, more consistent procurement system

Closing

- The City responded to a point of concern with a broader commitment to institutional improvement.
- This update is designed to protect public resources, improve consistency, and strengthen confidence in how the City does business.
- We will continue to implement, train, monitor, and refine this framework with stewardship at the center.

Questions

ARTICLE IX. PROCUREMENT[1]

DIVISION 1. GENERALLY

Sec. 2-251. Purpose and intent.

(a) **Short Title.**

This Article shall be known and may be cited as the "Lawrenceville Procurement Ordinance."

(b) **Purpose.**

The purpose of this Article is to establish a modern, transparent, ethical, and fiscally responsible procurement system that ensures the efficient acquisition of goods, services, and construction for the City. This Article sets forth the legal framework for procurement authority, competitive requirements, delegated approvals, internal controls, documentation standards, and contract governance.

(c) **Intent.**

The intent of this Article is to:

(a) Promote full and open competition except where a documented exemption or noncompetitive method is authorized under this Article;

(b) Authorize the use of **Best Value procurement** as a legally recognized method for awarding contracts;

(c) Strengthen and maintain transparency, accountability, integrity, and public confidence in the City's procurement processes;

(d) Establish a procurement system aligned with recognized national standards of practice, including those of the Government Finance Officers Association (GFOA) and the National Institute of Governmental Purchasing (NIGP);

(e) Implement internal control safeguards that protect the City from fraud, waste, abuse, conflicts of interest, and unauthorized commitments;

(f) Ensure that procurement activities are conducted in an efficient, fair, and ethical manner that reflects the City's values and fiduciary responsibilities;

(g) Provide the governance foundation for a Tiered Procurement System consisting of this Article (Tier 1), the Procurement Governance Manual (Tier 2), Standard Operating Procedures (Tier 3), and Templates, Forms, Checklist and Tools (Tier 4);and

(h) Align procurement activities with applicable federal, state, and local laws, including federally funded procurement requirements under 2 CFR 200 where applicable.

[1]Editor's note(s)—Ord. No. 2018-6, adopted May 7, 2018, repealed former Art. IX, §§ 2-251—2-282, and enacted a new Art. IX as set out herein. Former Art. IX pertained to similar subject matter and derived from Ord. No. 2016-18; Ord. No. 2016-29, 12-5-2016; Ord. No. 2017-32, 12-4-2017.

State law reference(s)—Contracts by political subdivision concerning procurement of federal equipment, supplies or property, O.C.G.A., § 50-16-81; local political subdivisions purchased through state, O.C.G.A., § 50-5-100 et seq.; local authorities' preference for products produced in Georgia, O.C.G.A. § 50-5-61.

(d) **Governance structure.**

This Article establishes a four-tier procurement governance system designed to ensure clarity, consistency, accountability, and compliance across all procurement and contracting activities of the City. The tiers are defined as follows:

(a) **Tier 1 — Procurement Ordinance:** Tier 1 consists of this Article as adopted by the City Council. It establishes the legal framework for the City's procurement system, including roles and authorities, procurement methods, competition requirements, internal control principles, contract governance standards, and special provisions. Tier 1 requirements shall prevail over all other procurement documents.

(b) **Tier 2 — Procurement Governance Manual:** Tier 2 consists of the governance-level policies approved by the Chief Financial Officer that implement this Article. Tier 2 defines the City's procurement governance rules, including delegation matrices, thresholds, method determination criteria, evaluation frameworks, internal control requirements, vendor responsibility standards, planning requirements, reporting structures, and risk-management expectations. Tier 2 provides policy-level detail without dictating step-by-step procedures.

(c) **Tier 3 — Standard Operating Procedures (SOPs):** Tier 3 consists of the operational procedures approved by the Purchasing Director and Chief Financial Officer. SOPs establish the required workflows, forms, routing, communication protocols, evaluation procedures, documentation requirements, timelines, and detailed steps necessary to carry out procurement activities in compliance with Tiers 1 and 2. SOPs guide day-to-day execution and operational consistency.

(d) **Tier 4 — Templates, Forms, Checklists, and Tools:** Tier 4 consists of the templates, forms, checklists, job aids, and system-based tools used to implement the SOPs. Tier 4 ensures standardization, accuracy, and efficiency in procurement processes and supports consistent application of procedures across departments.

No Tier 2, Tier 3, or Tier 4 document may conflict with or supersede the requirements of this Article. In the event of any conflict between this Article and any procurement-related policy, manual, procedure, or other governance document, the provisions of this Article shall control.

Sec. 2-2512. Procurement principles.~~Purpose.~~

~~The purpose of the City of Lawrenceville Procurement Ordinance is to:~~

~~(1) Manage the procurement process in accordance with the law;~~

~~(2) Spend tax payers' money wisely, efficiently, and fairly;~~

~~(3) Meet the needs of City departments through continuous improvement of purchasing systems and procedures;~~

~~(4) Establish a comprehensive plan for the purchase of goods and services for the City and its departments;~~

~~(5) Protect against fraud and favoritism by providing fair and equitable treatment of all persons and entities involved in public purchasing;~~

~~(6) Ensure that all segments of the business community are encouraged to contract with the City for goods and services;~~

~~(7) Maximize the purchasing value of public funds in procurement, to the fullest extent practicable, while giving consideration to the lifetime cost as well as other factors needed to determine the best overall interest to the City;~~

~~(8) Provide safeguards for the maintenance of a procurement system of quality and integrity; and~~

~~(9) Provide guidelines for purchasing equipment, materials, supplies, and services for the operational requirements of the City of Lawrenceville that insure competitive and unbiased selection of vendors.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

All procurement activity conducted on behalf of the City shall be guided by the following principles:

(a) **Best Value.** Procurement decisions shall be based on a determination of Best Value, which may include price, quality, experience, technical merit, delivery, service, and risk.
(b) **Competition.** Competition shall be promoted to the maximum practicable extent to ensure fairness, transparency, and sound stewardship of public resources.
(c) **Transparency.** Procurement records, processes, and decisions shall be accessible and documented in accordance with this Article and the City's records policies.
(d) **Accountability.** All employees and officials involved in procurement share responsibility for compliance with this Article, internal controls, and applicable laws.
(e) **Integrity.** Procurement activities shall be conducted ethically and free from conflicts of interest, favoritism, undue influence, or improper vendor communication.
(f) **Stewardship.** Public funds shall be used efficiently and effectively, with consideration of total lifecycle cost and long-term impacts.
(g) **Equity and fairness.** All vendors shall be afforded fair and equal opportunity to compete.
(h) **Professionalism.** The City shall maintain a procurement function that reflects professional standards of conduct and best practices.
(i) **Vendor Preference.** The City does not apply local vendor preference unless expressly authorized by ordinance.
(j) **Informal Competition:** Informal competitive procurement shall require documented competitive efforts as defined in the Procurement Governance Manual.

Sec. 2-25~~2~~3. ~~Definitions.~~ **Scope and applicability.**

~~*Absolute value* means the numerical value of an acquisition or change order request without regard to its sign.~~

~~*Best and final offer* means, in competitive negotiation, the final proposal submitted after negotiations are completed that contains the vendor's most favorable terms for price and services or products to be delivered.~~

~~*Bid* means submission of information from a bidder that describes the bidder's commodities or services, and any other information necessary to respond to the specifications and other requirements set forth in an Invitation to Bid.~~

Brand name or equal specification means a specification limited to one or more items by manufacturer's names or catalogue numbers to describe the standard of quality, performance, and other salient characteristics needed to meet City requirements, and which provides for the submission of equivalent products.

Brand name specifications means a specification limited to one or more items by manufacturers' names or catalogue numbers.

Business means any corporation, partnership, individual, sole proprietorship, joint stock company, joint venture, or any other private legal entity.

Change order means a written order signed by a person authorized to act on behalf of the City directing the contractor to make changes that the "Changes" clause of the contract authorizes.

Commodity means a discrete and distinct item of tangible personal property, including, without limitation, any such item which is intended to become an integrated part of another item of tangible personal property or of any improvement to real property.

Confidential information means any information which is available to an employee only because of the employee's status as an employee of the City and is not a matter of public knowledge or available to the public on request.

Contract means any agreement, purchase order, lease, or other document which creates or is intended to create binding reciprocal obligations including, without limitation, any document evidencing a bid or proposal award which has been accepted by the bidder.

Contractor means any person who is party to a contract.

Cooperative purchase means an arrangement whereby two or more public procurement units purchased from the same supplier using a single Invitation to Bid or Request for Proposal.

Intangible means incapable of being perceived by the senses.

Invitation to bid means all information and documentation disseminated by the City to solicit bids.

Offeror means any person who has submitted a bid or proposal to the City or otherwise offered to form a contract with the City.

Person means any individual or legal entity.

Professional service means a service consisting in material part of advice, evaluation, planning, design, or other effort involving the exercise of judgement, discretion, and knowledge, including, without limitation, a service provided by a person whose profession is licensed or regulated by the state or federal government.

Proposal means submission of information from a proposer (including a consultant) which states how that proposer intends to fulfill the specifications and other requirements described in a Request for Proposal.

Qualified products list means an approved list of supplies, services or construction items described by model or catalogue numbers, which prior to competitive solicitation, the City has determined will meet the applicable specification requirements.

Request for Proposals means all information and documentation disseminated by the City to solicit proposals.

Responsible bidder means a person who has the capability in all respects to perform fully the contract requirements, and the experience, reliability, capacity, facilities, equipment and credit which will assure good faith performance.

Responsive bidder means a person who has submitted a bid or proposal that conforms in all material respects to the requirements set forth in the invitation to bids or Request for Proposals.

~~*Services* means the furnishing of labor, time or effort by a contractor that is not intended to accomplish the delivery of a specified tangible product other than reports which are merely incidental to the required performance, including, without limitation, a professional or consulting service.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

(a) **Applicability.**
This Article applies to all procurement, contracting, and related activities conducted by or on behalf of the City, regardless of funding source, department, or contract type.

(b) **Covered personnel.**
This Article applies to all officers, employees, elected officials, agents, consultants, evaluation committee members, contract managers, and any other individuals involved in City procurement activities.

(c) **Covered activities.**
This Article includes all activities related to procurement planning, method determination, solicitation, evaluation, negotiation, award, contract management, change order processing, vendor performance management, receiving and acceptance, invoice verification, payment processing, and surplus disposition.

(d) **Relationship to other Articles and laws.**
Where conflicts occur, federal requirements shall govern federally funded procurements; state law shall govern where required; and otherwise, this Article shall control. Other City policies may supplement but shall not supersede this Article unless expressly authorized by City Council.

(e) **Federal procurement requirements.**
For procurements funded in whole or in part with federal funds, all federal procurement standards — including but not limited to 2 CFR 200 — shall apply to the extent required and shall supersede any conflicting provisions of this Article.

Sec. 2-25~~34~~. Definitions.~~Eligibility.~~

For the purposes of this Article, the following terms shall have the meanings set forth below. Terms not defined herein shall have their plain and ordinary meaning, unless defined in state or federal law.

Addendum or Addenda: A written or electronic modification to a solicitation issued by the Purchasing Director before the submission deadline.

Annual Procurement Report: The annual report prepared under Sec. 2-287 summarizing the City's procurement activity.

Best Value: The overall combination of quality, price, experience, capability, service, delivery, and other factors that provide the greatest benefit to the City, as determined in accordance with this Article.

Bid: A response submitted to an Invitation to Bid (ITB) containing pricing and other information required for competitive sealed bidding.

Bidder: A vendor submitting a bid in response to an ITB.

Change Order: A written modification to a contract, including amendments, adjustments, or revisions to scope, quantities, pricing, terms, or schedule.

City: The City of Lawrenceville, Georgia.

Competitive Sealed Bid or Invitation to Bid (ITB): A formal procurement method where award is made to the lowest responsive and responsible bidder based on clearly defined specifications.

Competitive Sealed Proposal or Request for Proposals (RFP): A formal procurement method that evaluates proposals using Best Value criteria, including price and non-price factors.

Contract Manager: A City employee designated by a Department Director or formally designated written designee to monitor contract performance, verify deliverables, assess invoices, and escalate issues.

Contractor or Vendor: An individual, firm, or entity providing goods, services, or construction to the City under a contract or purchase order.

Cooperative Purchasing: A procurement method that uses another governmental entity's competitive solicitation or contract when permitted by law and determined to be in the City's best interest.

Department Director: The official responsible for managing a City department and ensuring departmental compliance with this Article.

Department Liaison: A departmental employee assigned to coordinate procurement activities, documentation, and communication between the department and the Purchasing Division.

Emergency Procurement: A procurement conducted under conditions in which immediate action is required to protect public health, safety, welfare, critical operations, or property and where the delay required for competitive procurement would materially worsen the situation in accordance with Sec. 2-273.

Enterprise Resource Planning (ERP) System:
The City's official financial and procurement system of record used to initiate, process, document, approve, and maintain procurement and purchasing transactions, including requisitions, purchase orders, contracts, receiving, and payment activities.

Evaluation Committee: The group of individuals appointed to evaluate bids, proposals, qualifications, or vendor submissions in accordance with this Article and applicable SOPs.

Formal Procurement: A competitive sealed bid (ITB) or competitive sealed proposal (RFP) process required when the procurement exceeds the City's formal threshold or when otherwise determined appropriate by the Purchasing Director.

Informal Procurement: A competitive procurement method for purchases above the micro-purchase threshold and below the formal procurement threshold.

Micro-Purchase: A small-value procurement below the micro-purchase threshold established by the City, State, and F?ederal law, intended for routine or low-risk goods or services.

Method Determination: The exclusive authority of the Purchasing Director to select the appropriate procurement method for each procurement action.

Notice to Proceed (NTP): A written authorization issued by the Purchasing Director indicating that a vendor may begin work under a contract or purchase order.

Procurement File: The complete set of documents for a procurement action, maintained in the City's Enterprise Resource Planning (ERP) system and containing all required documentation listed in this Article.

Professional Services: Services involving specialized knowledge, technical expertise, or professional judgment, including but not limited to engineering, architecture, surveying, and other services requiring Qualifications-Based Selection when mandated by law.

Purchase Order (PO): A legally binding document issued by the City to authorize a vendor to provide goods or services.

Purchasing Director (PD): The official responsible for operational procurement management, method determination, solicitations, vendor responsibility, and compliance with this Article.

Qualifications-Based Selection (QBS): A procurement method evaluating firms solely on the basis of qualifications for the purpose of awarding or establishing a pool of qualified vendors for professional services, where price is negotiated after ranking.

Quiet Period: The period beginning on the date a solicitation is issued and ending upon final contract award or cancellation of the solicitation, during which communication between vendors and City officials or employees regarding the active solicitation is restricted.

Responsible Vendor: A vendor with the capability, integrity, and reliability to perform successfully under contract conditions.

Responsive: Conforming in all material respects to the requirements of a solicitation.

Scope of Work or Specifications: A written description of the goods, services, or construction required, including performance requirements, deliverables, and standards.

Sole Source Procurement: A noncompetitive procurement method used when only one responsible vendor is capable of providing the required goods or services, in accordance with Sec. 2-272.

Suspension: A temporary restriction imposed by the Purchasing Director prohibiting a vendor from participating in City procurements.

Debarment: The action taken by the CFO to prohibit a vendor from participating in City procurements for a defined period due to serious misconduct or performance failures.

Unauthorized Commitment: Any agreement, promise, or action by an employee or official that binds the City financially or contractually without proper authority.

Vendor Pool or **Qualified Vendor Pool**: Is a list of vendors established through a qualifications-based selection process and eligible for assignment of work in accordance with this Article and applicable SOPs.

~~Every new contractor, and any subcontractor that a contractor hires, must register with the Employment Eligibility Verification (EEV)/Basic Pilot Program, or E-Verify, in order to be eligible to perform work for the City. Contracts between the City and contractors, and between the contractors and their subcontractors, must be accompanied by sworn affidavits attesting to the affiant's registration with E-Verify and compliance with E-Verify's citizenship requirements. This requirement shall apply to all contracts for the physical performance of services for all labor or service contracts that exceed $2,499.99 except for services performed by an individual who is licensed pursuant to Title 26, Title 43, or the State Bar of Georgia.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

~~State law reference(s) — Political subdivisions required to use E-Verify, O.C.G.A. § 13-10-91.~~

Sec. 2-2545. ~~State income tax withholding.~~ Ethics, conflicts of interest, and standards of conduct[C

(a) Incorporation of City Code of Ethics.

All individuals involved in procurement activities shall comply with the City of Lawrenceville Code of Ethics (Sec. 2-2 of this Code), as may be amended. The provisions of the City Code of Ethics are incorporated herein by reference and apply fully to all procurement activities conducted under this Article.

To the extent that general ethics provisions, including but not limited to conflicts of interest, gift prohibitions, disclosure requirements, and standards of conduct apply to procurement activities, those provisions shall control.

The requirements of this Section supplement, and do not replace or conflict with, the City Code of Ethics.

(b) **Procurement-Specific Ethical Obligations.**

In addition to compliance with the City Code of Ethics, all employees, officials, evaluation committee members, department liaisons, contract managers, and any other individuals participating in procurement activities shall:

(1) Avoid actual, potential, or perceived conflicts of interest in procurement decisions;

(2) Disclose any procurement-related conflict of interest in writing to the Purchasing Director and Chief Financial Officer prior to participation in the procurement activity;

(3) Recuse themselves from procurement activities where impartiality may be compromised;

(4) Safeguard confidential procurement information, including bids, proposals, evaluations, scoring materials, vendor trade secrets, and internal deliberations;

(5) Refrain from improper communication with vendors during the quiet period as defined in this Article and applicable SOPs; and

(6) Immediately report suspected procurement misconduct, fraud, collusion, or unauthorized commitments to the Purchasing Director and Chief Financial Officer.

(c) **Prohibited conduct.**

Prohibited conduct includes:

(1) Bid splitting to avoid competition requirements;
(2) Steering work to preferred vendors;
(3) Restrictive specifications without justification;
(4) Disclosure of confidential bid or proposal information;
(5) Unauthorized commitments or agreements;
(6) Manipulation of evaluation scores or methods; and
(7) Any other conduct that undermines competition, fairness, or transparency.

(c) Vendor Standards of Conduct.

Vendors participating in City procurement shall:

(1) Comply with the City Code of Ethics as applicable;

(2) Avoid attempting to improperly influence procurement decisions;

(3) Refrain from offering gifts, gratuities, favors, or anything of value prohibited by City policy or ordinance;

(4) Avoid collusion or anti-competitive practices;

(5) Refrain from contacting City officials, employees, or elected officials outside the authorized procurement channel during active solicitations.

Violations may result in disqualification, suspension, debarment, contract termination, recovery of funds, or referral for legal action.

(d) Consequences of Violations.

Violations of this Section or the City Code of Ethics in connection with procurement activities may result in:

- Disciplinary action under applicable Human Resources policies;
- Removal from procurement responsibilities;
- Revocation of system access;
- Vendor disqualification, suspension, or debarment;
- Contract termination;
- Recovery of funds; or
- Referral to the City Attorney or law enforcement when appropriate.

~~The City will withhold six percent of any contractor or subcontractor's compensation for State income tax if the contractor or subcontractor fails to provide a taxpayer identification number, fails to provide a correct taxpayer identification number, or provides a taxpayer identification number issued for nonresidents.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

DIVISION 2. ROLES AND AUTHORITIES

Sec. 2-256. Procurement thresholds.

~~**Sec. 2-255. Competitive sealed bidding.**~~

(a) Purpose.

Procurement thresholds establish the competitive requirements and method boundaries applicable to all procurement activities conducted on behalf of the City.

(b) Procurement thresholds.

The following thresholds apply to the selection of procurement methods and competition requirements, unless otherwise required by law:

(1) **Micro-purchase threshold — $0 to $2,500.00.**

Micro-purchases may be made without obtaining competitive quotes when the price is reasonable and the purchase is documented in the City's ERP system.

(2) **Informal procurement threshold — $2,500.01 to $125,000.00.**

Informal procurement methods shall be used for purchases above the micro-purchase threshold and at or below the formal procurement threshold. Informal procurements shall obtain competition through methods approved by the Purchasing Director and consistent with applicable SOPs.

(3) Formal procurement threshold — above $125,000.00.

Purchases exceeding $125,000 shall require a competitive sealed bid (ITB) or competitive sealed proposal (RFP), unless an authorized noncompetitive method is approved under this Article.

(c) Relationship to approval authority.

(1) Micro-Purchase: Department Director or formally designated written designee

(2) Informal Procurement:

a. Purchasing Director: $2,500.01 to $25,000.00

b. CFO: $25,000.01 to $75,000.00

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

Formatted: Numbered + Level: 2 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

c. City Manager: $75,000.01 to $125,000.00

(3) Formal Procurement:

a. City Council

(d) Cumulative value.

Thresholds shall be applied to the total anticipated value of the procurement, including all options, renewals, amendments, and reasonably foreseeable obligations. Determination of cumulative value shall be made by the Purchasing Director.

(e) Change Order Limitation.

No contract amendment or change order shall be approved if the cumulative value of the contract, including all amendments and change orders, exceeds the formal procurement threshold unless the procurement complies with all requirements applicable to that threshold and receives the appropriate level of approval authority.

