



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, March 29, 2023
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Recognitions

1. Legacy Leaders
2. Events Team for SFEA Awards

Approval of Prior Meeting Minutes

3. February 27, 2023 Regular Meeting and Executive Session
4. March 15, 2023 Work Session and Executive Session

Proclamations

5. Mike Levensgood

Announcements

Public Comment

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

Consent Agenda

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

- [6.](#) Automobile Body Repair Services on an Annual Contract
- [7.](#) Purchase and Installation of a New Handicapped Vertical Platform Lift
- [8.](#) Intergovernmental Agreement with Gwinnett County Water and Sewerage Authority for Implementation of the Camelot Woods Water Improvement Project
- [9.](#) Seminary Street Improvements Project
- [10.](#) 2023 Municipal Election Intergovernmental Agreement with Gwinnett County for use of election equipment / Acuerdo intergubernamental para las elecciones municipales de 2023 con el condado de Gwinnett para el uso de equipos electorales

Public Hearing New Business

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

- [11.](#) RZC2022-00045; Alessandro Salvo; 530 Lyle Circle
- [12.](#) RZR2023-00018; Colonnade Enterprises, Inc.; 255 West Pike Street
- [13.](#) VAR2022-00091; Lawrenceville Land Holdings, LLC; Gwinnett Drive

Council Business Old Business

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

- [14.](#) Discussion of 2023 Election Blueprint / Discusión del plan de elecciones de 2023
- [15.](#) Proposed Name of Collins Hill Extension Project

Council Business New Business

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

- [16.](#) Kinetic Art Piece Installation
- [17.](#) Sale of Surplus Property located in Land Lots 10 and 145 of the 5th and 7th Land Districts of Gwinnett County, Georgia
- [18.](#) Resolution to revise Downtown Development Authority boundary
- [19.](#) Diversity, Equity, Inclusion and Belonging Resolution of Intent

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, MARCH 29, 2023

AGENDA CATEGORY: CONSENT AGENDA

Item:	Automobile Body Repair Services on an Annual Contract
Department:	Fleet
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	\$120,000.00
Presented By:	Barry Mock, Assistant City Manager, Public Works Director, DDA Executive Director
Action Requested:	Approval to renew Automobile Body Repair Services on an Annual Contract to R & B Collision and Hayes Chrysler Dodge Jeep, Inc., amount not to exceed \$120,000.00.

Summary: To provide all labor, material, and equipment to perform collision repair services on various owned City of Lawrenceville vehicles. The work shall include, but is not limited to, all phases of bodywork and fender repair, collision repair, paint, and refinishing, all phases of chassis, frame, and uni-body repair, wheel alignments, frame straightening, welding, and any necessary mechanical repairs in conjunction with the auto body repairs. This is the first of four renewal options.

Background: Original awarded amount was \$120,000.00.

Fiscal Impact: Amount of \$120,000.00. This contract is funded by the Claims Repair Fund (3554900.522231), Repairs & Maintenance Fund (6204900.522230), and Capital Outlay Fund (3554900.541000). Project 625-02.

Attachments/Exhibits:

Bid Tabulation

Automobile Body Repair Services on an Annual Contract

Fleet Department

				Hayes Chrysler Dodge Jeep, Inc.		R & B Collision	
SECTION A: HOURLY RATES							
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Frame Work	25	HR	\$62.00	\$1,550.00	\$65.00	\$1,625.00
2	Body Work	500	HR	\$48.00	\$24,000.00	\$44.00	\$22,000.00
3	Mechanical Labor	65	HR	\$85.00	\$5,525.00	\$85.00	\$5,525.00
4	Paint Labor	300	HR	\$48.00	\$14,400.00	\$44.00	\$13,200.00
5	Refinishing Pricing	300	HR	\$34.00	\$10,200.00	\$44.00	\$13,200.00
6	Vehicle Pick-up Fee	35	EA	\$0.00	\$0.00	\$0.00	\$0.00
7	Vehicle Drop-off Fee	35	EA	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$55,675.00		\$55,550.00	
SECTION B: OEM PARTS OR EQUIVALENT							
ITEM #	DESCRIPTION	APPROX. QTY		PERCENT DISCOUNT	TOTAL PRICE	PERCENT DISCOUNT	TOTAL PRICE
8	OEM Parts or Equivalent	\$65,000.00		5%	\$61,750.00	5%	\$61,750.00
TOTAL				\$61,750.00		\$61,750.00	
GRAND TOTAL (SECTION A+ SECTION B)				\$117,425.00		\$117,300.00	
Will vendor hold pricing firm? Renewal Option 1				5%		TBD	
Will vendor hold pricing firm? Renewal Option 2				5%		TBD	
Will vendor hold pricing firm? Renewal Option 3				5%		TBD	
Will vendor hold pricing firm? Renewal Option 4				5%		TBD	

Recommended Vendors:

R & B Collision
 172 Scenic Hwy.
 Lawrenceville, GA 30046
 P: 770-277-9880
rbcollision@bellsouth.net

Hayes Chrysler Dodge Jeep, Inc.
 719 Pike St.
 Lawrenceville, GA 30046
 P: 770-963-5251
tedh@hayesauto.net



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, MARCH 29, 2023

AGENDA CATEGORY: CONSENT AGENDA

Item:	Purchase and Installation of a New Handicapped Vertical Platform Lift
Department:	Facilities Maintenance
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	\$133,373.00
Presented By:	Barry Mock, Assistant City Manager, Public Works Director
Action Requested:	Award Purchase and Installation of a New Handicapped Vertical Platform Lift to low bidder, Bayne Development Group, LLC, amount not to exceed \$133,373.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of the installation of a new handicapped lift including demolition, electrical, foundation, and concrete work. This will provide patrons with disabilities access to the Theatre at the Lawrenceville Arts Center. This project was posted on the City's website and the Georgia Procurement Registry notifying hundreds of contractors of the bidding opportunity.

Fiscal Impact: Amount not to exceed \$133,373.00. This project is funded by the 2017 SPLOST Fund (3246000.541000).