(f) Material Change Order Limitation.

No contract amendment or change order, or series of amendments or change orders, shall be approved if the cumulative value of such modifications exceeds the formal procurement threshold without approval by the City Council.

(g) Prohibition on artificial division.

Procurement requirements shall not be divided, sequenced, or structured to avoid competitive thresholds or procurement method requirements.

(h) Updates.

Procurement thresholds may be amended by ordinance as authorized by the City Council.

~~(a) *Conditions for use.* All contracts of the City over $100,000.00 shall be awarded by competitive sealed bidding except as otherwise provided in sections 2-256 through 2-263.~~

~~(b) *Invitation for bids.* An invitation for bids shall be issued and shall include specifications, and all contractual terms and conditions applicable to the procurement.~~

~~(c) *Public notice.* Adequate public notice of the invitation for bids shall be given a reasonable time, not less than 15 calendar days prior to the date set forth therein for the opening of bids. Such notice may include publication in a newspaper of general circulation a reasonable time prior to the bid opening. The public notice shall state the place, date, and time of the bid opening.~~

~~(d) *Receipt of bid.* No written bid shall be eligible for consideration by the City unless it is placed in a sealed envelope or package and actually received by the Purchasing Department by the date and time specified in the Invitation to Bid. All bids shall be stamped or annotated with the date and time of receipt and secured until the designated opening time. A bid delivered late shall under no circumstances be eligible for consideration by the City.~~

~~(e) *Bid opening.* Bids shall be opened publicly in the presence of one or more witnesses at the time and place designated in the invitation for bids. The amount of each bid together with the name of each bidder shall be recorded. The record shall be open to public inspection in accordance with state law.~~

~~(f) *Bid acceptance and bid evaluation.* Bids shall be unconditionally accepted without alteration or correction, except as authorized in this article. Bids shall be evaluated based on the requirements set forth in the invitation for bids, which may include criteria to determine acceptability, such as inspection, testing, quality, workmanship, delivery, and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation costs, and total or life cycle costs. The invitation for bids shall set forth the evaluation criteria to be used. No criteria may be used in bid evaluation unless it is set forth in the invitation for bids.~~

~~(g) *Correction or withdrawal of bids; cancellation of awards.* Correction or withdrawal of inadvertently erroneous bids before or after bid opening, or cancellation of awards or contracts based on such bid mistakes, may be permitted where appropriate. Mistakes discovered before bid opening may be modified or withdrawn by written notice received in the office designated in the invitation for bids prior to the time set for the bid opening. After bid opening, no changes in bid prices or other provisions of bids prejudicial to the interest of the City or fair competition shall be permitted. In lieu of bid correction, a low bidder alleging a material mistake of fact may be permitted to withdraw its bid if:~~

~~(1) The mistake is clearly evident on the face of the bid document but the intended correct bid is not similarly evident; or~~

~~(2) The bidder submits evidence which clearly and convincingly demonstrates that a mistake was made. The bidder shall give notice in writing of his claim of right to withdraw his bid due to an error within two business days after the conclusion of the bid opening procedure.~~

~~All decisions to permit the correction or withdrawal of bids, or to cancel awards or contracts based on bid mistakes, shall be supported by a written determination made by the Purchasing Manager.~~

~~(h) *Award.* The contract shall be awarded with reasonable promptness by appropriate written notice to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the invitation for bids. In the event the low responsive and responsible bid exceeds available funds as certified by the appropriate fiscal officer, and such bid does not exceed such funds by more than five percent, the Purchasing Manager is authorized, when time or economic considerations preclude resolicitation of work of a reduced scope, to negotiate an adjustment of the bid price with the low responsive and responsible bidder, in order to bring the bid within the amount of available funds. Any such negotiated adjustment shall be based only upon eliminating independent deductive items specified in the invitation for bids.~~

~~(i) *Multi-step sealed bidding.* When it is considered impractical to initially prepare a purchase description to support an award based on price, an invitation for bids may be issued requesting the submission of unpriced offers to be followed by an invitation for bids limited to those bidders whose offers have been determined to be technically acceptable under the criteria set forth in the first solicitation.~~

~~(j) *Tie bids.* In the event two responsive bids are tied for the lowest price and the other terms and conditions of the two bids are substantially the same, the bid shall be awarded to the local firm if only one of the bidders has a current City business license and office located within the boundaries of the City of Lawrenceville. If both or neither of the tied bidders are local firms, the Purchasing staff shall request the firms' best and final offers, and the award shall be to the lowest bid. If both firms have the same price after best and final offer, then the bid award shall be made to the winner of a coin toss by Purchasing staff in a public session. Bidders will be invited to attend and one or more witnesses may be present.~~

~~(k) *Approval by City Council.* All contracts exceeding $100,000.00 shall be approved by City Council. Once the contract has been approved by the City Council, all expenditures made in accordance with the terms of the contract are approved and shall require no further action by the City Council. Provided however that the Stormwater Authority is authorized to approve all stormwater projects up to $300,000.00.~~

~~(Ord. No. 2018-6, 5-7-2018; Ord. No. 2021-6, 5-24-2021)~~

Sec. 2-25~~68.~~ City Council authority. ~~Competitive sealed proposals.~~

(a)

(a) **Policy authority.**

The City Council is the governing body responsible for establishing procurement policy for the City and for adopting this Article as the foundation of the City's procurement governance system.

(b) **Approval of contracts.**

The City Council shall approve all contracts, agreements, and procurements that exceed the Council approval threshold established by ordinance or law.

(c) **Oversight.**

The City Council shall receive the Annual Procurement Report required under Sec. 2-283 and may request additional information regarding procurement activities to ensure transparency, accountability, and alignment with City priorities.

(d) **Delegation.**

The City Council may delegate procurement authority as provided in this Article and shall retain the authority to modify delegated responsibilities at its discretion.

(e) **Stormwater Board Delegated Authority.**

Notwithstanding other provisions of this Article, the Stormwater Board is authorized to approve procurement actions, contracts, and expenditures for Stormwater-related projects up to an amount of $300,000 per project, provided such actions are:

(1) within the legally adopted scope and authority of the Stormwater Board;
(2) funded through Stormwater-designated revenues or funds; and
(3) conducted in full compliance with the state law and this Article and all applicable procurement requirements.

Procurement actions approved under this subsection shall not require separate City Council approval unless otherwise required by law.

~~*Conditions for use.* When the Purchasing Manager determines that the use of competitive sealed bidding or other procurement methods is either not practicable or not advantageous to the City, a contract may be entered into by use of the competitive sealed proposals method.~~

~~(b) *Public notice.* Public notice shall be advertised as required by Georgia law. The public notice shall contain a general description of the item or service to be purchased, shall state the location where documents may be obtained and the date, time and place of proposal receipt. Notice of any required bonding and insurance shall be included in the public notice.~~

~~(c) *Receipt.* No written proposal shall be eligible for consideration by the City unless it is placed in a sealed envelope or package and actually received by the Purchasing Department by the date and time specified in the Request for Proposals. All proposals shall be stamped or annotated with the date and time of receipt and secured until the designated opening time. A proposal delivered late shall under no circumstances be eligible for consideration by the City.~~

~~(d) *Opening proposals.* Proposals shall be opened publicly in the presence of one or more witnesses on the date and at the time and place designated in the Request for Proposals. The name of each Proposer shall be announced.~~

Formatted: Normal, Indent: Left: 0.5", Space Before: Auto, After: Auto

(e) *Proprietary information.* Information submitted by a Proposer that is specifically marked "proprietary" shall not be disclosed outside of the Purchasing Department without prior notification to the Proposer. The City of Lawrenceville is required to comply with the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq. and therefore may not be able to protect information submitted in any response. Entire proposals may not be deemed "proprietary."

(f) *Evaluation.* Each proposal shall be evaluated to determine whether it is responsive to the specifications and other terms and conditions contained in the Request for Proposals. With the approval of the Purchasing Associate named in the solicitation, the evaluating team may communicate with each proposer to clarify and amplify each Proposer's proposal. No information concerning any other Proposer's proposal shall be communicated in any way to the Proposer. Additional information may be requested of Proposers. The Purchasing Department will initiate such requests.

(g) *Discussion with responsible offerors and revisions to proposals.* As provided in the request for proposals, discussions may be conducted with responsible offerors who submit proposals determined to be reasonably susceptible of being selected for award for the purpose of clarification to ensure full understanding of, and conformance to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submissions and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of the identity of competing offerors or of any information derived from proposals submitted by competing offerors.

Formatted: Font: Not Bold

(h) *Award.* Award shall be made to the responsible offeror whose proposal is determined in writing to be the most advantageous to the City, taking into consideration price and the evaluation factors set forth in the request for proposals. No other factors or criteria shall be used in the evaluation. The contract file shall contain the basis on which the award is made.

Formatted: Font: Not Bold

(i) *Approval by City Council.* All contracts exceeding $100,000.00 shall be approved by the City Council. Once the contract has been approved by the City Council, all expenditures made in accordance with the terms of the contract are approved and shall require no further action by the City Council. Provided however that the Stormwater Authority is authorized to approve all stormwater projects up to $300,000.00.

Formatted: Font: Not Bold

(Ord. No. 2018-6, 5-7-2018; Ord. No. 2021-6, 5-24-2021)

Formatted: Font: Not Bold

Sec. 2-25~~7~~8. City Manager authority~~Informal purchases~~.

(a) **Executive authority.**
The City Manager is responsible for the administration and execution of all procurement activities carried out on behalf of the City, consistent with this Article and all applicable laws.

(b) **Contract approval.**
The City Manager may approve contracts, amendments, and renewals that fall within delegated authority limits established by the City Council.
Any contract action that results in the cumulative value exceeding the City Manager's delegated authority shall require approval at the appropriate higher level of authority.

(c) **Operational guidance.**
The City Manager may issue administrative directives, procedures, or expectations to departments as necessary to implement this Article and ensure compliance with procurement laws and policies.

(d) **Emergency procurement.**
The City Manager may authorize emergency procurement actions in accordance with Sec. 2-273 when immediate action is required to protect public health, safety, welfare, critical operations, or property and where the delay required for competitive procurement would materially worsen the situation.

(e) **Delegation**
The City Manager may provide delegated authority to some or all the position's authority through written communication to the Purchasing Director.

~~(a) *Conditions for use.* Those purchases anticipated to be under $100,000.00 that do not justify the administrative time and expense for the conduct of competitive sealed bids or proposals. The Purchasing Manager is authorized to establish the methods and procedures to be used in handling informal purchases such as, but not limited to, telephone requests, e-mail requests, or informal written requests. Unless otherwise specifically provided, such purchases will be obtained competitively through informal written solicitations.~~

~~(b) *General.* Procurements that involve amounts less than $100,000.00 do not require a formal sealed bid/proposal process. However, the processes used for this type of procurement will include as much competition as is consistent with the anticipated cost of the procurement and the best interest of the City. The formal sealed bid/proposal process may still be exercised with an informal purchase if deemed in the best interest of the City.~~

~~(c) *Prohibition of improper use.* Purchases may not be artificially divided as to constitute an informal purchase, thereby circumventing the dollar limit requirement for competitive sealed bids/proposals or applicable approvals.~~

~~(d) *Small purchases of $2,500.00 or less.* The City Manager shall adopt operational procedures for making small purchases of $2,500.00 or less. Further, such operational procedures shall require the preparation and maintenance of written records adequate to document the competition obtained, properly account for the funds expended, and facilitate an audit of the small purchases made.~~

~~(e) *Approval by City Council.* Regardless of procurement method, all purchases exceeding $100,000.00 shall be approved by City Council. Once the purchase has been approved by the City Council, all expenditures made in accordance with the terms of the purchase are approved and shall require no further action by the City Council. Provided however that the Stormwater Authority is authorized to approve all stormwater projects up to $300,000.00.~~

~~(f) *Approval by City Manager.* Regardless of procurement method, all purchases between $10,000.01 and $100,000.00 shall be approved by the City Manager or his/her designee.~~

~~(g) *Approval by Purchasing Manager.* Regardless of procurement method, all purchases between $2,500.01 and $10,000.00 shall be approved by the Purchasing Manager.~~

~~(h) *Approval and signing of contracts.* Contracts and agreements required by a purchase of less than $100,000.00 shall be authorized to be approved and signed by the Purchasing Manager for values of $10,000.00 or less and the City Manager for purchases over $10,000.00. Contracts for purchases over $100,000.00 require City Council approval prior to signing. All contracts shall be drafted or reviewed by the city attorney and signed by the city attorney to indicate such drafting or review.~~

~~(Ord. No. 2018-6, 5-7-2018; Ord. No. 2021-6, 5-24-2021; Ord. No. 2022-1, 1-26-202; Ord. No. 2024-8, § 25, 5-22-2024)~~

Sec. 2-25~~8~~9. Chief Financial Officer authority.~~Exemptions.~~

(a) **Governance oversight.**
The Chief Financial Officer (CFO) is responsible for financial oversight of the City's procurement system and serves as the City's chief procurement governance official.

(b) **Internal controls.**
The CFO shall establish, monitor, and enforce internal control requirements applicable to procurement processes, including segregation of duties, system access, financial verification, and compliance with applicable laws.

(c) **Financial approval authority.**
The CFO shall approve procurement actions, contracts, amendments, or other obligations that exceed the Purchasing Director's delegated authority or that require financial validation under this Article or the Procurement Governance Manual.

(d) **Sole source and noncompetitive procurement oversight.**
The CFO shall review and approve noncompetitive procurement actions above the informal threshold and any sole source procurements requiring financial, legal, or operational verification.

(e) **Governance document approval.**
The CFO shall approve all Tier 2 (Procurement Governance Manual) and Tier 3 (Standard Operating Procedures) procurement documents prior to issuance.

(f) **Annual reporting.**
The CFO shall oversee preparation of the Annual Procurement Report and shall report procurement performance, compliance, and trends to the City Manager and City Council.

(g) **Delegation**
The CFO may provide delegated authority to some or all the position's authority through written communication to the Purchasing Director.

~~(a) Professional services are exempt from the provisions of this purchasing policy. The term "professional services" shall mean services rendered by accountants, engineers, architects, physicians, lawyers and other professions as defined by the laws of the State of Georgia.~~

~~(b) Real property, real estate brokerage and appraising, abstract of titles for real property, title insurance for real property and other related costs of acquisition of real property.~~

~~(c) Dues and membership fees.~~

~~(d) Public works construction contracts to the extent governed by O.C.G.A. § 36-91-1 et seq.~~

~~(e) Advertisements and legal advertisements that are required by law to publicly advertise meetings or actions in the legal organ.~~

~~(f) Intangible repairs that are cost prohibitive to seek competitive quotations.~~

~~(g) Subscriptions.~~

~~(h) Utilities, where there is no reasonable basis for competitive procurement, for example electric power, water, and sewerage.~~

~~(i) Training, travel, lodging or meal expense covered by other City policies and regulations.~~

~~(j) Entertainment services for City-sponsored events.~~

~~(k) Proprietary maintenance and software agreements.~~

~~(l) Works of art or other creative/artistic endeavors that require a demonstrated skill or talent to include, but not limited to, artists, musicians, and writers.~~

~~(m) The procurement of employee benefits that are procured through a quotation and negotiating process conducted by an expert on behalf of the City (i.e., broker).~~

~~(n) Materials or services required for confidential and secure investigations, apprehensions and detentions of individuals suspected of or convicted of criminal offenses by law enforcement personnel.~~

~~(o) Sponsorships as a promotion of the City and approved by the City Manager. Sponsorships shall have a specific line item in the budget and any expenditures shall not exceed the amount budgeted unless approved by the Council.~~

~~Nothing in this section relieves the responsibility of compliance with the approval limits as established in this article.~~

~~(Ord. No. 2018-6, 5-7-2018; Ord. No. 2022-1, 1-26-2022; Ord. No. 2024-8, § 26, 5-22-2024)~~

Sec. 2-2~~59~~60. Purchasing Director authority~~Sole source procurement~~.

(a) **Operational procurement authority.**
The Purchasing Director (PD) is responsible for the administration, management, and operational execution of the City's procurement processes in accordance with this Article.

(b) **Method determination.**
The PD has exclusive authority to determine the appropriate procurement method for all City procurements, subject to federal and state laws and regulations, including the authority to escalate a procurement to a more competitive method when necessary to ensure fairness, transparency, or Best Value. The Purchasing Director's determination of procurement method shall be binding and may not be overridden by any department or employee except through written authorization of the Chief Financial Officer.

(c) **Solicitation and competitive processes.**
The PD shall develop, issue, manage, and administer all formal and informal solicitations, including Invitations to Bid, Requests for Proposals, Requests for Qualifications, and other procurement methods authorized by this Article.

(d) **Vendor responsibility and eligibility.**
The PD shall determine vendor responsibility; manage vendor performance records; oversee suspension processes; maintain vendor rosters; and ensure equitable access for vendors.

(e) **Documentation and compliance.**
The PD shall ensure that procurement files are accurate, complete, and documented in the City's ERP system, and may deny or return any procurement request that does not comply with this Article or governing documents.

(f) **Training.**
The PD shall provide or coordinate procurement training for departments, department liaisons, and evaluation committees consistent with this Article and applicable SOPs.

~~Based upon evidence that a particular commodity or service may be obtained from only one source and no similar commodity or service available from a different source will adequately meet an acquiring department's requirements and specifications, the City Manager may decide that the commodity or service be purchased sole source or by brand name based upon supporting documentation from the requesting department. Supporting documentation will be reviewed by the Purchasing Department and findings will be presented to the City Manager. Requesting department shall present any sole source procurement over $50,000.00 for approval by the City Council in an officially called public meeting. A record of sole source procurements shall be maintained as a public record and shall list each contractor's name, the amount and type of each contract, a listing of the items procured under each contract, and the identification number of each contract file.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

Sec. 2-26~~0~~1. Department Directors or formally designated written designee~~Emergency procurements~~.

(a) **Responsibility for departmental procurement.**
Department Director or formally designated written designee are responsible for ensuring departmental compliance with this Article and for overseeing procurement activities conducted within their areas of responsibility.

(b) **Requisition approval.**
Department Director or formally designated written designee shall review and approve requisitions prior to submission to the Purchasing Director and shall ensure that funding is available.

(c) **Scope and specification development.**
Department Director or formally designated written designee shall ensure that solicitations and requisitions are supported by accurate and fair scope-of-work documents or specifications that reflect operational needs without restricting competition.

(d) **Assignment of liaisons and contract managers.**
Department Director or formally designated written designee shall assign Department Liaisons and Contract Managers to support procurement processes, documentation, and contract oversight in accordance with SOPs.

(e) **Training and compliance.**
Department Director or formally designated written designee shall ensure that departmental personnel complete required procurement training and adhere to procurement procedures.

(f) **Performance oversight.**

Department Director or formally designated written designee are responsible for monitoring vendor and contract performance and ensuring timely escalation of issues to the Purchasing Director.

~~Notwithstanding any other provisions of this article, the City Manager may make or authorize others to make emergency procurements of supplies, services, or construction items when there exists a threat to public health, welfare, safety, or to the soundness and integrity of public property or to the delivery of essential services and where the adverse effects of such emergency may worsen materially with the passage of time provided that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file and shall be submitted for approval to the City Council as a consent agenda item at the next meeting following the emergency procurement. As soon as practicable, a record of each emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, a listing of the items procured under the contract, and the identification number of the contract file.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

Sec. 2-26~~11~~12. Department Liaisons~~Cooperative purchases~~.

(a) **Role.**

Department Liaisons serve as the primary operational contacts between their department and the Purchasing Division for procurement activities.

(b) **Responsibilities.**

Department Liaisons shall:

(1) Assist in preparing requisitions, scopes, and specifications;

(2) Coordinate departmental procurement documentation;

(3) Ensure required documents are uploaded into the ERP system;

(4) Communicate departmental needs to the Purchasing Division; and

(5) Support evaluation processes as required.

(c) **Restrictions.**

Department Liaisons shall not make purchasing commitments, negotiate with vendors, or authorize procurement actions on behalf of the City unless expressly delegated and approved in writing in accordance with this Article.

(d) **Delegation of Department Liaisons**

Department Directors assign Department Liaisons, with the consent of the Purchasing Director. The Purchasing Director may unassign Department Liaisons that violate or misuse procurement ordinances or procedures

(e) **Designation.**

Each Department Director may designate one or more Department Procurement Liaisons to coordinate procurement activities between the department and the Purchasing Division. Such designation shall be subject to the concurrence of the Purchasing Director.

(f) **Revocation of Designation.**

The Purchasing Director may suspend or revoke a Department Procurement Liaison designation, including associated system access or procurement privileges, upon determination that the Liaison has violated this Article, engaged in misuse of procurement processes, or failed to comply with adopted procurement policies or procedures.

~~The City may participate in a cooperative purchase for commodities, supplies and services when determined that it is in the best interest of the City. The sponsoring entity, whether federal, state, local, or non-profit must have performed a competitive procurement process and entered into a contract that stipulates allowance for other governmental entities to purchase from the supplier at the same price and under the same terms and conditions as extended to itself. If such arrangement has not been made a part of the contract, written permission from the sponsoring entity and the awarded supplier must be obtained. Documentation to substantiate this decision will be maintained by the Purchasing Department.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

Sec. 2-26~~2~~3. Contract Managers~~Governmental and affiliated entity purchases~~.

(a) **Role.**

Contract Managers are responsible for monitoring and managing vendor performance throughout the contract lifecycle.

(b) **Duties.**

Contract Managers shall:

(1) Verify receipt of goods, services, or deliverables;

(2) Document vendor performance and maintain contract files;

(3) Review and validate invoices and recommend payment;

(4) Document and escalate vendor deficiencies or nonperformance; and

(5) Support renewal and amendment decisions by providing required performance evaluations.

(c) **Restrictions.**

Contract Managers shall not authorize changes to scope, pricing, or contract terms except as allowed under this Article and applicable SOPs.

~~The City may purchase services and incidental commodities from other federal, state or local governments, associations and non-profit organizations when determined to be in the best interest of the City. Documentation to substantiate this decision will be maintained by the Purchasing Division.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

Sec. 2-26~~3~~4. Segregation of duties~~Change orders and contract modifications~~.

(a) **General rule.**

Segregation of duties is required to ensure the integrity of the City's procurement and financial processes. Segregation of duties shall be maintained between procurement planning, solicitation administration, contract performance verification, and payment authorization functions, except where operationally impracticable and compensating controls are documented.

(b) **Lifecycle separation requirement.**

To the extent practicable, no individual shall perform more than one of the following functions related to a procurement:

(1) Initiating a requisition;

(2) Determining the procurement method;

(3) Issuing or administering a solicitation;

(4) Receiving or accepting goods or services;

(5) Approving invoices; or

(6) Authorizing payment.

(c) **CFO oversight.**

The CFO may establish additional segregation requirements, compensating controls, or approval conditions based on risk, system limitations, operational needs, or audit findings.

(d) **System access.**

Access to procurement and financial modules within the City's ERP system shall be role-based and assigned in accordance with internal control principles.

~~(a) *General provisions.* Except as hereinafter provided, any change order or other modification of a contract term shall be approved by the City Council. Once approved by City Council the amount of the contract shall be reset and additional change orders and contract modifications as hereinafter authorized shall use the new total value, including the original and any changes approved by Council, as the base amount of the contract.~~

~~(b) *City Manager authority.* The City Manager or his/her designee shall have authority to approve all purchases and change orders to purchase orders and contracts collectively up to an absolute value of $100,000.00 over the base amount as approved by City Council.~~

~~(c) *Purchasing Manager authority.* The Purchasing Manager shall have authority to approve all change orders to purchase orders and contracts up to an absolute value of $5,000.00.~~

~~(Ord. No. 2018-6, 5-7-2018; Ord. No. 2021-6, 5-24-2021)~~

DIVISION 3. PROCUREMENT METHODS AND COMPETITION

Sec. 2-265. Authorized procurement methods. ~~Sec. 2-264. Standardization.~~

(a) **Purpose.**

The City shall utilize procurement methods that promote full and open competition, ensure transparency, and support Best Value decision-making.

(b) **Authorized methods.**

The following procurement methods are authorized for use by the City:

(1) **Micro-purchases**, as defined in this Article;

(2) **Informal procurement**;

(3) **Competitive sealed bidding (Invitation to Bid or ITB)**;

(4) **Competitive sealed proposals (Request for Proposals or RFP)** using Best Value evaluation;

(5) **Qualifications-Based Selection (QBS)** for professional services where required by law or when used to establish qualified vendor pools;

(6) **Cooperative purchasing**, including the use of state contracts, intergovernmental agreements, and government purchasing cooperatives;

(7) **Sole source procurement**, where only one responsible vendor is available and properly justified; and

(8) **Emergency procurement**, as authorized by Section 2-273.

(c) **Exclusive use of listed methods.**

No procurement method other than those listed in subsection (b) may be used unless expressly authorized by this Article or applicable law.

(d) Right to Reject.

The City reserves the right to reject any and all bids, proposals, qualifications, or responses, in whole or in part; to waive minor informalities or irregularities; and to accept the response deemed most advantageous to the City, as determined in accordance with this Article.

~~For efficient operations, departments may standardize equipment or supplies. Requests to standardize equipment or supplies shall be submitted to the Purchasing Manager. The requests shall be submitted on the Request to Standardize form created by the Purchasing Manager. The Purchasing Manager shall review the request and document any alternatives not considered. The Request to Standardize Form and Purchasing Manager Review shall be submitted to the Chief Financial Officer to determine the financial impact. The Chief Financial Officer shall submit the Request to Standardize and financial implications to the City Manager for approval. If approved, the standardization shall be reviewed every seven years.~~

~~(Ord. No. 2018-6, 5-7-2018; Ord. No. 2024-8, § 27, 5-22-2024)~~

Sec. 2-265~~5~~6. Procurement method determination ~~Cancellation of invitations for bids or request for proposals~~.

(a) **Authority.**
The Purchasing Director shall have exclusive authority to determine the appropriate procurement method for each procurement, subject to federal and state laws and regulations consistent with thresholds, competition standards, and requirements established in this Article.

(b) **Department responsibilities.**
Departments are responsible for submitting complete and accurate requisitions, scopes, and specifications; however, determining how a procurement is conducted is the responsibility of the Purchasing Director.

(c) **Escalation of methods.**
The Purchasing Director may require use of a more competitive or formal method when necessary to ensure fairness, transparency, Best Value, compliance, or to mitigate risk.

(d) **Documentation.**
Procurement method determination shall be documented in the procurement file within the City's ERP system prior to issuance of any solicitation or procurement action.

(e) **Prohibition on circumvention.**
Splitting requirements or altering scopes for the purpose of avoiding competitive thresholds or procurement methods is prohibited.

~~An invitation for bids, a request for proposals, or other solicitation may be canceled, or any or all bids or proposals may be rejected in whole or in part as may be specified in the solicitation, when it is for good cause and in the best interests of the City. The reasons therefor shall be made part of the contract file. Each solicitation issued by the City shall state that the solicitation may be canceled and that any bid or proposal may be rejected in whole or in part for good cause when in the best interests of the City. Notice of cancellation shall be sent to all businesses solicited. The notice shall identify the solicitation, explain the reason for cancellation and, where appropriate, explain that an opportunity will be given to compete on any resolicitation or any future procurement of similar items. Reasons for rejection shall be provided upon request by unsuccessful bidders or offerors.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

Sec. 2-266~~7~~. Micro-purchases ~~Vehicle purchases~~.

(a) **Definition.**
Micro-purchases are small-value procurements below the established micro-purchase threshold, intended for routine or low-risk needs.

(b) **Requirements.**

Micro-purchases shall:

(1) Reflect reasonable prices based on market conditions;

(2) Be distributed equitably among qualified vendors to the maximum extent practicable;

(3) Be conducted in a manner that avoids favoritism; and

(4) Be documented in the ERP system.

(c) **Request-for-check.**

For micro-purchases, departments may utilize the request-for-check process consistent with Finance policies and applicable SOPs.

(d) **P-card use.**

P-cards may be used for micro-purchases only in accordance with the City's Purchasing Card Policy and internal controls.

~~Competitive procurement methods shall be used for all vehicle purchases. The Purchasing Director shall work with departments to determine the appropriate procurement method to ensure the best value for the City. Once the solicitation process is complete, the City Manager shall be authorized to approve the purchase of replacement and new vehicles as long as the total expenditure shall not exceed the cumulative approved budget amount in any fiscal year without seeking additional or specific approval of the City Council. For the purposes of this section, the term "vehicle" means automobiles, motorcycles, heavy equipment, heavy machinery, trailers and similar items.~~

~~(Ord. No. 2018-6, 5-7-2018; Ord. No. 2020-4, 8-24-2020)~~

Sec. 2-268. Informal procurement.

~~**Secs. 2-267—2-277. Reserved.**~~

(a) **Definition.**

Informal procurement applies to purchases above the micro-purchase threshold and below the formal procurement threshold established by the City.

(b) **Competition.**

Informal procurements shall require documented competitive efforts, including solicitation of multiple vendors where practicable, as defined in the Procurement Governance Manual and applicable SOPs. Vendor rotation practices shall be used to promote equity and reduce repeated awards to the same vendors.

(c) **Best Value.**

Informal procurements may consider Best Value factors, including quality, delivery, experience, and risk, in addition to price.

(d) **Documentation.**

All informal procurement actions shall be fully documented within the ERP system.

Sec. 2-269. Competitive sealed bidding (ITB).

(a) **Use.**

Competitive sealed bidding shall be used when:

(1) Specifications are clear and can be precisely defined;

(2) Price is the primary determining factor; and

(3) Competitive conditions exist among potential vendors.

(b) **Requirements.**

Competitive sealed bidding shall include:

(1) Public issuance of the ITB;

(2) A defined submission deadline;

(3) Public bid opening or other authorized opening procedure;

(4) Award to the lowest responsive and responsible bidder; and

(5) Documentation in the procurement file.

(c) **Rejection of bids.**

The Purchasing Director may reject all bids when in the best interest of the City.

Sec. 2-270. Competitive sealed proposals (RFP).

(a) **Use.**

Competitive sealed proposals shall be used when:

(1) Best Value analysis is appropriate;

(2) Evaluation criteria include both price and non-price factors; or

(3) Requirements cannot be sufficiently defined for competitive sealed bidding.

(b) **Evaluation.**

An evaluation committee shall review and score proposals using weighted criteria published in the solicitation.

(c) **Consensus scoring.**

Evaluations shall be conducted using a consensus scoring process in accordance with the Evaluation Manual.

(d) **Award.**

Award shall be made to the responsible offeror whose proposal represents the Best Value to the City.

(e) **Documentation.**

Evaluation materials, scoring summaries, and selection justification shall be included in the procurement file. Evaluation committee deliberations, scoring, consensus determinations, and conflict-of-interest disclosures shall be documented and retained in the procurement file in accordance with applicable SOPs.

Sec. 2-271. Qualifications-Based Selection (QBS) and qualified vendor pools.

(a) **Use of QBS.**

Qualifications-Based Selection shall be used for procurement of professional services where required by Georgia law or when the City elects to establish a qualified vendor pool for recurring or project-based needs.

(b) **Establishment of vendor pools.**

The City may establish qualified vendor pools through a QBS process. Vendors shall be ranked based on qualifications, experience, and capability.

(c) **Assignment of work.**

Assignments from a vendor pool shall be distributed fairly and equitably, documented in the procurement file, and based on qualifications, specialization, workload, and project needs.

(d) **Requalification.**

Vendor pools shall be periodically re-evaluated and re-established according to SOPs.

Sec. 2-272. Cooperative purchasing.

(a) **Authority.**

The City may utilize cooperative purchasing agreements, state contracts, intergovernmental contracts, or purchasing cooperatives when such use provides equal or better value to the City.

(b) **Verification.**

Before using a cooperative agreement, the Purchasing Director shall verify:

(1) Scope compatibility;

(2) Pricing competitiveness;

(3) Vendor responsibility; and

(4) CFO financial validation for significant expenditures.

a. Significant expenditure means any procurement action exceeding the informal procurement threshold established in Sec. 2-255.

(c) **Documentation.**

Cooperative purchasing files shall include evidence of verification and compliance with this Article.

Sec. 2-273. Sole source procurement.

(a) Sole source determinations shall be supported by written justification documenting the basis for exclusivity, market research conducted, and the reasons alternative sources are not available or practicable. Such documentation shall be retained in the procurement file.

(b) **Use.**

Sole source procurement may be used when only one responsible vendor is capable of providing the required goods or services.

(c) **Justification.**

A written justification is required and shall address:

(1) Unique capabilities;

(2) Compatibility requirements;

(3) Market research; and

(4) Operational necessity.

(d) **Approvals.**

Sole source procurements:

a. At or below the informal threshold shall require Purchasing Director approval;

b. Above the informal threshold shall require CFO approval; and

c. May require additional approvals if thresholds established by this Article are exceeded.

(e) **Transparency.**

All sole source procurements above the informal threshold shall be included in the Annual Procurement Report.

Sec. 2-274. Emergency procurement.

(a) Emergency procurement may be authorized only when an unforeseen circumstance presents an immediate threat to public health, safety, welfare, critical operations, or property, and where the delay required for competitive procurement would materially worsen the situation. Emergency procurement shall not be used to remedy conditions resulting from lack of planning.

(b) **Authority.**

The City Manager may authorize emergency procurement when immediate action is required to protect public health, safety, or welfare.

Commented [CW1]: Probably need to outline If over the City Manager limit, the procurement shall be ratified at the next Council meeting "

Commented [KL2R1]: You are correct. While Sec. 2-273 authorizes the City Manager to approve emergency procurements, the ordinance does not currently require Council ratification when the total value exceeds the Council approval threshold.

(c) **Requirements.**

To the extent practicable, emergency procurements shall seek competition and shall be documented with:

(1) Nature of the emergency;

(2) Vendor selected;

(3) Basis for selection; and

(4) Approved funding.

(d) **Post-event documentation.**

Emergency procurement files shall be completed within the timeframe established in SOPs.

(e) **Ratification**

If the total emergency procurement exceeds the City Manager's delegated approval authority or the Council approval threshold, the procurement shall be presented to the City Council for ratification at the next regular meeting.

Sec. 2-275. Competition and fairness standards for formal procurements.

(a) **General rule.**

All procurement actions shall be conducted in a manner that promotes fair and open competition consistent with this Article.

(b) **Prohibited practices.**

Prohibited practices include:

(1) Specifying brand-only or restrictive requirements without written justification;

(2) Sharing privileged or confidential information with vendors;

(3) Bid splitting;

(4) Steering vendors;

(5) Improper communication during the quiet period;

(6) Unfair application of criteria; and

(7) Any act that compromises competition or transparency.

(c) **Debriefings.**

Debriefings shall be conducted in accordance with the Evaluation Manual and may be provided upon request following award.

DIVISION 4. PROCUREMENT PLANNING, INTERNAL CONTROLS, AND DOCUMENTATION

Sec. 2-276. Annual procurement planning.

(a) **Purpose.**

Annual procurement planning ensures transparency, supports budgeting and scheduling, strengthens competition, enhances vendor participation, and improves coordination across City departments.

(b) **Departmental procurement plans.**

Each Department Director or formally designated written designee shall submit an annual procurement plan to the Purchasing Director in the format and timeframe established in the Procurement Governance Manual and SOPs.

(c) **Required content.**

Each procurement plan shall include, at minimum:

(1) Anticipated procurements for the upcoming fiscal year;

(2) Estimated cost for each procurement;

(3) Proposed funding sources;
(4) Planned solicitation method;
(5) Estimated solicitation and award timelines;
(6) Required contract duration; and
(7) Any multi-year or recurring needs.

(d) **Integration with budget cycle.**
Procurement planning shall be coordinated with the City's annual budget process. Departments shall ensure that anticipated procurements are aligned with approved budgets and capital planning documents.

(e) **Quarterly updates.**
Departments shall update procurement plans quarterly to reflect changes in operational needs, funding, or priorities.

(f) **Citywide Procurement Plan.**
The Purchasing Director shall develop a Citywide Procurement Plan using departmental submissions and shall provide the Plan to the CFO and City Manager.

(g) **Compliance.**
Failure to submit or update procurement plans may result in the delay of procurement actions until requirements are met.

Sec. 2-277. Internal controls and segregation of duties.

(a) **Purpose.**
Internal controls ensure the integrity, accountability, and transparency of the City's procurement system and protect the City from fraud, waste, abuse, and financial mismanagement.

(b) **Compensating controls.**
If system limitations or staffing constraints necessitate deviations from strict separation of duties, the CFO shall approve compensating controls and document them in the procurement file.

(c) **System access.**
Access to the City's ERP system shall be role-based and reflect proper segregation of duties. Employees shall not share login credentials.

(d) **Financial verification.**
The CFO shall establish policies, procedures, and checkpoints for financial verification, including budget availability, funding source validation, and appropriations compliance.

(e) **Fraud prevention and reporting.**
Employees involved in procurement activities must immediately report suspected fraud, abuse, unauthorized commitments, or procurement irregularities to the Purchasing Director and CFO. Any sustained irregularities shall be reported to the City Manager and City Attorney.

(f) **During the Quiet Period.**
a. All communications concerning the solicitation, evaluation criteria, pricing, scope, or award decision must be directed exclusively to the Purchasing Director or designated procurement official.
b. City officials and employees, including evaluation committee members, shall not engage in discussions with vendors regarding the pending solicitation except as authorized through the formal procurement process.

c. Vendors are prohibited from contacting any City official, employee, or elected official regarding the active solicitation except through the designated procurement contact.

The Quiet Period does not prohibit:

a. Communications necessary for the performance or administration of an existing contract between the City and a vendor, provided such communications do not involve discussion of the active solicitation;

b. Routine operational communications unrelated to the subject matter of the active solicitation; or

Any violation of Quiet Period restrictions may result in vendor disqualification, removal of an evaluation committee member, or other corrective action necessary to preserve the integrity of the procurement process.

Sec. 2-278. Procurement documentation and records.

(a) **Purpose.**

Procurement documentation ensures transparency, provides the legal and administrative history of procurement actions, and enables audit readiness.

(b) **Procurement file requirement.**

A procurement file shall be created and maintained for every procurement, regardless of method or dollar value.

(c) **Required documentation.**

Procurement files shall include documentation appropriate to the procurement method and shall, at minimum, include:

(1) Requisitions and funding verification;
(2) Scopes of work, specifications, or requirements;
(3) Method determination;
(4) Solicitation documents;
(5) Addenda, questions, and responses;
(6) Bids, proposals, or quotes received;
(7) Evaluation documentation;
(8) Award recommendations;
(9) Notices of award and notice to proceed;
(10) Insurance and bond documentation, where applicable;
(11) Contract documents and amendments;
(12) Receiving documentation;
(13) Invoice review and approvals; and
(14) Closeout documentation.

(d) **ERP system as system of record.**

The City's ERP system shall serve as the official system of record for procurement documentation. Procurement documents shall not be stored solely in email, personal drives, or departmental file systems.

(e) **Version control.**

All addenda, revisions, updated attachments, and clarifications issued during a solicitation shall be retained in the procurement file with clear versioning.

(f) **Electronic records.**

Electronic records shall be maintained in accordance with the City's records retention policy and applicable laws.

~~*DIVISION 2. PROCUREMENT FOR FEDERAL AID HIGHWAY PROGRAM FUNDING PROJECTS*~~

Sec. 2-27~~8~~9. Vendor eligibility, responsibility, suspension, and debarment ~~Purpose~~.

(a) **Vendor eligibility.**
Vendors must meet all eligibility requirements established in this Article and applicable SOPs. Eligibility includes compliance with insurance, licensing, financial capacity, responsibility criteria, and any required certifications.

(b) **Responsibility determination.**
The Purchasing Director shall determine whether a vendor is responsible based on past performance, capability, integrity, and financial stability. Responsibility determinations shall be documented.

(c) **Suspension.**
The Purchasing Director may suspend a vendor for cause, including poor performance, safety violations, unethical behavior, failure to deliver, or other conduct inconsistent with City standards.

(d) **Debarment.**
The CFO may debar a vendor from participating in City procurements based on:
(1) Conviction of or civil judgment for fraud, theft, bribery, falsification or destruction of records, or other offenses indicating a lack of business integrity or honesty;
(2) Violation of federal, state, or local laws or regulations applicable to public contracting or procurement;
(3) Material misrepresentation or omission of information in a bid, proposal, or contract;
(4) Failure to perform in accordance with the terms of one or more contracts with the City, including default, termination for cause, or repeated failure to meet performance standards;
(5) Failure to pay subcontractors, suppliers, or employees in accordance with contractual or legal requirements;
(6) Engaging in collusion, bid-rigging, price-fixing, or other anticompetitive conduct;
(7) Attempting to improperly influence a procurement decision, including violations of ethical standards or quiet period requirements;
(8) Debarment, suspension, or ineligibility by another governmental entity; or
(9) Any other cause of such serious and compelling nature that it affects the vendor's present responsibility as a contractor.

(e) **SAM.gov compliance.**
Departments and the Purchasing Division shall confirm that vendors receiving federally funded awards are not listed on federal exclusion databases, including SAM.gov.

(f) **Notice and appeal.**
Vendors shall be provided written notice of suspension or debarment and may appeal in accordance with procedures established in SOPs.

(g) **Reinstatement.**
Vendors may request reinstatement after demonstrating corrective actions, improved performance, or changed circumstances as defined in SOPs.

(h) **Effect of suspension or debarment.**

Suspended or debarred vendors are not eligible for contract awards, renewals, or extensions during the effective period of the suspension or debarment.

~~The purpose of this chapter is to set forth the City of Lawrenceville Policy for Competitive Negotiation Qualifications-based Selection for Projects Using Federal Aid Highway Program (FAHP) Funding.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

DIVISION 5. CONTRACTING RULES

Sec. 2-280. Contract formation and execution.

~~**Sec. 2-279. General policy.**~~

(a) **Requirement for written contracts.**

All procurements resulting in contractual obligations shall be documented through a written contract, purchase order, or other legally binding agreement approved in accordance with this Article.