Attachments/Exhibits:

Bid Tabulation

BID TABULATION

SB011-23

Purchase and Installation of a New Handicapped Vertical Platform Lift

Facilities

	Bayne Development Group, LLC
DESCRIPTION	Total Price
Base Bid, Single-Prime (All Trades) Installation of a New Handicapped Vertical Platform Lift to include demolition, all electrical, foundation, and concrete work as specified.	\$133,373.00

Recommended vendor:

Bayne Development Group, LLC

31 S. Center Street

Winder, GA 30680

P: 706-224-7877

bhorne@baynedg.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING, MARCH 29, 2023

AGENDA CATEGORY: CONSENT AGENDA

Item:	Intergovernmental Agreement with Gwinnett County Water and Sewerage Authority for Implementation of the Camelot Woods Water Improvement Project
Department:	Engineering
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	Not to Exceed \$397,622.00
Presented By:	Jim Wright, P.E., City Engineer
Action Requested:	Approval of Intergovernmental Agreement with Gwinnett County Water and Sewerage Authority for Implementation of the Regal Estates Water Improvement Project. Authorization for Mayor to execute agreement subject to review and approval by the City Attorney.

Summary: Gwinnett County Water and Sewerage Authority has a project planned for 2025 to replace the water mains in the Camelot Wood Subdivision. The project will involve open cutting the pavement to install the water main. The County will include a full width asphalt mill and overlay at the end of the project and the City will reimburse for the cost of the mill and overlay.

Background: The Subdivision was last paved in 2011 and would have been included in our pavement plan in the next 1-3 years.

Fiscal Impact: Not to exceed \$397,622.00

Attachments/Exhibits: Agreement

**INTERGOVERNMENTAL AGREEMENT BETWEEN
GWINNETT COUNTY, GWINNETT COUNTY WATER AND SEWERAGE
AUTHORITY AND THE CITY OF LAWRENCEVILLE FOR
IMPLEMENTATION OF THE CAMELOT WOODS
WATER IMPROVEMENT PROJECT**

STATE OF GEORGIA

CITY OF LAWRENCEVILLE

COUNTY OF GWINNETT

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into on the ____ day of _____, 2023, by and between GWINNETT COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its duly elected Board of Commissioners (hereinafter referred to as "Gwinnett County"), the GWINNETT COUNTY WATER & SEWERAGE AUTHORITY, a body corporate and politic and a political subdivision of the State of Georgia, acting by and through its duly appointed governing authority (hereinafter referred to as the "WSA"), and the CITY OF LAWRENCEVILLE, GEORGIA, a municipal corporation of the State of Georgia, acting by and through its duly elected Mayor and Council (hereinafter referred to as "Lawrenceville"). Gwinnett County and the WSA are collectively and sometimes individually referred to herein as "Gwinnett". Gwinnett County, the WSA and Lawrenceville may be referred to herein collectively as the "Parties" or individually as a "Party".

RECITALS

WHEREAS, Gwinnett County operates and maintains the water facilities and appurtenances owned by the WSA to provide water services to the public for compensation within Gwinnett County, including the municipal limits of the City of Lawrenceville; and

WHEREAS, Gwinnett has a planned water main improvement project known as the Camelot Woods Water Main Replacement project (hereinafter the "Water Project") the limits of which are depicted in Exhibit "A" attached hereto; and

WHEREAS, the Water Project involves the replacement of 5,300 linear feet of 6-inch and 8-inch Asbestos Concrete Pipe (ACP) water main with 8-inch ductile iron water main under pavement of King Arthur Drive, Merlin Place, and Lancelot Way (hereinafter the "Streets"); and

WHEREAS, Lawrenceville has plans to resurface the Streets through its road maintenance program; and

WHEREAS, the Parties desire to partner and work together in good faith for the implementation of the Water Project.

TERMS AND CONDITIONS

NOW, THEREFORE, for and in consideration of the mutual covenants, promises, terms, and agreements contained herein and for other good and valuable mutual consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed by and among the Parties as follows:

1. Recitals.

The above Recitals are true, correct and form a material part of this Agreement.

2. Term of Agreement and Termination.

The term of this Agreement shall begin on the day and date hereinabove written and shall extend until all obligations of the Parties are met or for a period of fifty (50) years, whichever is sooner. This agreement shall become null and void should Gwinnett not implement the Water Project, and give notice to Lawrenceville of the same.

3. Obligations of Gwinnett.

- a) Gwinnett shall resurface the entire area of the Streets, as defined herein, as part of the Water Project.
- b) Gwinnett County shall bid, award a contract to a contractor, and administer the contract to completion for the implementation of the Water Project.

4. Obligations of Lawrenceville.

- a) Lawrenceville shall reimburse to Gwinnett the bid amount for street resurfacing as outlined below:

An amount not to exceed Three Hundred Ninety-Seven Thousand, Six Hundred Sixty-Two Dollars (\$397,662.00) for 1,214 Tons of Asphalt and 14,175 Square Yards (SY) of milling within thirty (30) days of completion of the Water Project

currently scheduled for the first quarter of 2025. Project completion shall be defined as final payment to the contractor and issuance of close-out paperwork.

5. Reservation of Rights.

Gwinnett reserves the right to utilize all real estate rights acquired for the Water Project for any and all purposes not inconsistent with the property rights herein obtained.

6. Remedies.

- a) In the event of a breach or attempted or threatened breach of the provisions of this instrument, the Parties agree that the remedies at law available to enforce this instrument are inadequate, and therefore, the provisions of this instrument may be enforced by a mandatory or prohibitory injunction or decree of specific performance upon the application of the Party which is enforcing the provision.
- b) The remedies herein are in addition to and not in lieu of any other remedies available under applicable law.

7. Entire Agreement.

This Agreement constitutes the entire agreement between Lawrenceville and Gwinnett County and the WSA with respect to the subject matter hereof and supersedes all prior agreements, understandings, discussions, negotiations, and undertakings, whether written or oral, and there are no inducements, representations, warranties, or understandings that do not appear within the terms and provisions of this Agreement.