(b) **Contract elements.**

All City contracts shall include, as applicable:

(1) Scope of work, specifications, or deliverables;

(2) Compensation, payment terms, and pricing structure;

(3) Performance standards and timelines;

(4) Insurance, bonding, and indemnification requirements;

(5) Term and renewal provisions;

(6) Termination rights;

(7) Applicable federal, state, and local compliance requirements;

(8) Audit and inspection rights; and

(9) Any other terms deemed necessary by the Purchasing Director or City Attorney.

(c) **City Attorney review.**

Contracts shall be reviewed and approved by the City Attorney or designee before execution, consistent with the City's Charter.

(d) **Execution authority.**

Contract execution and signature authority shall be governed by the City's approved contract signature and authorization policy and related financial control policies.

(e) **Electronic signatures.**

The City may use electronic signatures consistent with state law and City policy. Electronic signatures shall carry the same legal effect as original signatures when properly executed.

(f) **Notice to proceed.**

No work, services, or deliveries shall begin until the Purchasing Director issues a formal notice to proceed or purchase order, unless authorized under emergency procurement.

(g) **No side agreements.**

No employee or official may enter into informal, verbal, undocumented, or side agreements with vendors that alter or supplement contract terms. Any such agreement is void and unenforceable.

(a) *Competitive negotiation.* Except as provided in sections 2-280 and 2-281, the City shall use the competitive negotiation method for the procurement of engineering and design related services when FAHP funds are involved in the contract (as specified in 23 U.S.C. § 112(b)(2)(A)). The solicitation, evaluation, ranking, selection, and negotiation shall comply with the qualifications-based selection procurement procedures for architectural and engineering services codified under 40 U.S.C. §§ 1101—1104, commonly referred to as the Brooks Act.

(b) *Application of competitive negotiation method procedures.* In accordance with the requirements of the Brooks Act, the following procedures shall apply to the competitive negotiation procurement method:

(1) *Solicitation.* The solicitation process shall be by public announcement, public advertisement, or any other public forum or method that assures qualified in-State and out-of-State consultants are given a fair opportunity to be considered for award of the contract. Procurement procedures may involve a single-step process with issuance of a request for proposal (RFP) to all interested consultants or a multiphase process with issuance of a request for statements or letters of interest or qualifications (RFQ) whereby responding consultants are ranked based on qualifications and request for proposals are then provided to three or more of the most highly qualified consultants. Minimum qualifications of consultants to perform services under general work categories or areas of expertise may also be assessed through a prequalification process whereby statements of qualifications are submitted on an annual basis. Regardless of any process utilized for prequalification of consultants or for an initial assessment of a consultant's qualifications under an RFQ, a RFP specific to the project, task, or service is required for evaluation of a consultant's specific technical approach and qualifications.

(2) *Request for proposal (RFP).* The RFP shall provide all information and requirements necessary for interested consultants to provide a response to the RFP and compete for the solicited services. The RFP shall:

a. Provide a clear, accurate, and detailed description of the scope of work, technical requirements, and qualifications of consultants necessary for the services to be rendered. The scope of work should detail the purpose and description of the project, services to be performed, deliverables to be provided, estimated schedule for performance of the work, and applicable standards, specifications, and policies;

b. Identify the requirements for any discussions that may be conducted with three or more of the most highly qualified consultants following submission and evaluation of proposals;

c. Identify evaluation factors including their relative weight of importance in accordance with subsection (c) of this section;

d. Specify the contract type and method(s) of payment to be utilized in accordance with 23 CFR 172.9;

e. Identify any special provisions or contract requirements associated with the solicited services;

f. Require that submission of any requested cost proposals or elements of cost be in a concealed format and separate from technical/qualifications proposals as these shall not be considered in the evaluation, ranking, and selection phase; and

g. Provide a schedule of key dates for the procurement process and establish a submittal deadline for responses to the RFP which provides sufficient time for interested consultants to receive notice, prepare, and submit a proposal, which except in unusual circumstances shall be not less than 14 days from the date of issuance of the RFP.

(3) *Evaluation factors.*

a. Criteria used for evaluation, ranking, and selection of consultants to perform engineering and design related services must assess the demonstrated competence and qualifications for the type of professional services solicited. These qualifications-based factors may include, but are not limited to, technical approach (e.g., project understanding, innovative concepts or alternatives, quality control procedures), work experience, specialized expertise, professional licensure, staff capabilities, workload capacity, and past performance.

b. Price shall not be used as a factor in the evaluation, ranking, and selection phase. All price or cost related items which include, but are not limited to, cost proposals, direct salaries/wage rates, indirect cost rates, and other direct costs are prohibited from being used as evaluation criteria.

c. In-state or local preference shall not be used as a factor in the evaluation, ranking, and selection phase. State licensing laws are not preempted by this provision and professional licensure within a jurisdiction may be established as a requirement which attests to the minimum qualifications and competence of a consultant to perform the solicited services.

d. The following non-qualifications based evaluation criteria are permitted under the specified conditions and provided the combined total of these criteria do not exceed a nominal value of ten percent of the total evaluation criteria to maintain the integrity of a qualifications-based selection:

1. A local presence may be used as a nominal evaluation factor where appropriate. This criterion shall not be based on political or jurisdictional boundaries and may be applied on a project-by-project basis for contracts where a need has been established for a consultant to provide a local presence, a local presence will add value to the quality and efficiency of the project, and application of this criteria leaves an appropriate number of qualified consultants, given the nature and size of the project. If a consultant outside of the locality area indicates as part of a proposal that it will satisfy the criteria in some manner, such as establishing a local project office, that commitment shall be considered to have satisfied the local presence criteria.

2. The participation of qualified and certified Disadvantaged Business Enterprise (DBE) sub-consultants may be used as a nominal evaluation criterion where appropriate in accordance with 49 CFR Part 26 and the City of Lawrenceville's FHWA-approved DBE program.

(4) *Evaluation, ranking, and selection.*

a. Consultant proposals shall be evaluated by the City based on the criteria established and published within the public solicitation.

b. While the contract will be with the prime consultant, proposal evaluations shall consider the qualifications of the prime consultant and any sub-consultants identified within the proposal with respect to the scope of work and established criteria.

c. Following submission and evaluation of proposals, the City shall conduct interviews or other types of discussions determined three of the most highly qualified consultants to clarify the technical approach, qualifications, and capabilities provided in response to the RFP. Discussion requirements shall be specified within the RFP and should be based on the size and complexity of the project as defined in City written policies and procedures (as specified in 23 CFR 172.5(c)). Discussions may be written, by telephone, video conference, or by oral presentation/interview. Discussions following proposal submission are not required provided proposals contain sufficient information for evaluation of technical approach and qualifications to perform the specific project, task, or service with respect to established criteria.

d. From the proposal evaluation and any subsequent discussions which have been conducted, the City shall rank, in order of preference, at least three consultants determined most highly qualified to perform the solicited services based on the established and published criteria.

e. Notification must be provided to responding consultants of the final ranking of the three most highly qualified consultants.

f. The City shall retain acceptable documentation of the solicitation, proposal, evaluation, and selection of the consultant accordance with the provisions of 49 CFR 18.42.

(5) *Negotiation.*

~~a. *Independent estimate.* Prior to receipt or review of the most highly qualified consultant's cost proposal, the City shall prepare a detailed independent estimate with an appropriate breakdown of the work or labor hours, types or classifications of labor required, other direct costs, and consultant's fixed fee for the defined scope of work. The independent estimate shall serve as the basis for negotiation and ensuring the consultant services are obtained at a fair and reasonable cost.~~

~~b. Elements of contract costs (e.g., indirect cost rates, direct salary or wage rates, fixed fee, and other direct costs) shall be established separately in accordance with 23 CFR 172.11.~~

~~c. If concealed cost proposals were submitted in conjunction with technical/qualifications proposals, only the cost proposal of the consultant with which negotiations are initiated may be considered. Concealed cost proposals of consultants with which negotiations are not initiated should be returned to the respective consultant due to the confidential nature of this data (as specified in 23 U.S.C. 112(b)(2)(E)).~~

~~d. The City shall retain documentation of negotiation activities and resources used in the analysis of costs to establish elements of the contract in accordance with the provisions of 49 CFR 18.42. This documentation shall include the consultant cost certification and documentation supporting the acceptance of the indirect cost rate to be applied to the contract (as specified in 23 CFR 172.11(c)).~~

~~(Ord. No. 2018-6, 5-7-2018)~~

Sec. 2-28~~0~~01. Contract amendments and change orders ~~Informal purchases~~.

(a) Cumulative amendments shall not be used to materially expand the scope of a contract beyond its original competitive basis without appropriate competition or approval as determined by the Purchasing Director and Chief Financial Officer and shall not exceed delegated authority threshold limits.

(b) **Purpose.**

Contract amendments and change orders (collectively "change orders") may be used to modify contract terms, conditions, scope, quantities, or pricing, provided such modifications comply with this Article.

(c) **Allowable reasons.**

Change orders may be issued only when:

(1) Unforeseen conditions arise;

(2) Additional work is necessary for project completion;

(3) Adjustments are required to meet operational needs;

(4) Errors or omissions in the original contract must be corrected; or

(5) Other documented and justified reasons align with City interests.

(d) **Prohibited uses.**

Change orders shall not be used to:

(1) Circumvent competitive procurement requirements;

(2) Add scope that materially alters the nature of the original contract;

(3) Compensate for inadequate initial scoping without justification;

(4) Increase quantities for convenience without operational necessity; or

(5) Extend contract duration beyond allowable limits without proper approvals.

(e) **Competitive integrity certification.**

The Purchasing Director shall certify for each change order that the change does not materially alter competitive conditions or undermine the fairness of the original procurement.

(f) **Major change orders.**

Change orders exceeding the thresholds established in Section 2-288 and the Procurement Governance Manual shall require:

(1) Time-impact analysis;

(2) Updated funding verification; and

(3) Approval consistent with delegated authority levels.

(g) **Cumulative impact.**

The cumulative dollar value of all change orders shall be considered when determining approval authority, materiality, and compliance with competitive requirements.

(h) **Documentation.**

Change orders must be documented in the procurement file, including justification, approvals, funding verification, and impact analysis.

~~The informal purchase method involves procurement of engineering and design related services where an adequate number of qualified sources are reviewed and the total contract costs do not exceed the established informal purchase threshold. The City may use the State's small purchase procedures which reflect applicable State laws and regulations for the procurement of engineering and design related services provided the total contract costs do not exceed the Federal simplified acquisition threshold (as specified in 48 CFR 2.101). When a lower threshold for use of small purchase procedures is established in State law, regulation, or policy, the lower threshold shall apply to the use of FAHP funds. The following additional requirements shall apply to the small purchase procurement method:~~

~~(1) The scope of work, project phases, and contract requirements shall not be broken down into smaller components merely to permit the use of small purchase procedures.~~

~~(2) A minimum of three consultants are required to satisfy the adequate number of qualified sources reviewed.~~

~~(3) Contract costs may be negotiated in accordance with State small purchase procedures; however, the allow ability of costs shall be determined in accordance with the Federal cost principles.~~

~~(4) The full amount of any contract modification or amendment that would cause the total contract amount to exceed the established simplified acquisition threshold would be ineligible for Federal-aid funding. The FHWA may withdraw all Federal-aid from a contract if it is modified or amended above the applicable established simplified acquisition threshold.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

Sec. 2-28~~11~~12. Contract renewals and extensions ~~Noncompetitive~~.

(a) **Conditions for renewal.**

Contracts may be renewed or extended only when:

(1) Renewal options were included in the original solicitation and contract

(2) Satisfactory vendor performance has been documented;

(3) Pricing remains fair, reasonable, and market-competitive; and

(4) Funding is available;

or

(5) Renewal is in the City's best interest, and renewal has been approved by City Council.

(b) **Performance evaluation.**

The assigned Contract Manager shall conduct a performance evaluation prior to renewal, which shall be reviewed by the Purchasing Director.

(c) **Market competitiveness review.**

For Contract Renewals, the Purchasing Director may require a market analysis to support continued use of the vendor.

(d) **Prohibited renewals.**

Contracts may not be renewed:

(1) If performance evaluations indicate vendor deficiencies;

(2) If pricing is no longer competitive;

(3) If scope or conditions have materially changed; or

(4) If renewal would circumvent competitive requirements.

(e) **Approval authority.**

Renewals and extensions shall follow the same approval thresholds applicable to the original contract, unless otherwise provided by law.

(f) **Documentation.**

Renewal justifications, evaluations, and approvals shall be included in the procurement file.

~~The noncompetitive method involves procurement of engineering and design related services when it is not feasible to award the contract using competitive negotiation or small purchase procurement methods. The following requirements shall apply to the noncompetitive procurement method:~~

~~(1) The City may use their own noncompetitive procedures which reflect applicable State and local laws and regulations and conform to applicable Federal requirements.~~

~~(2) The City shall establish a process to determine when noncompetitive procedures will be used and shall submit justification to, and receive approval from, the FHWA before using this form of contracting.~~

~~(3) Circumstances under which a contract may be awarded by noncompetitive procedures are limited to the following:~~

~~a. The service is available only from a single source;~~

~~b. There is an emergency which will not permit the time necessary to conduct competitive negotiations; or~~

~~c. After solicitation of a number of sources, competition is determined to be inadequate.~~

~~(4) Contract costs may be negotiated in accordance with the City noncompetitive procedures; however, the allow ability of costs shall be determined in accordance with the Federal cost principles.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

Sec. 2-28~~2~~3. Multi-year contracts ~~Additional procurement requirements~~.

(a) ~~(~~**Authority.**

The City may award multi-year contracts when such agreements support operational needs, provide financial benefit, or enhance service continuity.

(b) **Legal requirements.**

All multi-year contracts shall include a non-appropriation clause and other provisions required by state law.

(c) **Justification.**

Departments must provide written justification addressing:

(1) Operational necessity;

(2) Cost savings or financial benefit;

(3) Alternative procurement analysis; and

(4) Long-term contract management considerations.

(d) **Performance and review.**

Multi-year contracts shall include measurable performance metrics and shall be reviewed annually to assess vendor performance, compliance, and continuing value.

(e) **Pricing adjustments.**

If multi-year contracts include price adjustment mechanisms, such mechanisms shall be:

(1) Objective and measurable;

(2) Based on recognized economic indices or similar criteria; and

(3) Approved by the Purchasing Director and CFO.

(f) **Approval authority.**

Multi-year contracts shall require approval consistent with thresholds applicable to total multi-year value.

(g) **Documentation.**

Justification, performance reviews, pricing adjustments, and approvals shall be included in the procurement file.

(h) ~~a)~~

~~*Common grant rule.*~~

~~(1) The City must comply with procurement requirements established in State and local laws, regulations, policies, and procedures which are not addressed by or in conflict with applicable Federal laws and regulations (as specified in 49 CFR 18.36).~~

~~(2) When State and local procurement laws, regulations, policies, or procedures are in conflict with applicable Federal laws and regulations, the City of Lawrenceville must comply with Federal requirements to be eligible for Federal-aid reimbursement of the associated costs of the services incurred following FHWA authorization (as specified in 49 CFR 18.4).~~

~~(b) *Disadvantaged Business Enterprise (DBE) program.*~~

~~(1) The City shall give consideration to DBE consultants if required by the use of state and federal funds in the procurement of engineering and design related service contracts subject to 23 U.S.C. 112(b)(2) in accordance with 49 CFR 26. When DBE program participation goals cannot be met through race-neutral measures, additional DBE participation on engineering and design related services contracts may be achieved in accordance with the City of Lawrenceville's FHWA approved DBE program through either:~~

~~a. Use of an evaluation criterion in the qualifications-based selection of consultants (as specified in 23 CFR 172.7(a)(1)(iii)(D)); or~~

~~b. Establishment of a contract participation goal.~~

~~(2) The use of quotas or exclusive set-asides for DBE consultants is prohibited (as specified in 49 CFR 26.43).~~

~~(c) *Suspension and debarment.* The City must verify suspension and debarment actions and eligibility status of consultants and sub-consultants prior to entering into an agreement or contract in accordance with 49 CFR 18.35 and 2 CFR 180.~~

~~(Ord. No. 2018-6, 5-7-2018)~~

DIVISION 6. SPECIAL PROVISIONS

Sec. 2-284. Exemptions.

(a) **Purpose.**

Certain procurements may be exempt from competitive requirements when competition is impracticable, not advantageous to the City, or prohibited by law. Exemptions must be applied narrowly and documented to preserve transparency and fairness.

(b) **Authorized exemptions.**

The following procurements may be exempt from competitive processes when properly justified and documented:

(1) Purchases from federal, state, or other governmental entities;
(2) Purchases under intergovernmental agreements;
(3) Memberships, conferences, subscriptions, and professional dues;
(4) Utilities, including electricity, water, gas, and telecommunications when only one provider is available;
(5) Bulk purchase of electricity or natural gas for resale;
(6) Permits, fees, and regulatory charges;
(7) Renewals of software licenses, maintenance agreements, or proprietary systems when only the original provider or authorized reseller can perform the service;
(8) Advertisements required by law;
(9) Services uniquely provided by public institutions or academic entities;
(10) Appointed Positions;
(11) Real property, real estate brokerage and appraising, abstract of titles for real property, title insurance for real property and other related costs of acquisition of real property.
(12) The procurement of employee benefits that are procured through a quotation and negotiating process conducted by an expert on behalf of the City (i.e., broker).
(13) Materials or services required for confidential and secure investigations, apprehensions and detentions of individuals suspected of or convicted of criminal offenses by law enforcement personnel.
(14) Sponsorships as a promotion of the City and approved by the City Manager. Sponsorships shall have a specific line item in the budget and any expenditures shall not exceed the amount budgeted unless approved by the Council.

(c) **Approval and documentation.**

Each exemption shall be documented in writing, describing:

(1) The exemption category;
(2) The operational or legal basis for the exemption;
(3) Market research conducted, if applicable; and
(4) Approvals required under this Article.

(d) **Prohibition on bundling.**

Exemptions shall not be used to add unrelated scope or combine exempt and non-exempt items to avoid competition.

(e) **State and federal compliance.**

Exemptions shall comply with state procurement laws and federal procurement requirements, including 2 CFR 200 when federal funds are used.

(f) **Annual reporting.**

All exemptions above the informal procurement threshold shall be included in the Annual Procurement Report.

Sec. 2-285. Artistic, Entertainment, and Cultural Services

(a) **Purpose and Applicability.**

Procurements for artistic, entertainment, and cultural services supporting City-sponsored programs, events, and initiatives may be conducted under this Section when such services are based on unique creative expression, artistic capability, reputation, or programmatic fit.

(b) **Authorized Procurement Approach.**

Procurements under this Section may be conducted without formal competitive sealed bidding or proposal processes when competition is not practicable due to the subjective or unique nature of the services.

Such procurements shall be based on a Best Value determination and shall constitute a distinct procurement category separate from Sole Source procurement.

(c) **Determination Authority.**

The Purchasing Director shall determine the applicability of this Section.
Such determination shall be documented in the procurement file.

(d) **Documentation and Compliance.**

Procurements conducted under this Section shall be documented and approved in accordance with the requirements established in the Procurement Governance Manual and applicable Standard Operating Procedures.

(e) **Prohibition on Misuse.**

This Section shall not be used to procure goods or services that are reasonably subject to competitive procurement.

Use of this Section to avoid competition requirements is prohibited.

(f) **Governance Alignment.**

Additional requirements, controls, and procedures shall be established in Tier 2 and Tier 3 procurement governance documents.

Sec. 2-286. Surplus property and disposition.

(a) **Purpose.**

Surplus property shall be disposed of in a fair, transparent, and efficient manner that maximizes value to the City.

(b) **Declaration of surplus.**

Department Director or formally designated written designee may request surplus designation by certifying that an item is obsolete, no longer needed, uneconomical to repair, or unsuitable for continued use.

Commented [CW3]: What is division manager?

(c) **Disposition methods.**

Surplus property may be disposed of through:

(1) Public auction;

(2) Competitive sale;

(3) Trade-in toward replacement equipment;
(4) Donation to qualifying organizations;
(5) Recycling; or
(6) Disposal when no other method is feasible.

(d) **Employee purchases.**
City employees and officials may acquire surplus property only through public auctions available to the general public.

(e) **Fixed-asset integration.**
Surplus disposition shall comply with the City's fixed-asset accounting policy, including asset removal, write-off, and reconciliation requirements.

(f) **Documentation.**
The procurement file or asset record shall include the method of disposition, justification, approvals, and revenue received, if applicable.

Sec. 2-287. Protests and appeals.

(a) **Right to protest.**
A vendor may protest a solicitation, proposed award, or award if the vendor believes the City has violated this Article, failed to follow required procedures, or acted in a manner that compromises fairness.

(b) **Filing requirements.**
Protests shall be filed with the Purchasing Director:
(1) Be submitted in writing within the timeframe established in SOPs following issuance of a Notice of Intent to Award;
(2) Identify the specific grounds for protest;
(3) Describe the facts supporting the protest; and
(4) State the remedy sought.

(c) **Effect of Notice of Intent to Award.**
Issuance of a Notice of Intent to Award shall initiate the protest filing period. No contract subject to protest shall be executed until the protest period has expired or any timely filed protest has been resolved, unless the City Manager determines in writing that execution is necessary to protect public health, safety, welfare, or operational continuity.

(d) **Initial determination.**
The Purchasing Director shall review the protest, evaluate the allegations, and issue a written determination.

(e) **Appeal.**
Vendors may appeal the Purchasing Director's determination to the CFO, whose decision shall be final.

(f) **Stay of award.**
The City may pause an award decision during protest review unless doing so would threaten public health, safety, or operational continuity.

(g) **Debriefings.**
Upon request, debriefings may be provided in accordance with the Evaluation Manual. Debriefings shall not include confidential information belonging to other vendors.

(h) **Frivolous protests.**
The Purchasing Director may dismiss protests determined to be frivolous, repetitive, or filed in bad faith.

(i) or filed in bad faith.

Sec. 2-288. Enforcement and penalties.

(a) **Employee violations.**

Employees and officials who violate this Article, applicable policies, or internal control requirements may be subject to disciplinary action under the City's Personnel policies.

(b) **Vendor violations.**

Vendors who engage in fraud, collusion, unethical behavior, misrepresentation, or other misconduct may face suspension, debarment, termination of contracts, recovery of funds, or legal action.

(c) **Unauthorized commitments.**

Ratification of unauthorized commitments may be requested but is not guaranteed and is subject to review and approval by the official or governing body that holds approval authority for the total value of the procurement under this Article and the Procurement Governance Manual.

Ratification is discretionary and shall be granted only when determined to be in the best interest of the City. Ratification does not waive compliance with disciplinary or corrective measures as required under procurement governance policies.

(d) **Voidable actions.**

Procurement actions, contracts, or amendments made in violation of this Article may be declared voidable by the City.

(e) **Criminal referral.**

Suspected criminal violations shall be referred to the City Attorney and, when appropriate, law enforcement.

Sec. 2-289. Reporting requirements.

(a) **Annual Procurement Report.**

The Purchasing Director, under supervision of the CFO, shall prepare an Annual Procurement Report summarizing procurement activities for the preceding fiscal year.

(b) **Required content.**

The report shall include:

a. Total Citywide spend by department;
b. Summary of procurement methods used;
c. Ratio of competitive to noncompetitive procurements;
d. Summary of sole source procurements;
e. Summary of exemptions;
f. Micro-purchase distribution analysis;
g. Informal procurement distribution analysis;
h. Summary of vendor performance evaluations;
i. Suspension and debarment activity;
j. Renewal and extension justifications; and
k. Summary of multi-year contract reviews.

(c) **Transparency.**
The Annual Procurement Report shall be completed and presented within ninety (90) days following the close of the City's fiscal year, unless otherwise directed by the City Manager or City Council..

(d) **Additional reporting.**
The CFO, City Manager or City Council may request supplemental reports as needed to ensure compliance, oversight, and transparency.

~~**Secs. 2-283—2-298. Reserved.**~~

~~***ARTICLE X. CDBG FUNDS***~~

~~***Sec. 2-299. Purchasing requirements.***~~

~~***The City Manager shall ensure that the purchase of equipment, supplies and/or services relating to the expenditure of federal CDBG funds shall follow federal requirements in accordance with the Common Rule, 24 CFR Part 85 to the CDBG Entitlement Program.***~~

~~***(Code 2005, § 7-101)***~~

ARTICLE IX — PROCUREMENT

DIVISION 1. GENERAL PROVISIONS

Sec. 2-251. Purpose and intent.

(a) **Short Title.**
This Article shall be known and may be cited as the “Lawrenceville Procurement Ordinance.”

(b) **Purpose.**
The purpose of this Article is to establish a modern, transparent, ethical, and fiscally responsible procurement system that ensures the efficient acquisition of goods, services, and construction for the City. This Article sets forth the legal framework for procurement authority, competitive requirements, delegated approvals, internal controls, documentation standards, and contract governance.

(c) **Intent.**
The intent of this Article is to:
(a) Promote full and open competition except where a documented exemption or noncompetitive method is authorized under this Article;
(b) Authorize the use of **Best Value procurement** as a legally recognized method for awarding contracts;
(c) Strengthen and maintain transparency, accountability, integrity, and public confidence in the City’s procurement processes;
(d) Establish a procurement system aligned with recognized national standards of practice, including those of the Government Finance Officers Association (GFOA) and the National Institute of Governmental Purchasing (NIGP);
(e) Implement internal control safeguards that protect the City from fraud, waste, abuse, conflicts of interest, and unauthorized commitments;
(f) Ensure that procurement activities are conducted in an efficient, fair, and ethical manner that reflects the City’s values and fiduciary responsibilities;
(g) Provide the governance foundation for a Tiered Procurement System consisting of this Article (Tier 1), the Procurement Governance Manual (Tier 2), Standard Operating Procedures (Tier 3), and Templates, Forms, Checklist and Tools (Tier 4);and

(h) Align procurement activities with applicable federal, state, and local laws, including federally funded procurement requirements under 2 CFR 200 where applicable.

(d) **Governance structure.**
This Article establishes a four-tier procurement governance system designed to ensure clarity, consistency, accountability, and compliance across all

procurement and contracting activities of the City. The tiers are defined as follows:

(a) **Tier 1 — Procurement Ordinance:** Tier 1 consists of this Article as adopted by the City Council. It establishes the legal framework for the City's procurement system, including roles and authorities, procurement methods, competition requirements, internal control principles, contract governance standards, and special provisions. Tier 1 requirements shall prevail over all other procurement documents.

(b) **Tier 2 — Procurement Governance Manual:** Tier 2 consists of the governance-level policies approved by the Chief Financial Officer that implement this Article. Tier 2 defines the City's procurement governance rules, including delegation matrices, thresholds, method determination criteria, evaluation frameworks, internal control requirements, vendor responsibility standards, planning requirements, reporting structures, and risk-management expectations. Tier 2 provides policy-level detail without dictating step-by-step procedures.

(c) **Tier 3 — Standard Operating Procedures (SOPs):** Tier 3 consists of the operational procedures approved by the Purchasing Director and Chief Financial Officer. SOPs establish the required workflows, forms, routing, communication protocols, evaluation procedures, documentation requirements, timelines, and detailed steps necessary to carry out procurement activities in compliance with Tiers 1 and 2. SOPs guide day-to-day execution and operational consistency.

(d) **Tier 4 — Templates, Forms, Checklists, and Tools:** Tier 4 consists of the templates, forms, checklists, job aids, and system-based tools used to implement the SOPs. Tier 4 ensures standardization, accuracy, and efficiency in procurement processes and supports consistent application of procedures across departments.

No Tier 2, Tier 3, or Tier 4 document may conflict with or supersede the requirements of this Article. In the event of any conflict between this Article and any procurement-related policy, manual, procedure, or other governance document, the provisions of this Article shall control.

Sec. 2-252. Procurement principles.

All procurement activity conducted on behalf of the City shall be guided by the following principles:

(a) **Best Value.** Procurement decisions shall be based on a determination of Best Value, which may include price, quality, experience, technical merit, delivery, service, and risk.
(b) **Competition.** Competition shall be promoted to the maximum practicable extent to ensure fairness, transparency, and sound stewardship of public resources.
(c) **Transparency.** Procurement records, processes, and decisions shall be accessible and documented in accordance with this Article and the City's records policies.
(d) **Accountability.** All employees and officials involved in procurement share responsibility for compliance with this Article, internal controls, and applicable laws.
(e) **Integrity.** Procurement activities shall be conducted ethically and free from conflicts of interest, favoritism, undue influence, or improper vendor communication.
(f) **Stewardship.** Public funds shall be used efficiently and effectively, with consideration of total lifecycle cost and long-term impacts.
(g) **Equity and fairness.** All vendors shall be afforded fair and equal opportunity to compete.
(h) **Professionalism.** The City shall maintain a procurement function that reflects professional standards of conduct and best practices.
(i) **Vendor Preference.** The City does not apply local vendor preference unless expressly authorized by ordinance.
(j) **Informal Competition:** Informal competitive procurement shall require documented competitive efforts as defined in the Procurement Governance Manual.

Sec. 2-253. Scope and applicability.

(a) **Applicability.**
This Article applies to all procurement, contracting, and related activities conducted by or on behalf of the City, regardless of funding source, department, or contract type.
(b) **Covered personnel.**
This Article applies to all officers, employees, elected officials, agents, consultants, evaluation committee members, contract managers, and any other individuals involved in City procurement activities.
(c) **Covered activities.**
This Article includes all activities related to procurement planning, method determination, solicitation, evaluation, negotiation, award, contract management, change order processing, vendor performance management, receiving and acceptance, invoice verification, payment processing, and surplus disposition.

(d) **Relationship to other Articles and laws.**
Where conflicts occur, federal requirements shall govern federally funded procurements; state law shall govern where required; and otherwise, this Article shall control. Other City policies may supplement but shall not supersede this Article unless expressly authorized by City Council.

(e) **Federal procurement requirements.**
For procurements funded in whole or in part with federal funds, all federal procurement standards — including but not limited to 2 CFR 200 — shall apply to the extent required and shall supersede any conflicting provisions of this Article.

Sec. 2-254. Definitions.

For the purposes of this Article, the following terms shall have the meanings set forth below. Terms not defined herein shall have their plain and ordinary meaning, unless defined in state or federal law.

Addendum or Addenda: A written or electronic modification to a solicitation issued by the Purchasing Director before the submission deadline.

Annual Procurement Report: The annual report prepared under Sec. 2-287 summarizing the City's procurement activity.

Best Value: The overall combination of quality, price, experience, capability, service, delivery, and other factors that provide the greatest benefit to the City, as determined in accordance with this Article.

Bid: A response submitted to an Invitation to Bid (ITB) containing pricing and other information required for competitive sealed bidding.

Bidder: A vendor submitting a bid in response to an ITB.

Change Order: A written modification to a contract, including amendments, adjustments, or revisions to scope, quantities, pricing, terms, or schedule.

City: The City of Lawrenceville, Georgia.

Competitive Sealed Bid or Invitation to Bid (ITB): A formal procurement method where award is made to the lowest responsive and responsible bidder based on clearly defined specifications.

Competitive Sealed Proposal or Request for Proposals (RFP): A formal procurement method that evaluates proposals using Best Value criteria, including price and non-price factors.

Contract Manager: A City employee designated by a Department Director or formally designated written designee to monitor contract performance, verify deliverables, assess invoices, and escalate issues.

Contractor or Vendor: An individual, firm, or entity providing goods, services, or construction to the City under a contract or purchase order.

Cooperative Purchasing: A procurement method that uses another governmental entity's competitive solicitation or contract when permitted by law and determined to be in the City's best interest.

Department Director: The official responsible for managing a City department and ensuring departmental compliance with this Article.

Department Liaison: A departmental employee assigned to coordinate procurement activities, documentation, and communication between the department and the Purchasing Division.

Emergency Procurement: A procurement conducted under conditions in which immediate action is required to protect public health, safety, welfare, critical operations, or property and where the delay required for competitive procurement would materially worsen the situation in accordance with Sec. 2-273.

Enterprise Resource Planning (ERP) System:
The City's official financial and procurement system of record used to initiate, process, document, approve, and maintain procurement and purchasing transactions, including requisitions, purchase orders, contracts, receiving, and payment activities.

Evaluation Committee: The group of individuals appointed to evaluate bids, proposals, qualifications, or vendor submissions in accordance with this Article and applicable SOPs.

Formal Procurement: A competitive sealed bid (ITB) or competitive sealed proposal (RFP) process required when the procurement exceeds the City's formal threshold or when otherwise determined appropriate by the Purchasing Director.

Informal Procurement: A competitive procurement method for purchases above the micro-purchase threshold and below the formal procurement threshold.

Micro-Purchase: A small-value procurement below the micro-purchase threshold established by the City, State, and F?ederal law, intended for routine or low-risk goods or services.

Method Determination: The exclusive authority of the Purchasing Director to select the appropriate procurement method for each procurement action.

Notice to Proceed (NTP): A written authorization issued by the Purchasing Director indicating that a vendor may begin work under a contract or purchase order.

Procurement File: The complete set of documents for a procurement action, maintained in the City's Enterprise Resource Planning (ERP) system and containing all required documentation listed in this Article.

Professional Services: Services involving specialized knowledge, technical expertise, or professional judgment, including but not limited to engineering, architecture, surveying, and other services requiring Qualifications-Based Selection when mandated by law.

Purchase Order (PO): A legally binding document issued by the City to authorize a vendor to provide goods or services.

Purchasing Director (PD): The official responsible for operational procurement management, method determination, solicitations, vendor responsibility, and compliance with this Article.

Qualifications-Based Selection (QBS): A procurement method evaluating firms solely on the basis of qualifications for the purpose of awarding or establishing a pool of qualified vendors for professional services, where price is negotiated after ranking.

Quiet Period: The period beginning on the date a solicitation is issued and ending upon final contract award or cancellation of the solicitation, during which communication between vendors and City officials or employees regarding the active solicitation is restricted.

Responsible Vendor: A vendor with the capability, integrity, and reliability to perform successfully under contract conditions.

Responsive: Conforming in all material respects to the requirements of a solicitation.

Scope of Work or Specifications: A written description of the goods, services, or construction required, including performance requirements, deliverables, and standards.

Sole Source Procurement: A noncompetitive procurement method used when only one responsible vendor is capable of providing the required goods or services, in accordance with Sec. 2-272.

Suspension: A temporary restriction imposed by the Purchasing Director prohibiting a vendor from participating in City procurements.

Debarment: The action taken by the CFO to prohibit a vendor from participating in City procurements for a defined period due to serious misconduct or performance failures.

Unauthorized Commitment: Any agreement, promise, or action by an employee or official that binds the City financially or contractually without proper authority.

Vendor Pool or **Qualified Vendor Pool**: Is a list of vendors established through a qualifications-based selection process and eligible for assignment of work in accordance with this Article and applicable SOPs.

Sec. 2-255. Ethics, conflicts of interest, and standards of conduct.

(a) Incorporation of City Code of Ethics.

All individuals involved in procurement activities shall comply with the City of Lawrenceville Code of Ethics (Sec. 2-2 of this Code), as may be amended. The provisions of the City Code of Ethics are incorporated herein by reference and apply fully to all procurement activities conducted under this Article.

To the extent that general ethics provisions, including but not limited to conflicts of interest, gift prohibitions, disclosure requirements, and standards of conduct apply to procurement activities, those provisions shall control.

The requirements of this Section supplement, and do not replace or conflict with, the City Code of Ethics.

(b) **Procurement-Specific Ethical Obligations.**

In addition to compliance with the City Code of Ethics, all employees, officials, evaluation committee members, department liaisons, contract managers, and any other individuals participating in procurement activities shall:

(1) Avoid actual, potential, or perceived conflicts of interest in procurement decisions;

(2) Disclose any procurement-related conflict of interest in writing to the Purchasing Director and Chief Financial Officer prior to participation in the procurement activity;

(3) Recuse themselves from procurement activities where impartiality may be compromised;

(4) Safeguard confidential procurement information, including bids, proposals, evaluations, scoring materials, vendor trade secrets, and internal deliberations;

(5) Refrain from improper communication with vendors during the quiet period as defined in this Article and applicable SOPs; and

(6) Immediately report suspected procurement misconduct, fraud, collusion, or unauthorized commitments to the Purchasing Director and Chief Financial Officer.

(c) Vendor Standards of Conduct.

Vendors participating in City procurement shall:

(1) Comply with the City Code of Ethics as applicable;

(2) Avoid attempting to improperly influence procurement decisions;

(3) Refrain from offering gifts, gratuities, favors, or anything of value prohibited by City policy or ordinance;

(4) Avoid collusion or anti-competitive practices;

(5) Refrain from contacting City officials, employees, or elected officials outside the authorized procurement channel during active solicitations.

Violations may result in disqualification, suspension, debarment, contract termination, recovery of funds, or referral for legal action.

(d) Consequences of Violations.

Violations of this Section or the City Code of Ethics in connection with procurement activities may result in:
(1) Disciplinary action under applicable Human Resources policies;
(2) Removal from procurement responsibilities;
(3) Revocation of system access;
(4) Vendor disqualification, suspension, or debarment;
(5) Contract termination;
(6) Recovery of funds; or
(7) Referral to the City Attorney or law enforcement when appropriate.

DIVISION 2. ROLES AND AUTHORITIES

Sec. 2-256. Procurement thresholds.

(a) Purpose.

Procurement thresholds establish the competitive requirements and method boundaries applicable to all procurement activities conducted on behalf of the City.

(b) Procurement thresholds.

The following thresholds apply to the selection of procurement methods and competition requirements, unless otherwise required by law:

(1) **Micro-purchase threshold — $0 to $2,500.00.**

Micro-purchases may be made without obtaining competitive quotes when the

price is reasonable and the purchase is documented in the City's ERP system.

(2) **Informal procurement threshold — $2,500.01 to $125,000.00.**
Informal procurement methods shall be used for purchases above the micro-purchase threshold and at or below the formal procurement threshold. Informal procurements shall obtain competition through methods approved by the Purchasing Director and consistent with applicable SOPs.

(3) Formal procurement threshold — above $125,000.00.
Purchases exceeding $125,000 shall require a competitive sealed bid (ITB) or competitive sealed proposal (RFP), unless an authorized noncompetitive method is approved under this Article.

(c) Relationship to approval authority.

(1) Micro-Purchase: Department Director or formally designated written designee
(2) Informal Procurement:
   a. Purchasing Director: $2,500.01 to $25,000.00
   b. CFO: $25,000.01 to $75,000.00
   c. City Manager: $75,000.01 to $125,000.00
(3) Formal Procurement:
   a. City Council

(d) Cumulative value.
Thresholds shall be applied to the total anticipated value of the procurement, including all options, renewals, amendments, and reasonably foreseeable obligations. Determination of cumulative value shall be made by the Purchasing Director.

(e) Change Order Limitation.
No contract amendment or change order shall be approved if the cumulative value of the contract, including all amendments and change orders, exceeds the formal procurement threshold unless the procurement complies with all requirements applicable to that threshold and receives the appropriate level of approval authority.

(f) Material Change Order Limitation.
No contract amendment or change order, or series of amendments or change orders, shall be approved if the cumulative value of such modifications exceeds the formal procurement threshold without approval by the City Council**.**

(g) Prohibition on artificial division.
Procurement requirements shall not be divided, sequenced, or structured to avoid competitive thresholds or procurement method requirements.

(h) Updates.

Procurement thresholds may be amended by ordinance as authorized by the City Council.

Sec. 2-257. City Council authority.

(a) **Policy authority.**

The City Council is the governing body responsible for establishing procurement policy for the City and for adopting this Article as the foundation of the City's procurement governance system.

(b) **Approval of contracts.**

The City Council shall approve all contracts, agreements, and procurements that exceed the Council approval threshold established by ordinance or law.

(c) **Oversight.**

The City Council shall receive the Annual Procurement Report required under Sec. 2-283 and may request additional information regarding procurement activities to ensure transparency, accountability, and alignment with City priorities.

(d) **Delegation.**

The City Council may delegate procurement authority as provided in this Article and shall retain the authority to modify delegated responsibilities at its discretion.

(e) **Stormwater Board Delegated Authority.**

Notwithstanding other provisions of this Article, the Stormwater Board is authorized to approve procurement actions, contracts, and expenditures for Stormwater-related projects up to an amount of $300,000 per project, provided such actions are:

(1) within the legally adopted scope and authority of the Stormwater Board;
(2) funded through Stormwater-designated revenues or funds; and
(3) conducted in full compliance with the state law and this Article and all applicable procurement requirements.

Procurement actions approved under this subsection shall not require separate City Council approval unless otherwise required by law.

Sec. 2-258. City Manager authority.

(a) **Executive authority.**

The City Manager is responsible for the administration and execution of all procurement activities carried out on behalf of the City, consistent with this Article and all applicable laws.

(b) **Contract approval.**

The City Manager may approve contracts, amendments, and renewals that fall within delegated authority limits established by the City Council.

Any contract action that results in the cumulative value exceeding the City

Manager's delegated authority shall require approval at the appropriate higher level of authority.

(c) **Operational guidance.**
The City Manager may issue administrative directives, procedures, or expectations to departments as necessary to implement this Article and ensure compliance with procurement laws and policies.

(d) **Emergency procurement.**
The City Manager may authorize emergency procurement actions in accordance with Sec. 2-273 when immediate action is required to protect public health, safety, welfare, critical operations, or property and where the delay required for competitive procurement would materially worsen the situation.

(e) **Delegation**
The City Manager may provide delegated authority to some or all the position's authority through written communication to the Purchasing Director.

Sec. 2-259. Chief Financial Officer authority.

(a) **Governance oversight.**
The Chief Financial Officer (CFO) is responsible for financial oversight of the City's procurement system and serves as the City's chief procurement governance official.

(b) **Internal controls.**
The CFO shall establish, monitor, and enforce internal control requirements applicable to procurement processes, including segregation of duties, system access, financial verification, and compliance with applicable laws.