8. Severability.

It is understood and agreed by and between the Parties that if any condition or provision contained in this Agreement is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other such condition or provision herein contained, provided, however, that invalidity of any such condition or provision does not materially prejudice either Gwinnett County, the WSA or Lawrenceville with respect to its respective rights and obligations contained in the remaining valid conditions or provisions of this Agreement.

9. Successors and Assigns.

The provisions of this Agreement shall bind and inure to the benefit of the Parties and their respective representatives, successors, and permitted assigns.

10. Evidence.

The Parties agree that if Gwinnett County or the WSA is sued in subsequent litigation concerning the Water Project, including, but not limited to, the acquisition of easements or other property interests or the construction of any of the subject facilities and appurtenances, this Agreement may be introduced into evidence.

11. Attorneys' Fees.

Each Party shall bear its own costs, expenses and claims to attorneys' fees incurred or arising out of this Agreement or the Water Project.

12. Controlling Law, Venue.

This Agreement was made and shall be performed in Gwinnett County, Georgia, and shall be construed and interpreted under the laws of the State of Georgia. Venue to enforce this Agreement shall be solely in the Superior Court of Gwinnett County, Georgia, and all defenses to venue are waived.

13. Further Assurances.

The Parties will sign any additional papers, documents and other assurances, and take all acts that are reasonably necessary to carry out the intent of this Agreement.

14. Construction.

This Agreement has been jointly negotiated and drafted. This Agreement shall be construed as a whole according to its fair meaning. The language of this Agreement shall not be constructed for or against any Party.

15. Legal Advice.

In entering into this Agreement, the Parties acknowledge that their legal rights are affected by this Agreement and that they have sought and obtained the legal advice of their attorneys. Each Party has made such an investigation of the law and the facts pertaining to this Agreement and of all other matter pertaining thereto as it or they deem necessary. They further represent that the terms of this Agreement have been completely read by them and that all terms are fully understood and voluntarily accepted by them.

16. Amendment of Agreement.

Only a writing signed by each of the Parties may modify this Agreement.

17. Authority.

The signature of a representative of any Party to this Agreement is a warranty that the representative has authority to sign this Agreement and to bind any and all principals to the terms and conditions hereof.

18. Headings.

The headings of the paragraphs contained herein are intended for reference purposes only and shall not be used to interpret the terms and conditions contained herein or the rights granted hereby.

19. Time.

Time is of the essence with respect to all duties and obligations set forth in this Agreement.

20. Notice.

- (a) Any notice, request, direction, consent, approval, or other communication required or permitted under this Agreement must be in writing and provided to Lawrenceville at its address set forth below:

City of Lawrenceville
City Manager
PO Box 2200
70 South Clayton Street
Lawrenceville, Georgia 30046
(770) 963-2414

- (b) Any notice, request, direction, consent, approval, or other communication required or permitted under this Agreement must be in writing and provided to Gwinnett County at its address set forth below:

Gwinnett County Administrator
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, Georgia 30046

With a copy to:

Gwinnett County Attorney
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, Georgia 30046

- (c) Any notice, request, direction, consent, approval, or other communication required or permitted under this Agreement must be in writing and provided to the WSA at its address set forth below:

Chairman
Gwinnett County Water and Sewerage Authority
684 Winder Highway
Lawrenceville, Georgia 30045

With a copy to:

Director
Department of Water Resources
684 Winder Highway
Lawrenceville, Georgia 30045

- (d) Notice via email is acceptable only as an additional method of notice to either regular or certified mail, statutory overnight mail, or hand-delivery.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officials, have caused this Agreement to be executed in two counterparts, each to be considered as an original, by their authorized representative the day and date herein above written.

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
David Still, Mayor

Signed, sealed and delivered in the
presence of:

ATTEST:

Unofficial witness

City Clerk

(City Seal)

Signed, sealed and delivered in the presence of:

GWINNETT COUNTY, GEORGIA

Unofficial witness

Nicole L. Hendrickson
CHAIRWOMAN
BOARD OF COMMISSIONERS

Notary Public

ATTEST:

[Notarial seal]

County Clerk

(County Seal)

Approved as to Form:

Senior Assistant County Attorney

GWINNETT COUNTY WATER &
SEWERAGE AUTHORITY

By: _____
_____ Printed
Name: _____
Chairman

ATTEST:

Printed Name: _____
Secretary

Signed, sealed and delivered in the
presence of:

NOTARY:

Unofficial witness

[Notarial seal]

Approved as to Form:

Attorney

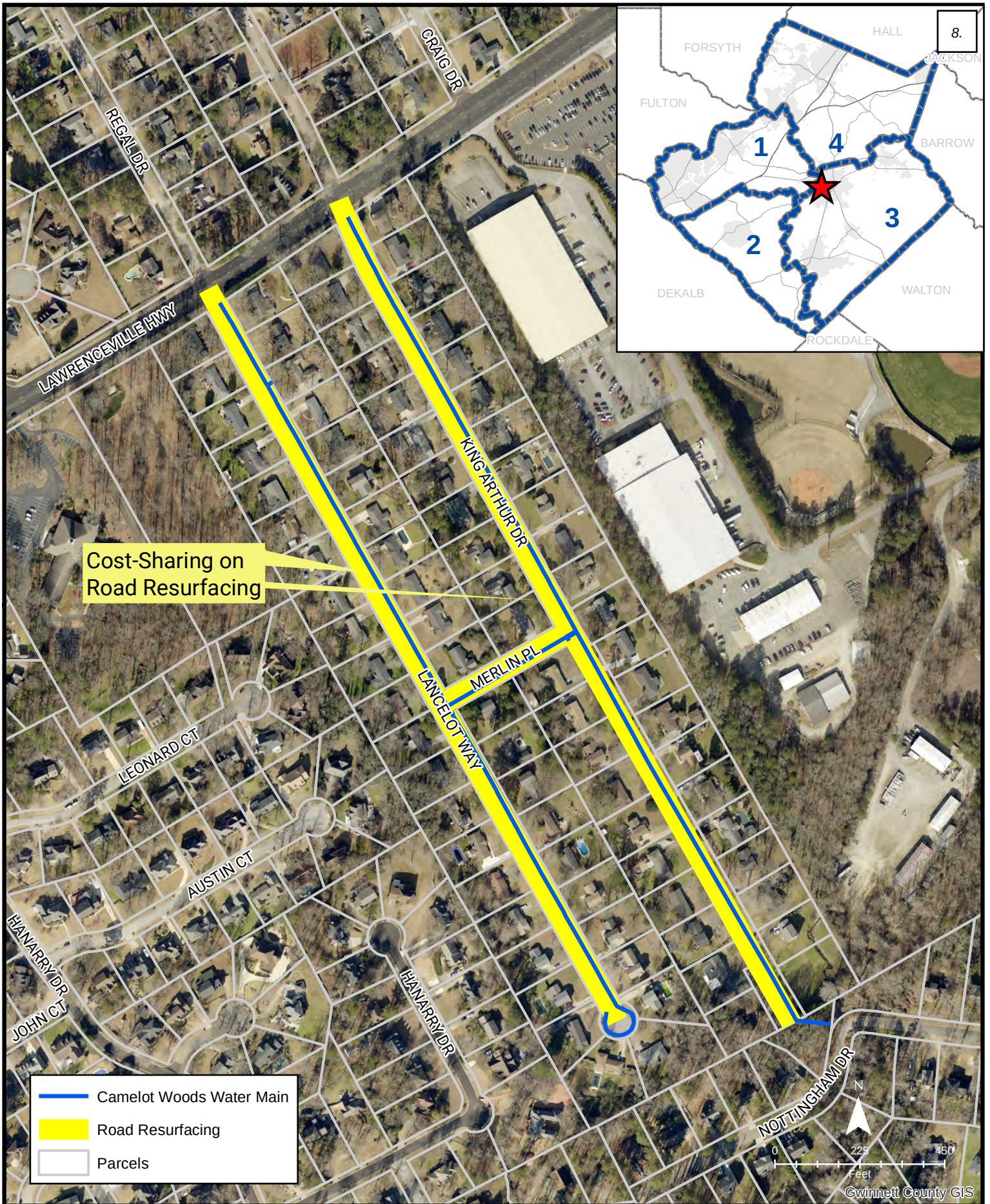


EXHIBIT A
IGA with City of Lawrenceville for Camelot Woods
Water Main Replacement Project



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, MARCH 29, 2023

AGENDA CATEGORY: CONSENT AGENDA

Item:	Seminary Street Improvements Project
Department:	Engineering
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	\$400,465.19
Presented By:	Jim Wright, City Engineer
Action Requested:	Award Seminary Street Improvements Project to low bidder, Lagniappe Development Co., Inc., amount not to exceed \$400,465.19. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project is located on Seminary Street, between South Perry Street and South Clayton Street. The work includes minor widening and pedestrian improvements to provide additional downtown parking along Seminary Street; including the removal and replacement of existing curb and gutter and concrete sidewalks, site grading, erosion control, milling and resurfacing of Seminary Street, striping and pavement markings, signage, decorative bollards, a raised brick pedestrian crossing, and Rectangular Rapid Flashing Beacons (RRFB's) and related electrical and control systems.

Fiscal Impact: Amount of \$400,465.19. This contract is funded by the Capital Outlay Fund (3554200.541000) and the 2017 SPLOST Fund (3244200.541000).

Attachments/Exhibits:
Bid Tabulation

SB014-23
Seminary Street Improvements Project
Engineering

				Bayne Development Group, LLC		CMC, Inc.		Lagniappe Development Co., Inc.		Ohmshiv Construction, LLC.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Rectangular Rapid Flashing Beacon – Complete, Double Sided	4	EA	\$7,000.00	\$28,000.00	\$11,000.00	\$44,000.00	\$10,085.51	\$40,342.04	\$11,500.00	\$46,000.00
2	Demolition	1	LS	\$24,883.00	\$24,883.00	\$60,165.89	\$60,165.89	\$16,347.00	\$16,347.00	\$75,500.00	\$75,500.00
3	Pavement Milling – 1.5 Inches	1370	SY	\$38.00	\$52,060.00	\$27.00	\$36,990.00	\$24.00	\$32,880.00	\$15.50	\$21,235.00
4	Grading	1	LS	\$8,000.00	\$8,000.00	\$148,535.96	\$148,535.96	\$21,354.75	\$21,354.75	\$160,411.00	\$160,411.00
5	15" RCP Storm Drain	60	LF	\$80.00	\$4,800.00	\$95.00	\$5,700.00	\$160.01	\$9,600.60	\$88.00	\$5,280.00
6	Storm Structures	2	EA	\$2,000.00	\$4,000.00	\$4,500.00	\$9,000.00	\$5,645.45	\$11,290.90	\$5,250.00	\$10,500.00
7	Pavement Widening (Class "B")	90	SY	\$38.00	\$3,420.00	\$66.25	\$5,962.50	\$23.19	\$2,087.10	\$60.00	\$5,400.00
8	Pavement Overlay – 1.5" 9.5 mm Superpave	1070	SY	\$38.00	\$40,660.00	\$27.50	\$29,425.00	\$20.69	\$22,138.30	\$25.50	\$27,285.00
9	Concrete Wheelstop	13	EA	\$400.00	\$5,200.00	\$150.00	\$1,950.00	\$195.44	\$2,540.72	\$225.00	\$2,925.00
10	Traffic Striping	1	LS	\$5,000.00	\$5,000.00	\$5,530.00	\$5,530.00	\$6,554.00	\$6,554.00	\$7,000.00	\$7,000.00
11	24" Curb & Gutter	290	LF	\$90.00	\$26,100.00	\$21.00	\$6,090.00	\$26.92	\$7,806.80	\$22.00	\$6,380.00
12	30" Curb & Gutter	21	LF	\$190.00	\$3,990.00	\$22.15	\$465.15	\$33.00	\$693.00	\$25.00	\$525.00
13	Sidewalk (5' Wide)	173	SY	\$70.00	\$12,110.00	\$58.00	\$10,034.00	\$51.33	\$8,880.09	\$45.00	\$7,785.00
14	Signs	15	EA	\$200.00	\$3,000.00	\$298.50	\$4,477.50	\$509.63	\$7,644.45	\$350.00	\$5,250.00
15	Pedestrian Light Poles	6	EA	\$6,500.00	\$39,000.00	\$7,500.00	\$45,000.00	\$5,828.22	\$34,969.32	\$9,000.00	\$54,000.00
16	1-Inch Electrical Conduit	540	LF	\$10.00	\$5,400.00	\$11.00	\$5,940.00	\$15.98	\$8,629.20	\$33.25	\$17,955.00
17	Brick Pavers	2600	SF	\$28.00	\$72,800.00	\$26.40	\$68,640.00	\$37.55	\$97,630.00	\$24.45	\$63,570.00
18	Concrete Ramps	960	SF	\$90.00	\$86,400.00	\$25.98	\$24,940.80	\$21.22	\$20,371.20	\$8.00	\$7,680.00
19	Decorative Bollards	8	EA	\$1,875.00	\$15,000.00	\$2,073.85	\$16,590.80	\$1,845.30	\$14,762.40	\$850.00	\$6,800.00
20	October Glory Red Maple	2	EA	\$3,500.00	\$7,000.00	\$500.00	\$1,000.00	\$1,037.85	\$2,075.70	\$200.00	\$400.00
21	Acoma Crape Myrtle	9	EA	\$1,000.00	\$9,000.00	\$250.00	\$2,250.00	\$470.68	\$4,236.12	\$500.00	\$4,500.00
22	Big Blue Liriope	1350	GAL	\$9.00	\$12,150.00	\$12.00	\$16,200.00	\$17.31	\$23,368.50	\$15.50	\$20,925.00
23	Pine Straw	28	BALE	\$20.00	\$560.00	\$15.20	\$425.60	\$30.00	\$840.00	\$15.00	\$420.00
24	Tiftuf Bermuda Sod	1630	SF	\$3.00	\$4,890.00	\$2.00	\$3,260.00	\$2.10	\$3,423.00	\$2.00	\$3,260.00
TOTAL				\$473,423.00		\$552,573.20		\$400,465.19		\$560,986.00	