(c) **Financial approval authority.**
The CFO shall approve procurement actions, contracts, amendments, or other obligations that exceed the Purchasing Director's delegated authority or that require financial validation under this Article or the Procurement Governance Manual.

(d) **Sole source and noncompetitive procurement oversight.**
The CFO shall review and approve noncompetitive procurement actions above the informal threshold and any sole source procurements requiring financial, legal, or operational verification.

(e) **Governance document approval.**
The CFO shall approve all Tier 2 (Procurement Governance Manual) and Tier 3 (Standard Operating Procedures) procurement documents prior to issuance.

(f) **Annual reporting.**
The CFO shall oversee preparation of the Annual Procurement Report and shall report procurement performance, compliance, and trends to the City Manager and City Council.

(g) **Delegation**
The CFO may provide delegated authority to some or all the position's authority through written communication to the Purchasing Director.

Sec. 2-260. Purchasing Director authority.

(a) **Operational procurement authority.**
The Purchasing Director (PD) is responsible for the administration, management, and operational execution of the City's procurement processes in accordance with this Article.

(b) **Method determination.**
The PD has exclusive authority to determine the appropriate procurement method for all City procurements, subject to federal and state laws and regulations, including the authority to escalate a procurement to a more competitive method when necessary to ensure fairness, transparency, or Best Value. The Purchasing Director's determination of procurement method shall be binding and may not be overridden by any department or employee except through written authorization of the Chief Financial Officer.

(c) **Solicitation and competitive processes.**
The PD shall develop, issue, manage, and administer all formal and informal solicitations, including Invitations to Bid, Requests for Proposals, Requests for Qualifications, and other procurement methods authorized by this Article.

(d) **Vendor responsibility and eligibility.**
The PD shall determine vendor responsibility; manage vendor performance records; oversee suspension processes; maintain vendor rosters; and ensure equitable access for vendors.

(e) **Documentation and compliance.**
The PD shall ensure that procurement files are accurate, complete, and documented in the City's ERP system, and may deny or return any procurement request that does not comply with this Article or governing documents.

(f) **Training.**
The PD shall provide or coordinate procurement training for departments, department liaisons, and evaluation committees consistent with this Article and applicable SOPs.

Sec. 2-261. Department Directors or formally designated written designee.

(a) **Responsibility for departmental procurement.**
Department Director or formally designated written designee are responsible for ensuring departmental compliance with this Article and for overseeing procurement activities conducted within their areas of responsibility.

(b) **Requisition approval.**
Department Director or formally designated written designee shall review and approve requisitions prior to submission to the Purchasing Director and shall ensure that funding is available.

(c) **Scope and specification development.**
Department Director or formally designated written designee shall ensure that solicitations and requisitions are supported by accurate and fair scope-of-work documents or specifications that reflect operational needs without restricting competition.

(d) **Assignment of liaisons and contract managers.**
Department Director or formally designated written designee shall assign Department Liaisons and Contract Managers to support procurement processes, documentation, and contract oversight in accordance with SOPs.

(e) **Training and compliance.**
Department Director or formally designated written designee shall ensure that departmental personnel complete required procurement training and adhere to procurement procedures.

(f) **Performance oversight.**
Department Director or formally designated written designee are responsible for monitoring vendor and contract performance and ensuring timely escalation of issues to the Purchasing Director.

Sec. 2-262. Department Liaisons.

(a) **Role.**
Department Liaisons serve as the primary operational contacts between their department and the Purchasing Division for procurement activities.

(b) **Responsibilities.**
Department Liaisons shall:
(1) Assist in preparing requisitions, scopes, and specifications;
(2) Coordinate departmental procurement documentation;
(3) Ensure required documents are uploaded into the ERP system;
(4) Communicate departmental needs to the Purchasing Division; and
(5) Support evaluation processes as required.

(c) **Restrictions.**
Department Liaisons shall not make purchasing commitments, negotiate with vendors, or authorize procurement actions on behalf of the City unless expressly delegated and approved in writing in accordance with this Article.

(d) **Delegation of Department Liaisons**
Department Directors assign Department Liaisons, with the consent of the

Purchasing Director. The Purchasing Director may unassign Department Liaisons that violate or misuse procurement ordinances or procedures

(e) **Designation.**
Each Department Director may designate one or more Department Procurement Liaisons to coordinate procurement activities between the department and the Purchasing Division. Such designation shall be subject to the concurrence of the Purchasing Director.

(f) **Revocation of Designation.**
The Purchasing Director may suspend or revoke a Department Procurement Liaison designation, including associated system access or procurement privileges, upon determination that the Liaison has violated this Article, engaged in misuse of procurement processes, or failed to comply with adopted procurement policies or procedures.

Sec. 2-263. Contract Managers.

(a) **Role.**
Contract Managers are responsible for monitoring and managing vendor performance throughout the contract lifecycle.

(b) **Duties.**
Contract Managers shall:
(1) Verify receipt of goods, services, or deliverables;
(2) Document vendor performance and maintain contract files;
(3) Review and validate invoices and recommend payment;
(4) Document and escalate vendor deficiencies or nonperformance; and
(5) Support renewal and amendment decisions by providing required performance evaluations.

(c) **Restrictions.**
Contract Managers shall not authorize changes to scope, pricing, or contract terms except as allowed under this Article and applicable SOPs.

Sec. 2-264. Segregation of duties.

(a) **General rule.**
Segregation of duties is required to ensure the integrity of the City’s procurement and financial processes. Segregation of duties shall be maintained between procurement planning, solicitation administration, contract performance verification, and payment authorization functions, except where operationally impracticable and compensating controls are documented.

(b) **Lifecycle separation requirement.**
To the extent practicable, no individual shall perform more than one of the following functions related to a procurement:

(1) Initiating a requisition;
(2) Determining the procurement method;
(3) Issuing or administering a solicitation;
(4) Receiving or accepting goods or services;
(5) Approving invoices; or
(6) Authorizing payment.

(c) **CFO oversight.**
The CFO may establish additional segregation requirements, compensating controls, or approval conditions based on risk, system limitations, operational needs, or audit findings.

(d) **System access.**
Access to procurement and financial modules within the City's ERP system shall be role-based and assigned in accordance with internal control principles.

DIVISION 3. PROCUREMENT METHODS AND COMPETITION

Sec. 2-265. Authorized procurement methods.

(a) **Purpose.**
The City shall utilize procurement methods that promote full and open competition, ensure transparency, and support Best Value decision-making.

(b) **Authorized methods.**
The following procurement methods are authorized for use by the City:
(1) **Micro-purchases**, as defined in this Article;
(2) **Informal procurement**;
(3) **Competitive sealed bidding (Invitation to Bid or ITB)**;
(4) **Competitive sealed proposals (Request for Proposals or RFP)** using Best Value evaluation;
(5) **Qualifications-Based Selection (QBS)** for professional services where required by law or when used to establish qualified vendor pools;
(6) **Cooperative purchasing**, including the use of state contracts, intergovernmental agreements, and government purchasing cooperatives;
(7) **Sole source procurement**, where only one responsible vendor is available and properly justified; and
(8) **Emergency procurement**, as authorized by Section 2-273.

(c) **Exclusive use of listed methods.**
No procurement method other than those listed in subsection (b) may be used unless expressly authorized by this Article or applicable law.

(d) Right to Reject.
The City reserves the right to reject any and all bids, proposals, qualifications, or responses, in whole or in part; to waive minor informalities or irregularities; and to

accept the response deemed most advantageous to the City, as determined in accordance with this Article.

Sec. 2-266. Procurement method determination.

(a) **Authority.**
The Purchasing Director shall have exclusive authority to determine the appropriate procurement method for each procurement, subject to federal and state laws and regulations consistent with thresholds, competition standards, and requirements established in this Article.

(b) **Department responsibilities.**
Departments are responsible for submitting complete and accurate requisitions, scopes, and specifications; however, determining how a procurement is conducted is the responsibility of the Purchasing Director.

(c) **Escalation of methods.**
The Purchasing Director may require use of a more competitive or formal method when necessary to ensure fairness, transparency, Best Value, compliance, or to mitigate risk.

(d) **Documentation.**
Procurement method determination shall be documented in the procurement file within the City's ERP system prior to issuance of any solicitation or procurement action.

(e) **Prohibition on circumvention.**
Splitting requirements or altering scopes for the purpose of avoiding competitive thresholds or procurement methods is prohibited.

Sec. 2-267. Micro-purchases.

(a) **Definition.**
Micro-purchases are small-value procurements below the established micro-purchase threshold, intended for routine or low-risk needs.

(b) **Requirements.**
Micro-purchases shall:
(1) Reflect reasonable prices based on market conditions;
(2) Be distributed equitably among qualified vendors to the maximum extent practicable;
(3) Be conducted in a manner that avoids favoritism; and
(4) Be documented in the ERP system.

(c) **Request-for-check.**
For micro-purchases, departments may utilize the request-for-check process consistent with Finance policies and applicable SOPs.

(d) **P-card use.**
P-cards may be used for micro-purchases only in accordance with the City's Purchasing Card Policy and internal controls.

Sec. 2-268. Informal procurement.

(a) **Definition.**
Informal procurement applies to purchases above the micro-purchase threshold and below the formal procurement threshold established by the City.
(b) **Competition.**
Informal procurements shall require documented competitive efforts, including solicitation of multiple vendors where practicable, as defined in the Procurement Governance Manual and applicable SOPs. Vendor rotation practices shall be used to promote equity and reduce repeated awards to the same vendors.
(c) **Best Value.**
Informal procurements may consider Best Value factors, including quality, delivery, experience, and risk, in addition to price.
(d) **Documentation.**
All informal procurement actions shall be fully documented within the ERP system.

Sec. 2-269. Competitive sealed bidding (ITB).

(a) **Use.**
Competitive sealed bidding shall be used when:
(1) Specifications are clear and can be precisely defined;
(2) Price is the primary determining factor; and
(3) Competitive conditions exist among potential vendors.
(b) **Requirements.**
Competitive sealed bidding shall include:
(1) Public issuance of the ITB;
(2) A defined submission deadline;
(3) Public bid opening or other authorized opening procedure;
(4) Award to the lowest responsive and responsible bidder; and
(5) Documentation in the procurement file.
(c) **Rejection of bids.**
The Purchasing Director may reject all bids when in the best interest of the City.

Sec. 2-270. Competitive sealed proposals (RFP).

(a) **Use.**
Competitive sealed proposals shall be used when:
(1) Best Value analysis is appropriate;

(2) Evaluation criteria include both price and non-price factors; or
(3) Requirements cannot be sufficiently defined for competitive sealed bidding.

(b) **Evaluation.**
An evaluation committee shall review and score proposals using weighted criteria published in the solicitation.

(c) **Consensus scoring.**
Evaluations shall be conducted using a consensus scoring process in accordance with the Evaluation Manual.

(d) **Award.**
Award shall be made to the responsible offeror whose proposal represents the Best Value to the City.

(e) **Documentation.**
Evaluation materials, scoring summaries, and selection justification shall be included in the procurement file. Evaluation committee deliberations, scoring, consensus determinations, and conflict-of-interest disclosures shall be documented and retained in the procurement file in accordance with applicable SOPs.

Sec. 2-271. Qualifications-Based Selection (QBS) and qualified vendor pools.

(a) **Use of QBS.**
Qualifications-Based Selection shall be used for procurement of professional services where required by Georgia law or when the City elects to establish a qualified vendor pool for recurring or project-based needs.

(b) **Establishment of vendor pools.**
The City may establish qualified vendor pools through a QBS process. Vendors shall be ranked based on qualifications, experience, and capability.

(c) **Assignment of work.**
Assignments from a vendor pool shall be distributed fairly and equitably, documented in the procurement file, and based on qualifications, specialization, workload, and project needs.

(d) **Requalification.**
Vendor pools shall be periodically re-evaluated and re-established according to SOPs.

Sec. 2-272. Cooperative purchasing.

(a) **Authority.**
The City may utilize cooperative purchasing agreements, state contracts, intergovernmental contracts, or purchasing cooperatives when such use provides equal or better value to the City.

(b) **Verification.**
Before using a cooperative agreement, the Purchasing Director shall verify:
(1) Scope compatibility;
(2) Pricing competitiveness;
(3) Vendor responsibility; and
(4) CFO financial validation for significant expenditures.
a. Significant expenditure means any procurement action exceeding the informal procurement threshold established in Sec. 2-255.

(c) **Documentation.**
Cooperative purchasing files shall include evidence of verification and compliance with this Article.

Sec. 2-273. Sole source procurement.

(a) Sole source determinations shall be supported by written justification documenting the basis for exclusivity, market research conducted, and the reasons alternative sources are not available or practicable. Such documentation shall be retained in the procurement file.

(b) **Use.**
Sole source procurement may be used when only one responsible vendor is capable of providing the required goods or services.

(c) **Justification.**
A written justification is required and shall address:
(1) Unique capabilities;
(2) Compatibility requirements;
(3) Market research; and
(4) Operational necessity.

(d) **Approvals.**
Sole source procurements:
a. At or below the informal threshold shall require Purchasing Director approval;
b. Above the informal threshold shall require CFO approval; and
c. May require additional approvals if thresholds established by this Article are exceeded.

(e) **Transparency.**
All sole source procurements above the informal threshold shall be included in the Annual Procurement Report.

Sec. 2-274. Emergency procurement.

(a) Emergency procurement may be authorized only when an unforeseen circumstance presents an immediate threat to public health, safety, welfare,

critical operations, or property, and where the delay required for competitive procurement would materially worsen the situation. Emergency procurement shall not be used to remedy conditions resulting from lack of planning.

(b) **Authority.**
The City Manager may authorize emergency procurement when immediate action is required to protect public health, safety, or welfare.

(c) **Requirements.**
To the extent practicable, emergency procurements shall seek competition and shall be documented with:
(1) Nature of the emergency;
(2) Vendor selected;
(3) Basis for selection; and
(4) Approved funding.

(d) **Post-event documentation.**
Emergency procurement files shall be completed within the timeframe established in SOPs.

(e) **Ratification**
If the total emergency procurement exceeds the City Manager's delegated approval authority or the Council approval threshold, the procurement shall be presented to the City Council for ratification at the next regular meeting.

Sec. 2-275. Competition and fairness standards for formal procurements.

(a) **General rule.**
All procurement actions shall be conducted in a manner that promotes fair and open competition consistent with this Article.

(b) **Prohibited practices.**
Prohibited practices include:
(1) Specifying brand-only or restrictive requirements without written justification;
(2) Sharing privileged or confidential information with vendors;
(3) Bid splitting;
(4) Steering vendors;
(5) Improper communication during the quiet period;
(6) Unfair application of criteria; and
(7) Any act that compromises competition or transparency.

(c) **Debriefings.**
Debriefings shall be conducted in accordance with the Evaluation Manual and may be provided upon request following award.

DIVISION 4. PROCUREMENT PLANNING, INTERNAL CONTROLS, AND DOCUMENTATION

Sec. 2-276. Annual procurement planning.

(a) **Purpose.**
Annual procurement planning ensures transparency, supports budgeting and scheduling, strengthens competition, enhances vendor participation, and improves coordination across City departments.

(b) **Departmental procurement plans.**
Each Department Director or formally designated written designee shall submit an annual procurement plan to the Purchasing Director in the format and timeframe established in the Procurement Governance Manual and SOPs.

(c) **Required content.**
Each procurement plan shall include, at minimum:
(1) Anticipated procurements for the upcoming fiscal year;
(2) Estimated cost for each procurement;
(3) Proposed funding sources;
(4) Planned solicitation method;
(5) Estimated solicitation and award timelines;
(6) Required contract duration; and
(7) Any multi-year or recurring needs.

(d) **Integration with budget cycle.**
Procurement planning shall be coordinated with the City's annual budget process. Departments shall ensure that anticipated procurements are aligned with approved budgets and capital planning documents.

(e) **Quarterly updates.**
Departments shall update procurement plans quarterly to reflect changes in operational needs, funding, or priorities.

(f) **Citywide Procurement Plan.**
The Purchasing Director shall develop a Citywide Procurement Plan using departmental submissions and shall provide the Plan to the CFO and City Manager.

(g) **Compliance.**
Failure to submit or update procurement plans may result in the delay of procurement actions until requirements are met.

Sec. 2-277. Internal controls and segregation of duties.

(a) **Purpose.**
Internal controls ensure the integrity, accountability, and transparency of the City's procurement system and protect the City from fraud, waste, abuse, and financial mismanagement.

(b) **Compensating controls.**
If system limitations or staffing constraints necessitate deviations from strict

separation of duties, the CFO shall approve compensating controls and document them in the procurement file.

(c) **System access.**
Access to the City's ERP system shall be role-based and reflect proper segregation of duties. Employees shall not share login credentials.

(d) **Financial verification.**
The CFO shall establish policies, procedures, and checkpoints for financial verification, including budget availability, funding source validation, and appropriations compliance.

(e) **Fraud prevention and reporting.**
Employees involved in procurement activities must immediately report suspected fraud, abuse, unauthorized commitments, or procurement irregularities to the Purchasing Director and CFO. Any sustained irregularities shall be reported to the City Manager and City Attorney.

(f) **During the Quiet Period.**

(1) All communications concerning the solicitation, evaluation criteria, pricing, scope, or award decision must be directed exclusively to the Purchasing Director or designated procurement official.

(2) City officials and employees, including evaluation committee members, shall not engage in discussions with vendors regarding the pending solicitation except as authorized through the formal procurement process.

(3) Vendors are prohibited from contacting any City official, employee, or elected official regarding the active solicitation except through the designated procurement contact.

The Quiet Period does not prohibit:

(1) Communications necessary for the performance or administration of an existing contract between the City and a vendor, provided such communications do not involve discussion of the active solicitation;

(2) Routine operational communications unrelated to the subject matter of the active solicitation; or

Any violation of Quiet Period restrictions may result in vendor disqualification, removal of an evaluation committee member, or other corrective action necessary to preserve the integrity of the procurement process.

Sec. 2-278. Procurement documentation and records.

(a) **Purpose.**
Procurement documentation ensures transparency, provides the legal and administrative history of procurement actions, and enables audit readiness.

(b) **Procurement file requirement.**
A procurement file shall be created and maintained for every procurement, regardless of method or dollar value.

(c) **Required documentation.**
Procurement files shall include documentation appropriate to the procurement method and shall, at minimum, include:
(1) Requisitions and funding verification;
(2) Scopes of work, specifications, or requirements;
(3) Method determination;
(4) Solicitation documents;
(5) Addenda, questions, and responses;
(6) Bids, proposals, or quotes received;
(7) Evaluation documentation;
(8) Award recommendations;
(9) Notices of award and notice to proceed;
(10) Insurance and bond documentation, where applicable;
(11) Contract documents and amendments;
(12) Receiving documentation;
(13) Invoice review and approvals; and
(14) Closeout documentation.

(d) **ERP system as system of record.**
The City's ERP system shall serve as the official system of record for procurement documentation. Procurement documents shall not be stored solely in email, personal drives, or departmental file systems.

(e) **Version control.**
All addenda, revisions, updated attachments, and clarifications issued during a solicitation shall be retained in the procurement file with clear versioning.

(f) **Electronic records.**
Electronic records shall be maintained in accordance with the City's records retention policy and applicable laws.

Sec. 2-279. Vendor eligibility, responsibility, suspension, and debarment.

(a) **Vendor eligibility.**
Vendors must meet all eligibility requirements established in this Article and applicable SOPs. Eligibility includes compliance with insurance, licensing, financial capacity, responsibility criteria, and any required certifications.

(b) **Responsibility determination.**
The Purchasing Director shall determine whether a vendor is responsible based on past performance, capability, integrity, and financial stability. Responsibility determinations shall be documented.

(c) **Suspension.**
The Purchasing Director may suspend a vendor for cause, including poor performance, safety violations, unethical behavior, failure to deliver, or other conduct inconsistent with City standards.

(d) **Debarment.**
The CFO may debar a vendor from participating in City procurements based on:
(1) Conviction of or civil judgment for fraud, theft, bribery, falsification or destruction of records, or other offenses indicating a lack of business integrity or honesty;
(2) Violation of federal, state, or local laws or regulations applicable to public contracting or procurement;
(3) Material misrepresentation or omission of information in a bid, proposal, or contract;
(4) Failure to perform in accordance with the terms of one or more contracts with the City, including default, termination for cause, or repeated failure to meet performance standards;
(5) Failure to pay subcontractors, suppliers, or employees in accordance with contractual or legal requirements;
(6) Engaging in collusion, bid-rigging, price-fixing, or other anticompetitive conduct;
(7) Attempting to improperly influence a procurement decision, including violations of ethical standards or quiet period requirements;
(8) Debarment, suspension, or ineligibility by another governmental entity; or
(9) Any other cause of such serious and compelling nature that it affects the vendor's present responsibility as a contractor.

(e) **SAM.gov compliance.**
Departments and the Purchasing Division shall confirm that vendors receiving federally funded awards are not listed on federal exclusion databases, including SAM.gov.

(f) **Notice and appeal.**
Vendors shall be provided written notice of suspension or debarment and may appeal in accordance with procedures established in SOPs.

(g) **Reinstatement.**
Vendors may request reinstatement after demonstrating corrective actions, improved performance, or changed circumstances as defined in SOPs.