Recommended Vendor:
Lagniappe Development Co., Inc.
1190 W. Shadburn Ave.
Buford, GA 30518
770-634-8088
j.avra@lagniappedev.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING MARCH 29, 2023

AGENDA CATEGORY: CONSENT AGENDA

Item:	2023 Municipal Election Intergovernmental Agreement with Gwinnett County for use of election equipment / Acuerdo intergubernamental para las elecciones municipales de 2023 con el condado de Gwinnett para el uso de equipos electorales
Department:	City Clerk
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	TBD
Presented By:	Karen Pierce, City Clerk
Action Requested:	Approve the Intergovernmental Agreement with Gwinnett County for use of election equipment and authorize the Mayor to execute the agreement upon review and approval of the City Attorney. / Aprobar el Acuerdo Intergubernamental con el Condado de Gwinnett para el uso de equipo electoral y autorizar al Alcalde para firmar el acuerdo previa revisión y aprobación del Abogado de la Ciudad.

Attachments/Exhibits:

Municipal Election Intergovernmental Agreement / Acuerdo Intergubernamental de Elecciones Municipales



STATE OF GEORGIA

COUNTY OF GWINNETT

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF _____ AND THE
GWINNETT COUNTY BOARD OF VOTER REGISTRATIONS AND ELECTIONS FOR USE OF
ELECTION EQUIPMENT

THIS AGREEMENT entered into between the City of _____, Georgia, a
Municipal Corporation, lying within the County of Gwinnett, Georgia, hereinafter referred
to as "City" and the Gwinnett County Board of Registrations and Elections, hereinafter
referred to as "Board."

WITNESSETH

WHEREAS, the Georgia General Assembly created the Gwinnett County Board of
Registrations and Elections having jurisdiction over the conduct of primaries and
elections (1988 Ga. Laws, p. 4296, as amended), and provided that the Board was
empowered with all the powers and duties relating to the conduct of elections and
registration of voters as election superintendent and board of registrars pursuant to the
provisions of Title 21 of the Official Code of Georgia; and

WHEREAS, pursuant to 1988 Ga. Laws, p. 4296, as amended, the Board has the
authority to contract with any municipal corporation located within Gwinnett County for
the holding by the Board of any primary or election to be conducted within the municipal
corporation; and

WHEREAS, recommended guidelines of the Secretary of State concerning
municipal use of election equipment recommend that cities and counties enter into
intergovernmental agreements outlining the responsibilities and obligations of the
election superintendent of the city and the election superintendent of the county; and

WHEREAS, the City and the Board, in the performance of their electoral functions,
desire to enter into this contract outlining the duties and obligations of each party to this
Agreement in the conduct of any 2023 Municipal Elections for the citizens of the City
(hereinafter referred to as the "City Election") as hereinafter described; and

NOW, THEREFORE, in consideration of the premises contained herein, the
sufficiency of which is hereby acknowledged, it is hereby agreed by the City and the
County as follows:

(1) Conduct of City Election

This Agreement shall govern the use of the Board's Election Equipment by the City
for the Election in the City of _____. It is the intent of the parties that the use of



the Election Equipment in conduct of the City Election shall be in compliance with all applicable federal, state and local legal requirements.

(2) Term of Agreement

The duties and obligations to be performed pursuant to this Agreement shall commence on _____, 2023 and end on December 31, 2023.

(3) Duties and Responsibilities

As used in this subsection the term "City" shall be construed to include the City's designee, agent, or authorized representative. The term "Board" shall be construed to include the Board's designee, agent, or authorized representative.