(h) **Effect of suspension or debarment.**
Suspended or debarred vendors are not eligible for contract awards, renewals, or extensions during the effective period of the suspension or debarment.

DIVISION 5. CONTRACTING RULES

Sec. 2-280. Contract formation and execution.

(a) **Requirement for written contracts.**
All procurements resulting in contractual obligations shall be documented

through a written contract, purchase order, or other legally binding agreement approved in accordance with this Article.

(b) **Contract elements.**
All City contracts shall include, as applicable:
(1) Scope of work, specifications, or deliverables;
(2) Compensation, payment terms, and pricing structure;
(3) Performance standards and timelines;
(4) Insurance, bonding, and indemnification requirements;
(5) Term and renewal provisions;
(6) Termination rights;
(7) Applicable federal, state, and local compliance requirements;
(8) Audit and inspection rights; and
(9) Any other terms deemed necessary by the Purchasing Director or City Attorney.

(c) **City Attorney review.**
Contracts shall be reviewed and approved by the City Attorney or designee before execution, consistent with the City's Charter.

(d) **Execution authority.**
Contract execution and signature authority shall be governed by the City's approved contract signature and authorization policy and related financial control policies.

(e) **Electronic signatures.**
The City may use electronic signatures consistent with state law and City policy. Electronic signatures shall carry the same legal effect as original signatures when properly executed.

(f) **Notice to proceed.**
No work, services, or deliveries shall begin until the Purchasing Director issues a formal notice to proceed or purchase order, unless authorized under emergency procurement.

(g) **No side agreements.**
No employee or official may enter into informal, verbal, undocumented, or side agreements with vendors that alter or supplement contract terms. Any such agreement is void and unenforceable.

Sec. 2-281. Contract amendments and change orders.

(a) Cumulative amendments shall not be used to materially expand the scope of a contract beyond its original competitive basis without appropriate competition or approval as determined by the Purchasing Director and Chief Financial Officer and shall not exceed delegated authority threshold limits.

(b) **Purpose.**
Contract amendments and change orders (collectively “change orders”) may be used to modify contract terms, conditions, scope, quantities, or pricing, provided such modifications comply with this Article.

(c) **Allowable reasons.**
Change orders may be issued only when:
(1) Unforeseen conditions arise;
(2) Additional work is necessary for project completion;
(3) Adjustments are required to meet operational needs;
(4) Errors or omissions in the original contract must be corrected; or
(5) Other documented and justified reasons align with City interests.

(d) **Prohibited uses.**
Change orders shall not be used to:
(1) Circumvent competitive procurement requirements;
(2) Add scope that materially alters the nature of the original contract;
(3) Compensate for inadequate initial scoping without justification;
(4) Increase quantities for convenience without operational necessity; or
(5) Extend contract duration beyond allowable limits without proper approvals.

(e) **Competitive integrity certification.**
The Purchasing Director shall certify for each change order that the change does not materially alter competitive conditions or undermine the fairness of the original procurement.

(f) **Major change orders.**
Change orders exceeding the thresholds established in Section 2-288 and the Procurement Governance Manual shall require:
(1) Time-impact analysis;
(2) Updated funding verification; and
(3) Approval consistent with delegated authority levels.

(g) **Cumulative impact.**
The cumulative dollar value of all change orders shall be considered when determining approval authority, materiality, and compliance with competitive requirements.

(h) **Documentation.**
Change orders must be documented in the procurement file, including justification, approvals, funding verification, and impact analysis.

Sec. 2-282. Contract renewals and extensions.

(a) **Conditions for renewal.**
Contracts may be renewed or extended only when:
(1) Renewal options were included in the original solicitation and contract

(2) Satisfactory vendor performance has been documented;
(3) Pricing remains fair, reasonable, and market-competitive; and
(4) Funding is available;
or
(5) Renewal is in the City's best interest, and renewal has been approved by City Council.

(b) **Performance evaluation.**
The assigned Contract Manager shall conduct a performance evaluation prior to renewal, which shall be reviewed by the Purchasing Director.

(c) **Market competitiveness review.**
For Contract Renewals, the Purchasing Director may require a market analysis to support continued use of the vendor.

(d) **Prohibited renewals.**
Contracts may not be renewed:
(1) If performance evaluations indicate vendor deficiencies;
(2) If pricing is no longer competitive;
(3) If scope or conditions have materially changed; or
(4) If renewal would circumvent competitive requirements.

(e) **Approval authority.**
Renewals and extensions shall follow the same approval thresholds applicable to the original contract, unless otherwise provided by law.

(f) **Documentation.**
Renewal justifications, evaluations, and approvals shall be included in the procurement file.

Sec. 2-283. Multi-year contracts.

(a) **Authority.**
The City may award multi-year contracts when such agreements support operational needs, provide financial benefit, or enhance service continuity.

(b) **Legal requirements.**
All multi-year contracts shall include a non-appropriation clause and other provisions required by state law.

(c) **Justification.**
Departments must provide written justification addressing:
(1) Operational necessity;
(2) Cost savings or financial benefit;
(3) Alternative procurement analysis; and
(4) Long-term contract management considerations.

(d) **Performance and review.**
Multi-year contracts shall include measurable performance metrics and shall be

reviewed annually to assess vendor performance, compliance, and continuing value.

(e) **Pricing adjustments.**
If multi-year contracts include price adjustment mechanisms, such mechanisms shall be:
(1) Objective and measurable;
(2) Based on recognized economic indices or similar criteria; and
(3) Approved by the Purchasing Director and CFO.

(f) **Approval authority.**
Multi-year contracts shall require approval consistent with thresholds applicable to total multi-year value.

(g) **Documentation.**
Justification, performance reviews, pricing adjustments, and approvals shall be included in the procurement file.

DIVISION 6. SPECIAL PROVISIONS

Sec. 2-284. Exemptions.

(a) **Purpose.**
Certain procurements may be exempt from competitive requirements when competition is impracticable, not advantageous to the City, or prohibited by law. Exemptions must be applied narrowly and documented to preserve transparency and fairness.

(b) **Authorized exemptions.**
The following procurements may be exempt from competitive processes when properly justified and documented:
(1) Purchases from federal, state, or other governmental entities;
(2) Purchases under intergovernmental agreements;
(3) Memberships, conferences, subscriptions, and professional dues;
(4) Utilities, including electricity, water, gas, and telecommunications when only one provider is available;
(5) Bulk purchase of electricity or natural gas for resale;
(6) Permits, fees, and regulatory charges;
(7) Renewals of software licenses, maintenance agreements, or proprietary systems when only the original provider or authorized reseller can perform the service;
(8) Advertisements required by law;
(9) Services uniquely provided by public institutions or academic entities;
(10) Appointed Positions;

(11) Real property, real estate brokerage and appraising, abstract of titles for real property, title insurance for real property and other related costs of acquisition of real property.

(12) The procurement of employee benefits that are procured through a quotation and negotiating process conducted by an expert on behalf of the City (i.e., broker).

(13) Materials or services required for confidential and secure investigations, apprehensions and detentions of individuals suspected of or convicted of criminal offenses by law enforcement personnel.

(14) Sponsorships as a promotion of the City and approved by the City Manager. Sponsorships shall have a specific line item in the budget and any expenditures shall not exceed the amount budgeted unless approved by the Council.

(c) **Approval and documentation.**

Each exemption shall be documented in writing, describing:

(1) The exemption category;

(2) The operational or legal basis for the exemption;

(3) Market research conducted, if applicable; and

(4) Approvals required under this Article.

(d) **Prohibition on bundling.**

Exemptions shall not be used to add unrelated scope or combine exempt and non-exempt items to avoid competition.

(e) **State and federal compliance.**

Exemptions shall comply with state procurement laws and federal procurement requirements, including 2 CFR 200 when federal funds are used.

(f) **Annual reporting.**

All exemptions above the informal procurement threshold shall be included in the Annual Procurement Report.

Sec. 2-285. Artistic, Entertainment, and Cultural Services

(a) **Purpose and Applicability.**

Procurements for artistic, entertainment, and cultural services supporting City-sponsored programs, events, and initiatives may be conducted under this Section when such services are based on unique creative expression, artistic capability, reputation, or programmatic fit.

(b) **Authorized Procurement Approach.**

Procurements under this Section may be conducted without formal competitive sealed bidding or proposal processes when competition is not practicable due to the subjective or unique nature of the services.

Such procurements shall be based on a Best Value determination and shall constitute a distinct procurement category separate from Sole Source procurement.

(c) **Determination Authority.**
The Purchasing Director shall determine the applicability of this Section. Such determination shall be documented in the procurement file.

(d) **Documentation and Compliance.**
Procurements conducted under this Section shall be documented and approved in accordance with the requirements established in the Procurement Governance Manual and applicable Standard Operating Procedures.

(e) **Prohibition on Misuse.**
This Section shall not be used to procure goods or services that are reasonably subject to competitive procurement.
Use of this Section to avoid competition requirements is prohibited.

(f) **Governance Alignment.**
Additional requirements, controls, and procedures shall be established in Tier 2 and Tier 3 procurement governance documents.

Sec. 2-286. Surplus property and disposition.

(a) **Purpose.**
Surplus property shall be disposed of in a fair, transparent, and efficient manner that maximizes value to the City.

(b) **Declaration of surplus.**
Department Director or formally designated written designee may request surplus designation by certifying that an item is obsolete, no longer needed, uneconomical to repair, or unsuitable for continued use.

(c) **Disposition methods.**
Surplus property shall be disposed of in a manner that maximizes value to the City and complies with applicable Georgia law. Unless otherwise authorized by law, surplus property shall be sold to the highest responsible bidder through public auction or competitive sealed bid following appropriate public notice.
Permitted methods of disposition include:

(1) Public auction;
(2) Competitive sealed bid;
(3) Trade-in or exchange toward replacement equipment;
(4) Transfer or sale to another governmental entity for public purposes;
(5) Donation to qualifying nonprofit or public organizations when authorized by law or when a valid public purpose is documented;
(6) Recycling or environmentally responsible disposal; or

(7) Disposal, including destruction, when the property has no remaining value or when all other methods are not feasible.

(d) Delegated Authority for Disposition.
The Chief Financial Officer, or designee, is authorized to approve the disposition of surplus personal property in accordance with this Section and applicable law, including the use of public auction, competitive sale, trade-in, recycling, or disposal methods.

Disposition of property shall comply with all applicable legal requirements, including public notice and competitive sale requirements where applicable.

The Chief Financial Officer may approve alternative methods of disposition, including donation or intergovernmental transfer, when authorized by law and when a valid public purpose is documented.

Disposition of real property or any disposition otherwise required by law shall remain subject to City Council approval.

(e) **Employee purchases.**
City employees and officials may acquire surplus property only through public auctions available to the general public.

(f) **Fixed-asset integration.**
Surplus disposition shall comply with the City's fixed-asset accounting policy, including asset removal, write-off, and reconciliation requirements.

(g) **Documentation.**
The procurement file or asset record shall include the method of disposition, justification, approvals, and revenue received, if applicable.

Sec. 2-287. Protests and appeals.

(a) **Right to protest.**
A vendor may protest a solicitation, proposed award, or award if the vendor believes the City has violated this Article, failed to follow required procedures, or acted in a manner that compromises fairness.

(b) **Filing requirements.**
Protests shall be filed with the Purchasing Director:
(1) Be submitted in writing within the timeframe established in SOPs following issuance of a Notice of Intent to Award;
(2) Identify the specific grounds for protest;
(3) Describe the facts supporting the protest; and
(4) State the remedy sought.

(c) **Effect of Notice of Intent to Award.**
Issuance of a Notice of Intent to Award shall initiate the protest filing period. No contract subject to protest shall be executed until the protest period has expired or any timely filed protest has been resolved, unless the City Manager determines in writing that execution is necessary to protect public health, safety, welfare, or operational continuity.

(d) **Initial determination.**
The Purchasing Director shall review the protest, evaluate the allegations, and issue a written determination.

(e) **Appeal.**
Vendors may appeal the Purchasing Director's determination to the CFO, whose decision shall be final.

(f) **Stay of award.**
The City may pause an award decision during protest review unless doing so would threaten public health, safety, or operational continuity.

(g) **Debriefings.**
Upon request, debriefings may be provided in accordance with the Evaluation Manual. Debriefings shall not include confidential information belonging to other vendors.

(h) **Frivolous protests.**
The Purchasing Director may dismiss protests determined to be frivolous, repetitive, or filed in bad faith.

Sec. 2-288. Enforcement and penalties.

(a) **Employee violations.**
Employees and officials who violate this Article, applicable policies, or internal control requirements may be subject to disciplinary action under the City's Personnel policies.

(b) **Vendor violations.**
Vendors who engage in fraud, collusion, unethical behavior, misrepresentation, or other misconduct may face suspension, debarment, termination of contracts, recovery of funds, or legal action.

(c) **Unauthorized commitments.**

Ratification of unauthorized commitments may be requested but is not guaranteed and is subject to review and approval by the official or governing body that holds approval authority for the total value of the procurement under this Article and the Procurement Governance Manual.

Ratification is discretionary and shall be granted only when determined to be in the best interest of the City. Ratification does not waive compliance with disciplinary or corrective measures as required under procurement governance policies.

(d) **Voidable actions.**
Procurement actions, contracts, or amendments made in violation of this Article may be declared voidable by the City.

(e) **Criminal referral.**
Suspected criminal violations shall be referred to the City Attorney and, when appropriate, law enforcement.

Sec. 2-289. Reporting requirements.

(a) **Annual Procurement Report.**
The Purchasing Director, under supervision of the CFO, shall prepare an Annual Procurement Report summarizing procurement activities for the preceding fiscal year.

(b) **Required content.**
The report shall include:
(1) Total Citywide spend by department;
(2) Summary of procurement methods used;
(3) Ratio of competitive to noncompetitive procurements;
(4) Summary of sole source procurements;
(5) Summary of exemptions;
(6) Micro-purchase distribution analysis;
(7) Informal procurement distribution analysis;
(8) Summary of vendor performance evaluations;
(9) Suspension and debarment activity;
(10) Renewal and extension justifications; and
(11) Summary of multi-year contract reviews.

(c) **Transparency.**
The Annual Procurement Report shall be completed and presented within ninety (90) days following the close of the City’s fiscal year, unless otherwise directed by the City Manager or City Council..

(d) **Additional reporting.**
The CFO, City Manager or City Council may request supplemental reports as needed to ensure compliance, oversight, and transparency.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: WORK SESSION, APRIL 1, 2026
AGENDA CATEGORY: GENERAL CITY BUSINESS

Item:	Presentation of Fiscal Year 2027 Proposed Budget
Department:	Finance
Date of Meeting:	Wednesday, April 1, 2026
Fiscal Impact:	Adoption of Fiscal Year 2027 Budget
Presented By:	Keith Lee, Chief Financial Officer
Action Requested:	This is a presentation, no action requested

---

Summary: Presentation of the Proposed Fiscal Year 2027 Budget.

Fiscal Impact: Funding for Fiscal Year 2027 Operating and Capital Budgets.

Concurrences: City Manager

Attachments/Exhibits:

- PowerPoint Presentation

FY 2027 Proposed Budget

April 1, 2026

LAWRENCEVILLE
GEORGIA

Agenda

- Overview
- Revenue
- Expense
  - Personnel
    - Proposed Salary Adjustments
    - New Positions
- Changes at the Fund Level
- Capital Projects Plan

FY 2027 Budget Calendar

- Developed revenue projections in late December 2025 & early January
- Departments submitted operating, personnel and capital requests in January and February
- Finance Citizen's Committee meetings and input during the month of March
- City Manager review of the requests in March
- Budget submitted to Council in April
  - Council input and public hearings in April and May
  - Adoption of Budget in June
- Adoption of Millage Rate in July

FY 2027 Revenue Projections

- HB 581 Changes (FY 2026 was first year)
  - The City chose not to opt out of the Value Offset Homestead
  - Homesteaded properties will be **capped at the inflationary rate** published by the Department of Revenue Commissioner
    - FY 2026 Impact: -$136,599
    - Estimated FY 2027 Impact: -$34,268
      - Value Growth for Residential Property was $1.9% for Tax Year 2026
  - Estimated Rollback: 3.097 Mills
  - Budget based on 3.26 Mills

FY 2027 Revenue Projections

- Budget assumes no change to Millage Rate: 3.26
  - Millage Rate the same as FY 2025 and FY 2026
  - General Fund Revenue Budget increase of $946,856
    - Tax Revenue matches five-year model and is conservative based on the initial digest
  - The City will hold 3 millage public hearings and advertise a “Tax Increase” if we do not use the rollback rate

FY 2027 Revenue Projections

- Occupation Tax
  - $2,000,000
  - Increase of $600,000 for the third year of new Occupation Tax Ordinance
- Insurance Premium Tax
  - $3,365,840
  - Increase of $365,840
- Other Revenue - DDA Rental/Lease Property, Sale of Assets
  - $770,000
  - Increase of $68,540 due to lease increases

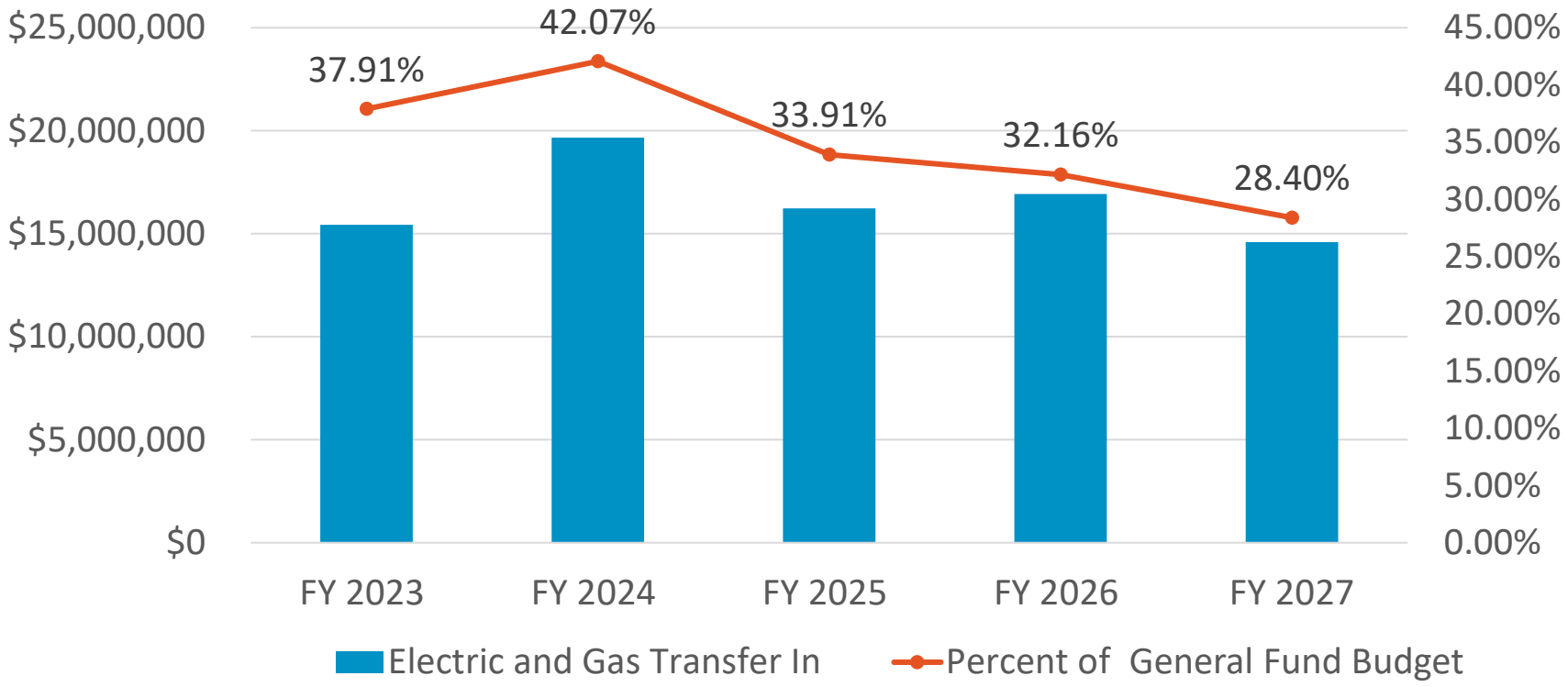
FY 2027 Revenue Projections con't

- Fines & Forfeitures Court
  - $2,052,000
  - Increase of $201,000
  - School Zone Speed Cameras not in General Fund, but only for Public Safety
    - $1,700,000
    - Decrease of $300,000
- Licenses and Permits - Alcohol Licenses, Building Permits, Zoning Fees
  - $629,050
  - Decrease of $142,600
- Interest Revenue
  - $445,000
  - Decrease of $155,000

FY 2027 Revenue Projections con't

- Operating Transfers–in $14,588,228
  - $10,429,662 Gas
  - $3,598,566 Electric
  - $560,000 Speed Cameras (PD Overtime and Differential Pay)
  - Decrease of $3,261,921
- Charges for Service Indirect or Overhead
  - $12,250,220
  - Increase of $1,250,527
- Utility Statement and Connect Fees
  - $2,457,000
  - Decrease of $13,000

General Fund Transfer-In Trend



FY 2027 Revenue Projections con't

- Electric Rates
  - The Budget reflects the changes in Electric Rates
  - The Council approved the three-year Electric Rate program in March 2025
- Gas Rates
  - The Budget Reflects the increase in Gas rates based on the proposed three-year rate plan
  - The Council approved the three-year Gas Rate program in April 2025
- Sanitation Rates
  - The Budget reflects the changes in Sanitation Rates
  - The Council approved the three-year Sanitation Rate program in March 2025

FY 2027 Salary Adjustments

- Proposed 3.1% Average Increase for FY 2027 Salary Adjustments- based on Atlanta MSA reports published March 2026
  - $1,008,367
    - $843,497 Salaries
    - $92,244 Retirement
    - $64,106 Social Security / Medicare
    - $8,520 Overtime
  - to be implemented on the first full pay period after July 1, 2026

FY 2027 Personnel – New Positions

- Total of 13 Positions: $1,391,676 Total
  - *$1,226,676 in salary, benefits, supplies, and operating costs*
  - $165,000 *in capital costs*
- 3 Associated with General Fund Operations
  - $437,672
- 6 Associated with operating the LAC
  - $318,795
- 1 Associated with the Electric Fund
  - $147,970
- 2 Associated with the Natural Gas Fund
  - $370,172
- 1 Associated with Sanitation Services
  - $117,067

FY 2027 Personnel – New Positions

Department	Count	Position Title
Court	1	Deputy Court Clerk
Electric	1	Lineman III
Finance	1	Contract Manager
Gas	1	Field Service Specialist I
Gas	1	Pressure Control Technician
LAC	1	LAC Operations Manager
LAC	4	PT- Patron Services Associate
LAC	1	Patron Services Supervisor
Police	1	Emergency Management/ Victim Services
Sanitation	1	Sanitation Supervisor
		$1,391,676

FY 2027 Overview – Operating

Fund	Revenue	Expenses	Variance
100 – General Fund	($51,361,938.00)	$51,361,938.00	$0.00
210 – Confiscated Assets	($71,000.00)	$71,000.00	$0.00
211 – Confiscated Assets	($10,500.00)	$10,500.00	$0.00
215 – 911 Fund	($1,425,935.00)	$1,425,935.00	$0.00
270 – TAD	($1,300,000.00)	$1,300,000.00	$0.00
275 – Hotel/Motel	($550,000.00)	$550,000.00	$0.00
280 – Vehicle Rental	($200,000.00)	$200,000.00	$0.00
285 – School Zone Cameras	($1,700,000.00)	$1,700,000.00	$0.00
510 – Electric	($43,702,655.00)	$43,702,655.00	$0.00
515 – Natural Gas	($68,490,570.00)	$68,490,570.00	$0.00
540 – Sanitation	($3,665,925.00)	$3,665,925.00	$0.00
555 – Special Events/LAC	($4,290,300.00)	$4,290,300.00	$0.00
560 – Storm Water	($2,552,100.00)	$2,552,100.00	$0.00
610 – Group Health	($9,856,900.00)	$9,856,900.00	$0.00
615 – Worker's Comp	($700,000.00)	$700,000.00	$0.00
620 – Fleet	($2,320,880.00)	$2,320,880.00	$0.00
625 – Risk	($2,599,400.00)	$2,599,400.00	$0.00
	($194,798,103.00)	**$194,798,103.00**	**$0.00**

FY 2027 Capital Overview

Fund	Revenue	Expenses	Variance
326 – SPLOST	($7,248,558.00)	$7,248,558.00	$0.00
355 – Capital	($10,284,500.00)	$10,284,500.00	$0.00
511 – Electric Capital	($1,950,000.00)	$1,950,000.00	$0.00
516 – Natural Gas Capital	($3,150,000.00)	$3,150,000.00	$0.00
541 – Sanitation Capital	($204,500.00)	$204,500.00	$0.00
561 – Stormwater Capital	($1,000,000.00)	$1,000,000.00	$0.00
	($23,837,558.00)	**$23,837,558.00**	**$0.00**
Operating Budget	**($194,798,103.00)**	**$194,798,103.00**	**$0.00**
Total Budget	**($218,635,661.00)**	**$218,635,661.00**	**$0.00**

FY 2027 General Fund

Revenue

Category	Budget Amount
31 Taxes	($16,859,990.00)
32 Licenses & Permits	($629,050.00)
33 Intergov Revenues	($881,250.00)
34 Charges for Services	($14,884,220.00)
35 Fines & Forfeitures	($2,052,000.00)
36 Investment Income	($445,000.00)
37 Contributions	$0.00
38 Miscellaneous	($212,200.00)
39 Other Financing	($15,398,228.00)
Grand Total	**($51,361,938.00)**

Expenses

Category	Budget Amount
51 Personal Services	$23,450,952.00
52 Contracted Services	$9,123,103.00
53 Supplies	$3,442,004.00
54 Capital Outlay	$0.00
55 Interfund Charges	$9,149,490.00
57 Other Costs	$4,694,020.00
58 Debt Service	$877,434.00
61 Other Financing Uses	$624,935.00
Grand Total	**$51,361,938.00**

Note: General Fund Subsidizes the 911 Fund: $624,935

FY 2027 Community & Econ Dev

- $4,290,300 Budget
  - 2 Full-Time New Positions (LAC)
  - 4 Part-Time New Positions (LAC)
  - $498,550 Live Entertainment
  - $466,200 Contract Labor
  - $282,650 Rental of Equipment

FY 2027 Electric Fund

- $43,702,655 Proposed Budget
  - 1 new position
  - Fund Transfers-Out
    - $3,598,566 General Fund Operating
    - $3,355,324 General Fund Capital
    - $1,950,000 Electric Fund Capital
  - Indirect Costs
    - $3,226,530
  - Purchase of Electricity for Resale
    - $25,435,000
  - Sponsorship of the LAC/Special Events
    - $1,125,975

FY 2027 Gas Fund

- $68,490,570 Proposed Budget
  - 2 New Positions
  - Fund Transfers-Out
    - $10,429,662 General Fund Operating
    - $6,579,176 General Fund Capital
    - $3,150,000 Gas Fund Capital
  - Indirect Costs
    - $6,994,530
  - Purchase of Gas for Resale
    - $25,921,000
  - Sponsorship of the LAC/Special Events
    - $1,330,325

FY 2027 Solid Waste & Recycling

- $3,665,925 Budget
  - 1 New Position
  - Solid Waste Disposal $973,000
  - Indirect Cost $544,560

FY 2027 Capital Projects Plan

Department	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Damage Prevention	$0	$7,363	$0	$7,363	$0	$7,363
Economic Development	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
Electric	$2,137,939	$7,411,000	$6,100,000	$6,375,000	$6,000,000	$7,060,000
Engineering	$11,390,000	$4,608,155	$4,016,000	$1,520,000	$2,020,000	$2,020,000
Fleet	$1,952,500	$1,910,000	$2,072,500	$2,132,250	$2,270,510	$2,396,040
Gas	$3,150,000	$5,010,000	$5,455,000	$5,855,000	$15,350,000	$19,678,000
Gov Bldgs	$782,619	$2,187,793	$2,276,891	$445,000	$807,000	$960,000
IT	$360,000	$600,000	$600,000	$900,000	$150,000	$150,000
Planning	$550,000	$0	$0	$0	$0	$0
Public Works	$50,000	$0	$0	$0	$0	$0
Sanitation	$204,500	$80,000	$114,000	$80,000	$114,000	$314,000
Stormwater	$1,000,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000
Streets	$2,210,000	$2,635,510	$2,416,000	$2,910,000	$2,490,000	$3,068,000
Grand Total	**$23,837,558**	**$25,799,821**	**$24,400,391**	**$21,574,613**	**$30,551,510**	**$37,003,403**

FY 2027 Capital Projects

- $23,837,558 Proposed Budget
  - Street Resurfacing: $1,500,000
  - Vehicle Replacement: $1,825,000
  - Quiet Zones North Clayton @ Maltbie: $1,750,000
  - City Bridge Maintenance: $1,000,000
  - Orange Parking Lot Expansion: $300,000
  - Art's Commission: $50,000
  - Facility Maintenance: $482,000
  - Vacuum Truck: $550,000

FY 2027 Capital Projects – unfunded

- Springlake at Papermill Road: $2,000,000
  - Funding possible in Current SPLOST based on project savings
- Pedestrian Bridges: $8,000,000
  - Funding requested to continue preliminary engineering ($500,000)
- Winder Hwy Improvements: $3,500,000
  - Design Funded ($200,000), Possible SPLOST 2029 Project
- Pike Park Dr at Pike Street Traffic Signal: $1,750,000
  - Possible Public / Private funding with adjacent developments
- Redland Creek Trail: $15,000,000
  - Approximately $10,000,000 in 2023 SPLOST, seeking Federal and State Grants to Complete Funding

Long Range Outlook

- Annually, during the Budget Process the City looks at long range impacts of decisions made in the current budget
- Assumptions are made about future years based on historical trends
- Helps us to understand the financial implications
  - Evaluate impacts on Financial Policies
  - Evaluate service level changes
  - Evaluate revenue enhancements
- Provides Financial guidance for policy decisions

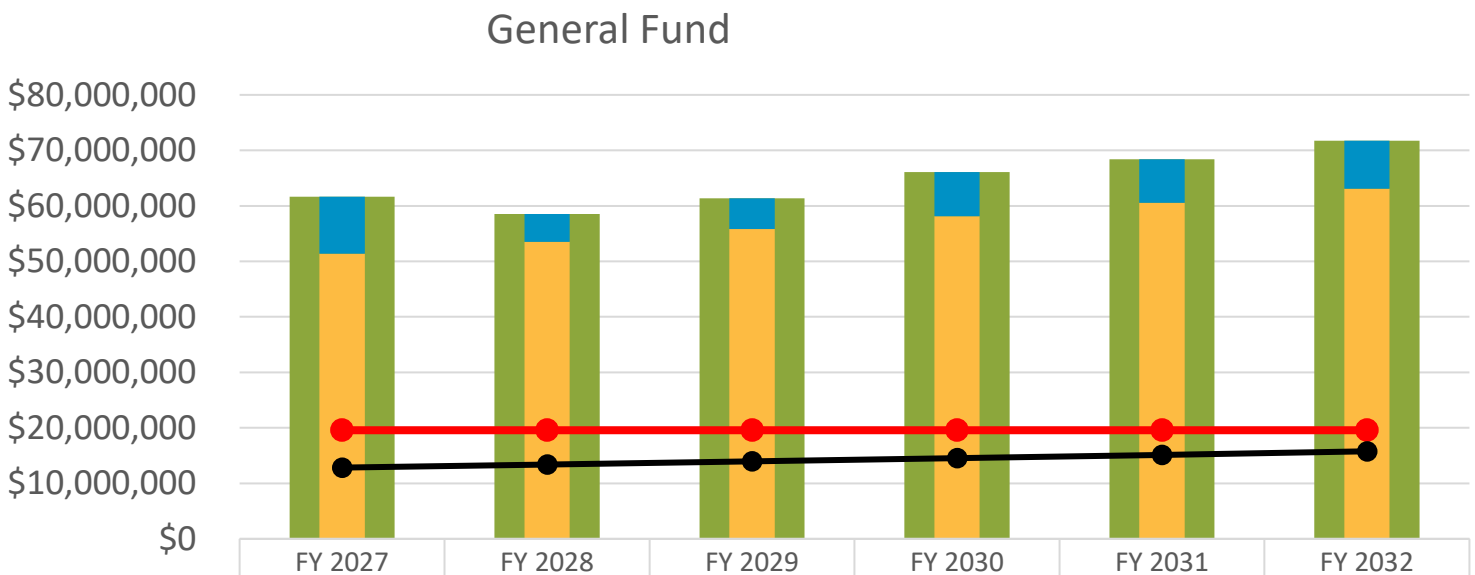
Long Range Outlook con't Revenue

- Changes in Taxes
  - 5% annual growth Historical Growth in Digest
  - 1% annual growth in Franchise Taxes and Insurance Premium Tax
  - Occupation Tax based on Gross Receipt model
- Fines and Forfeitures
  - Based on FY 2023 activity annual revenue is expected to be $1,500,000 stable
- 2023 SPLOST
  - Projected based on Intergovernmental Agreement
- Enterprise Funds
  - Gas adding 750 customers a year
  - Electric Fund based on MEAG growth estimates 0.33% annually

Long Range Outlook con't Expenses

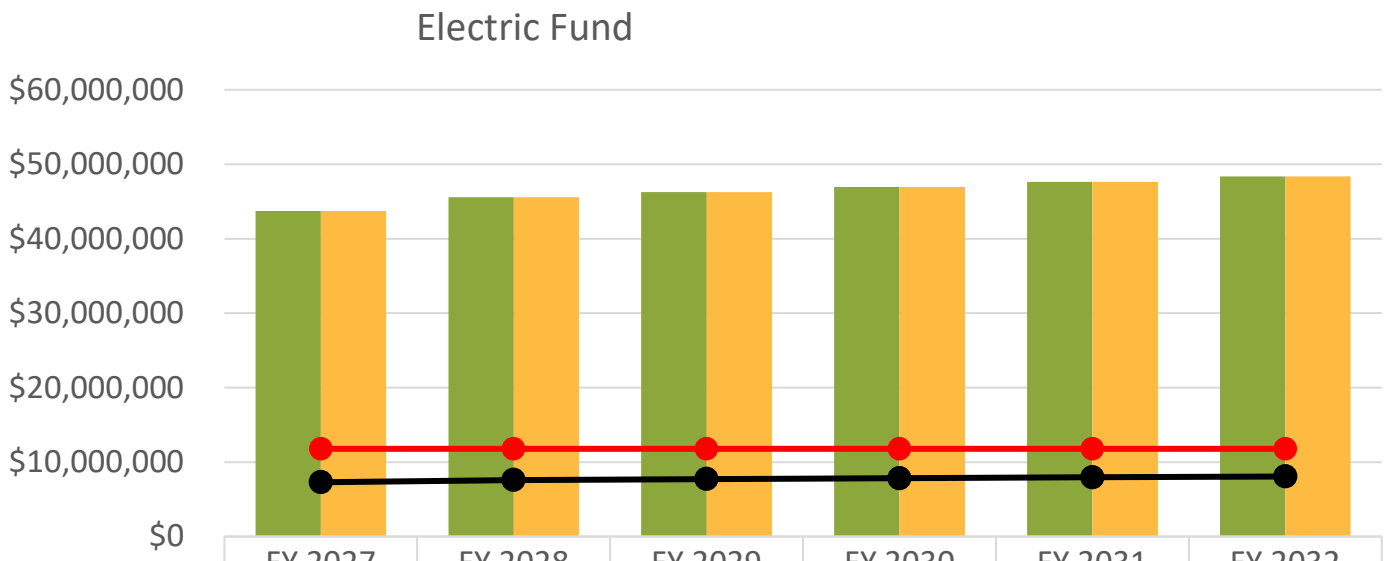
- Salary Changes
  - Annual Increase of 3%
  - 7 additional positions a year
- Health Care Costs
  - Based on 5% Annual Increase
- Other Operating
  - Historical Inflation at 2%
- Debt Service
  - LBA – Series 2019: $1,700,000
  - DDA – Series 2020: $1,440,000
  - Electric/Gas Bonds – Series 2023 $1,136,000
- 5year FY 2026 CIP based on FY 2026 requested

Long Range Outlook con't



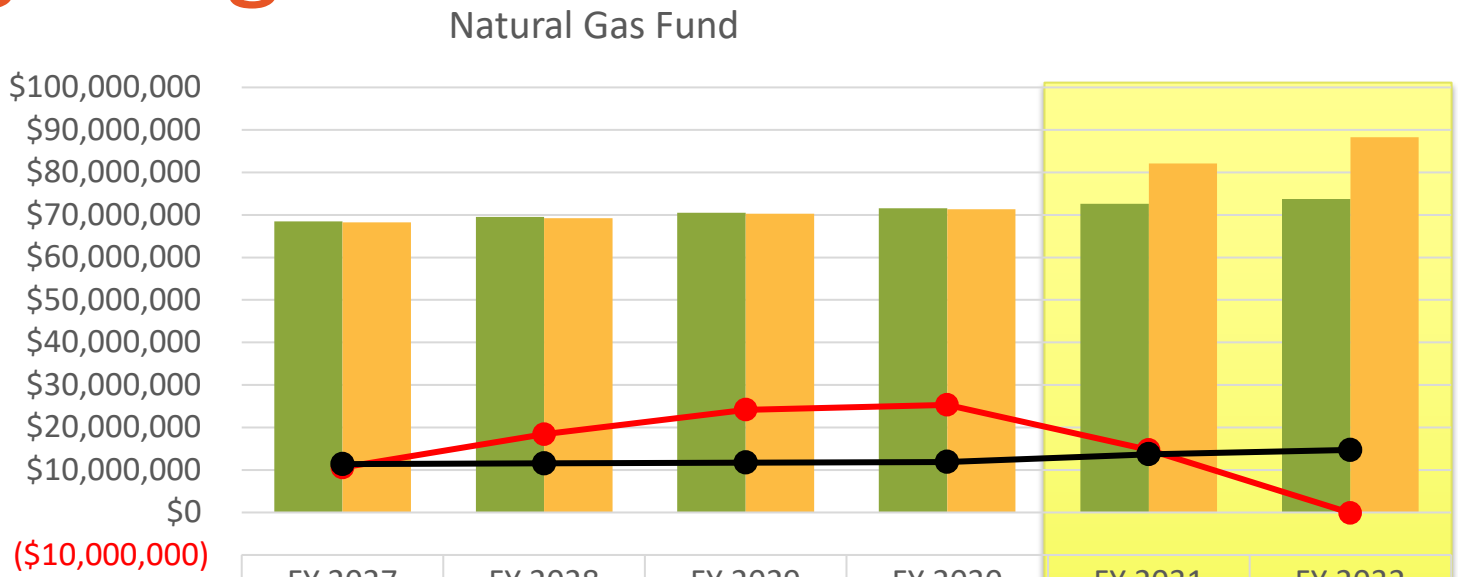
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
General Fund Revenue	$61,646,438	$58,522,015	$61,388,973	$66,112,774	$68,367,292	$71,751,916
GF Capital	$10,284,500	$4,982,363	$5,586,500	$7,964,613	$7,787,510	$8,651,403
General Fund Expense	$51,361,938	$53,539,653	$55,802,473	$58,148,161	$60,579,782	$63,100,513
General Fund Fund Balance	$19,571,386	$19,571,386	$19,571,386	$19,571,386	$19,571,386	$19,571,386
General Fund Fund Balance Policy	$12,840,485	$13,384,913	$13,950,618	$14,537,040	$15,144,945	$15,775,128

Long Range Outlook con't



	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Electric Fund Revenue	$43,702,655	$45,567,407	$46,246,091	$46,934,914	$47,634,029	$48,343,590
Electric Fund Expense	$43,702,655	$45,567,407	$46,246,091	$46,934,914	$47,634,029	$48,343,590
Electric Fund Fund Balance	$11,779,366	$11,779,366	$11,779,366	$11,779,366	$11,779,366	$11,779,366
Electric Fund Fund Balance Policy	$7,285,233	$7,596,087	$7,709,223	$7,824,050	$7,940,593	$8,058,876

Long Range Outlook con't



	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Gas Fund Revenue	$68,490,570	$69,506,454	$70,537,461	$71,583,817	$72,645,751	$73,723,497
Gas Fund Expense	$68,240,570	$69,256,454	$70,287,461	$71,333,817	$82,127,106	$88,279,776
Gas Fund Fund Balance	$10,573,397	$18,393,293	$24,172,296	$25,307,659	$14,690,941	($115,338)
Gas Fund Fund Balance Policy	$11,375,703	$11,545,051	$11,716,920	$11,891,347	$13,690,589	$14,716,239

Planned Capital Upgrades to (2) Transco Connection Gate Stations to occur in the highlighted years

Long Range Outlook – Wrap Up

- Based on the assumptions and the adjustments to revenues over the past two years, the Electric Fund, General Fund, and Natural Gas Fund are self-sustaining for the next five years
  - In 2031, the Natural Gas Department has identified a $16,000,000 capital project. This project will require the use of Fund Balance and/or a bond issuance.

Upcoming Dates

APRIL 2026

- Wednesday, 27: 1st Council Budget work day 5:30pm

MAY 2026

- Wednesday, 13: 2nd Council Budget work day 3pm
- Wednesday, 27: 1st Public Budget Hearing 7pm

JUNE 2026

- Wednesday, 10: 3rd Council Budget work day 3pm
- Wednesday, 10: 2nd Public Budget Hearing 5pm
- Wednesday, 22: Adopt Budget at Council Meeting 7pm

Workday Topics

April 27, 2026

- Highlight Selected Capital Projects
  - Infrastructure Improvements

May 13, 2026

- LAC Operations
- Continued Programs from ReCast (Ends 9/30/26)
- FIRST Housing Operation

June 10, 2026

- Annexation

Questions