(a) City

1. The City will be responsible for ordering any and all ballots from its vendor.
2. The City will be responsible for contracting with State approved vendors for programming election equipment and creating Absentee by mail ballots, Provisional voting ballots, Challenge voting ballots and Election Day voting and Advance in person voting.
3. The City will be responsible for obtaining all material forms for the conduct of the election from the Secretary of State's Election Division.
4. The City will be responsible for complying with any and all bilingual election requirements in accordance § 203 of the Voting Rights Act including but not limited to translation and dissemination of election-related materials, Spanish language assistance, and appropriate election/poll official training.
5. The City shall provide the Board with a written request indicating specifically the number of Ballot Marking Devices (hereinafter referred to as BMDs), if any, that the City needs to borrow, as soon as possible, but no less than 60 days prior to election date.
6. The City shall provide the Board with a written request indicating specifically the number of Optical Scanners (hereinafter referred to as "OS Units") for use in scanning and tabulation of absentee, challenge, advance in person and provisionally voted ballots.
7. The City may use a Ballot Marking Device for ballot marking purposes.
8. The City may use printers to print ballots created by the Ballot Marking Device.
9. The City may use optical scanners to scan the printed ballot generated from the printer and created by the Ballot Marking Device
10. The City will be responsible for purchasing specialized security ballot paper from state approved vendor, if BMDs are used for ballot marking purposes.
11. The City will be responsible for and will conduct its own Logic and Accuracy Testing on all equipment.
12. The City will be responsible for hiring and training its own poll officials.
13. The City will be responsible for any training of its staff through _____ and/or the Secretary of State's Office.



14. The City will be responsible for conducting all aspects of the City Election.
15. The City will be responsible for certifying its own election results.

(b) Board and/or Elections Supervisor

1. The Board shall provide the City with an Electors List.
2. The Board shall provide the City with the specified number of BMD's and/or OS units and peripheral items as requested.

(c) The Board and the City agree that designated staff shall discuss and schedule dates and times for the City to pick-up the requested equipment. The Board and the City further agree that staff shall set mutually agreeable date and time for the City will return the requested equipment to the Board.

(4) Costs

Any and all costs associated with the conduct of the City Election shall be the responsibility of the City.

(5) Legal Responsibilities

To the extent permitted under Georgia Law, the City shall be solely responsible for any liability resulting from any claims or litigation arising from or pertaining to the City Election. In the event that any of the equipment and/or components become damaged, corrupted, or no longer usable due to the City's use of such equipment and/or components, the City agrees that it will reimburse the County's replacement costs.

(6) Miscellaneous

- (a) The terms of this Agreement shall not be altered, amended, or modified except in writing signed by duly authorized officers or representatives of the parties.
- (b) This Agreement shall be construed under the laws of the State of Georgia.
- (c) If any paragraph, subparagraph, sentence, clause, phrase, or any portion of this Agreement shall be declared invalid or unconstitutional by any court of competent jurisdiction, such invalidity shall not be construed to affect the portions of this Agreement not held to be invalid.
- (d) Any notice of communications hereunder shall be in writing, addressed as follows:

City: _____

Board: Grayson Davis, Assistant Elections Supervisor
 455 Grayson Highway Suite 200
 Lawrenceville, GA 30046



Grayson.Davis@GwinnettCounty.com

- (e) This Agreement shall be exclusively for the benefit of the City and the Board and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action, or other right.
- (f) The performance of either party hereunder shall be excused if such party is reasonably precluded from performance by the occurrence of an Uncontrollable Circumstance, which shall be defined as follows: Any act, event, or condition, or any combination thereof, that is beyond the reasonable control of the party relying on the same and that materially interferes with the performance of the party's obligations, to include, but not be limited to, (i) acts of God; (ii) fire, flood, hurricane, tornado, and earthquakes; (iii) the failure of any utility provider to provide and maintain utility services through no fault of the party; and (iv) the preemption, confiscation, diversion, destruction, or other interference in possession or performance or supply of materials or services, by or on behalf of, or with the authority of, a governmental body in connection with a declared or asserted public emergency by an entity other than one of the parties; (v) the calling of a special election in Gwinnett County pursuant to O.C.G.A. § 21-2-540 which requires the Board to conduct such special election and use the election equipment for its own purposes thereby rendering said equipment unavailable to fulfill the contractual obligations set forth in this Agreement.
- (g) Each of the individuals who execute this Agreement agrees and represents that he or she is authorized to execute this Agreement on behalf of the respective party.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this ____ day of _____, 2023.

City of _____:

By: _____, Mayor

Attest:

City Clerk, Seal

Gwinnett County Board of Registrations and Elections:



By: Dr. Wendy Taylor, Chairwoman

Attest:

Zach Manifold, Elections Supervisor



LAWRENCEVILLE

GEORGIA

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

Item: RZC2022-00045; Alessandro Salvo; 530 Lyle Circle

Department: Planning and Development

Date of Meeting: Wednesday, March 29, 2023

Fiscal Impact: To be determined.

Presented By: Todd Hargrave, Director Planning and Development

Planning and Development Recommendation: **Denial.**

Applicant requested to withdraw.

Summary: The applicant requests the rezoning of an approximately 1.63-acre parcel at 530 Lyle Circle. The proposed rezoning is from LM (Light Manufacturing District) with conditions to LM (Light Manufacturing District) without conditions. The subject property is located along the southwestern right-of-way of Lyle Circle, between its intersections with Hurricane Shoals Road and Buford Drive. The parcel is currently undeveloped outside of incidental uses associated with 526 Lyle Circle.

Attachments/Exhibits:
RZC2022-00045_ Application
RZC2022-00045_ Report
RZC2022-00045_ Planning and Development recommendations
RZC2022-00045_ Deed
RZC2022-00045_ Legal Description
RZC2022-00045_ Proposed Plans
RZC2022-00045_ DDA Map Zoomed in

RZC2022-00045_ DDA Map Zoomed out
RZC2022-00045_ Aerial Map zoomed in
RZC2022-00045_ Aerial Map zoomed out
RZC2022-00045_ Zoning Map zoomed in
RZC2022-00045_ Zoning Map zoomed out



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Planning & Development

CASE NUMBER: RZC2022-00045

OWNER: ALESSANDRO SALVO

APPLICANT: ALESSANDRO SALVO

CONTACT: DION ALLEN - 678.856.9002

LOCATION(S): 530 LYLE CIRCLE

PARCEL ID(S): R5176 035B

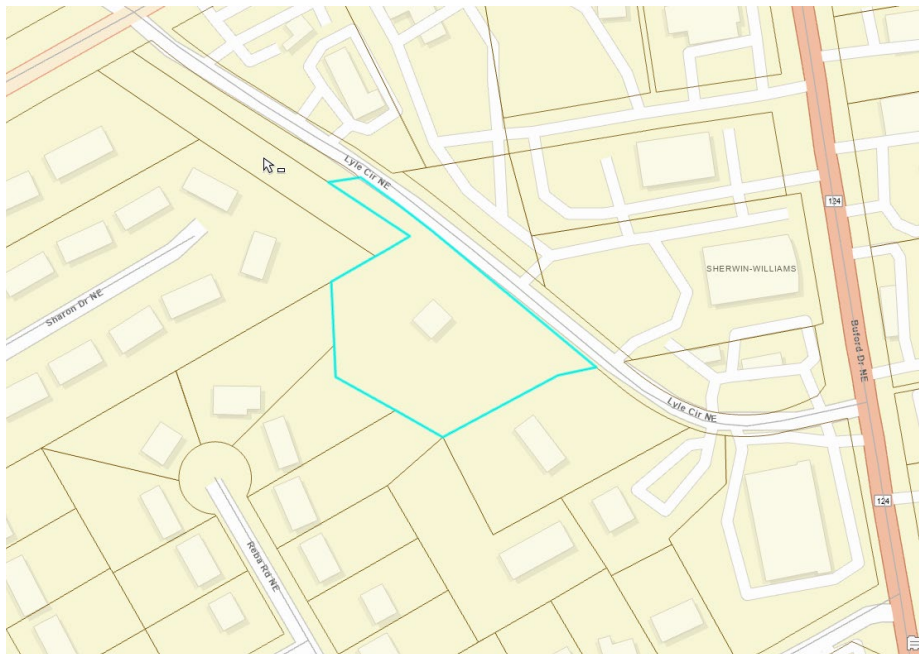
APPROXIMATE ACREAGE: 1.63

ZONING PROPOSAL: LM (LIGHT MANUFACTURING DISTRICT) TO LM
(LIGHT MANUFACTURING DISTRICT)

PROPOSED DEVELOPMENT: OUTDOOR STORAGE

DEPARTMENT RECOMMENDATION: DENIAL

VICINITY MAP





LAWRENCEVILLE

11.

Planning & Development

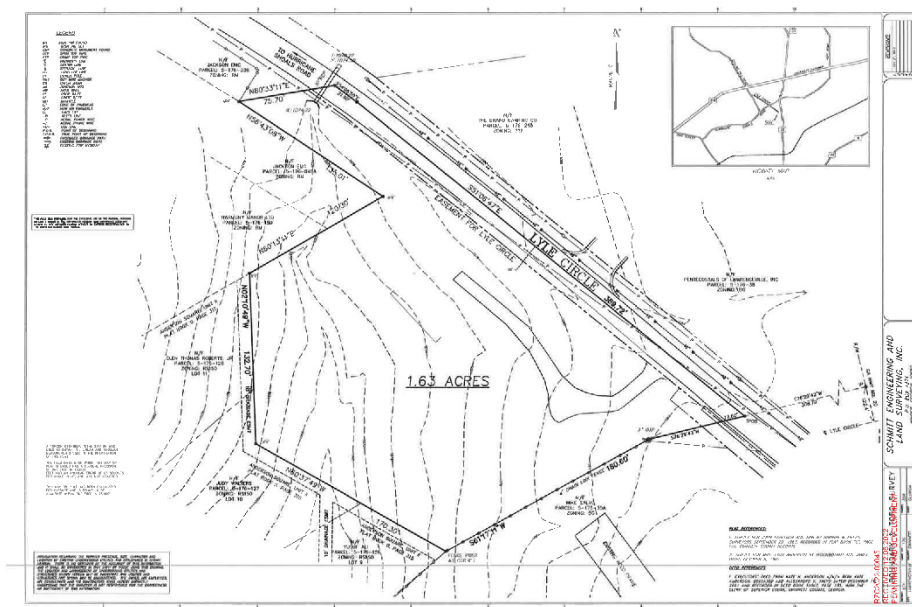
ZONING HISTORY

In 1986, the subject property was zoned RS-120 (Single-Family Residential District). By 2002, the property was rezoned to RS-150 (Single-Family Residential District), pursuant to a city-wide rezoning. In 2013, the property was rezoned from RS-150 to LM (Light Manufacturing District), pursuant to RZ-12-02. In 2017, a Change-in-Conditions and Special Use Permit requests were approved allowing a self-storage facility, pursuant to CIC-17-05 and SU-17-06, respectively. In 2018, a Change-in-Conditions and Special Use Permit requests were denied to allow Outdoor Storage, pursuant to CIC-18-12 and SU-18-12, respectively.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 1.63-acre parcel at 530 Lyle Circle. The proposed rezoning is from LM (Light Manufacturing District) with conditions to LM (Light Manufacturing District) without conditions. The subject property is located along the southwestern right-of-way of Lyle Circle, between its intersections with Hurricane Shoals Road and Buford Drive. The parcel is currently undeveloped outside of incidental uses associated with 526 Lyle Circle.

LAND SURVEY





LAWRENCEVILLE

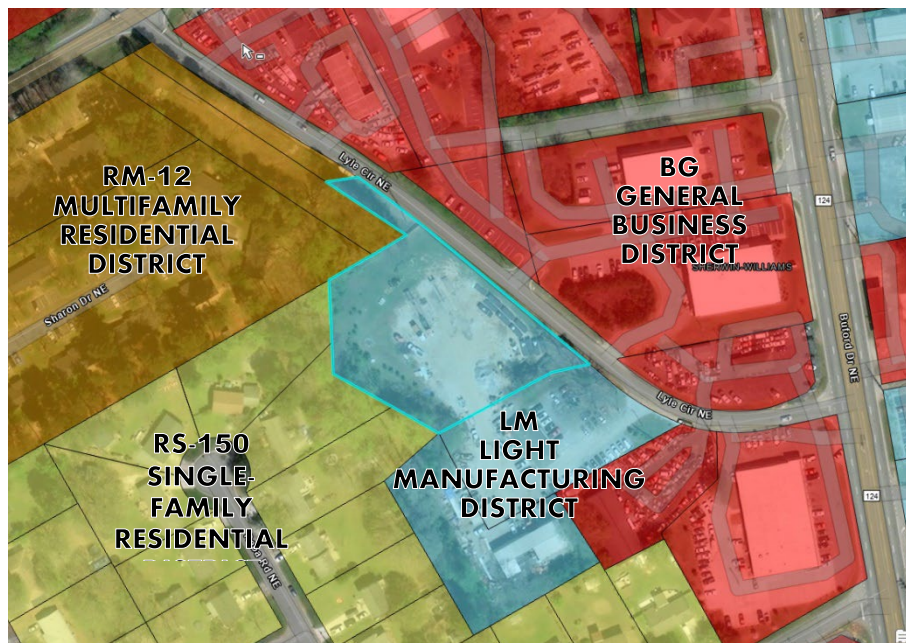
11.

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ZONING AND DEVELOPMENT STANDARDS

The proposal put forth is intended to allow for 530 Lyle Circle to be used as a location for outdoor storage, specifically to store construction materials for the adjacent construction business at 526 Lyle Circle, GS Construction. Materials would include PVC and steel pipes as well as precast concrete structures such as manholes and pipe fittings. Such a use is not allowed by the current conditions of zoning (adopted 2017), which were intended to develop the site as a self-storage facility; the 2017 proposal was never developed and the site has remained vacant since. Additionally, in 2018 a Change-in-Conditions and Special Use Permit to allow outdoor display of merchandise, goods and services or products associated with moving truck rental facility was denied, pursuant to CIC-18-12 and SUP-18-12. Furthermore, being that the subject property is within the boundaries of the Lawrenceville Downtown Development Authority, any outdoor storage is prohibited regardless of zoning or special use permits.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP





LAWRENCEVILLE

Planning & Development

SURROUNDING ZONING AND USE

The surrounding area is characterized by a mixture of single-family and multifamily residential with adjacent commercial and industrial uses. There is a residential subdivision zoned RS-150 (Single-Family Residential District) to the southwest of the subject property and a multifamily subdivision zoned RM-12 (Multifamily Residential District) directly to the west. The adjacent property to the east, 526 Lyle Circle, is zoned LM (Light Manufacturing District). The northeasterly side of the Lyle Circle right-of-way is occupied by commercial businesses in parcels zoned BG (General Business District). Further east, across Buford Drive, are more industrial parcels zoned LM. Given the existing mixture of uses and zoning categories in this area, the proposal would be appropriate in the context of zoning.

LAWRENCEVILLE DOWNTOWN DEVELOPMENT AUTHORITY MAP



2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the College Corridor character areas. The intent of the College Corridor character area is to provide a unique place in the community, connecting two of the city's strongest anchors: Downtown and

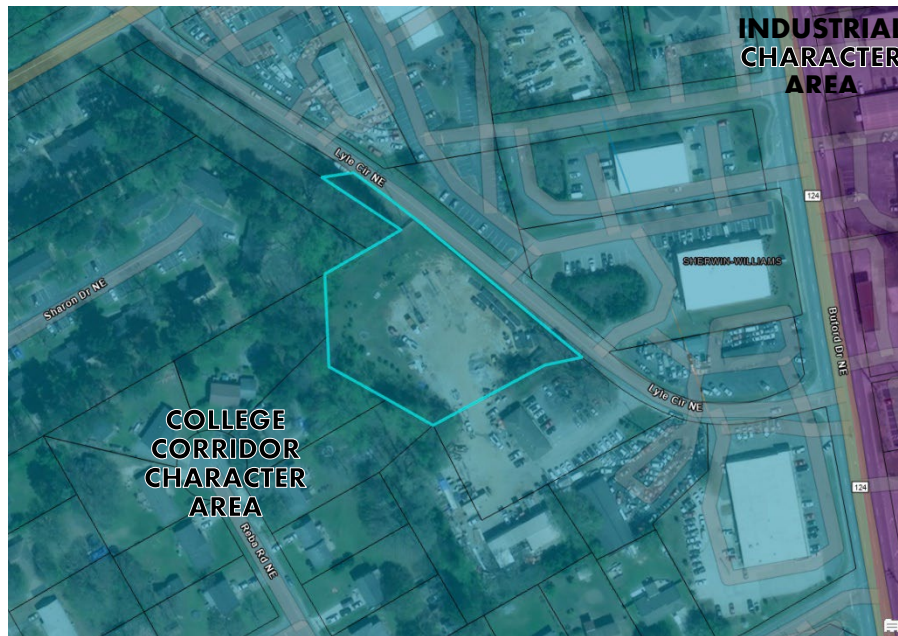


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Georgia Gwinnett College (GCC). The vision for the College Corridor character area is a multi-modal, vibrant, mixed-use corridor. Over time, this area will transition from suburban-style development to a more mixed environment of higher density development and green space. It will also have services and housing products that appeal to college faculty, students, and staff, as well as those who want to live near Downtown. As proposed, the requested industrial rezoning would be inconsistent with the policies of the 2040 Comprehensive Plan and the established intent for the character area; the Industrial character area across Buford Drive would be a more appropriate location for such development.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, while the proposal is not inconsistent with the established zoning and land use patterns in the immediate area, it does conflict with the long-term vision established by the City in its 2040 Comprehensive Plan. Policies relating to long range planning suggest the city embrace the principles of new urbanism by creating a variety of high quality mixed-use development as well as a housing stock



LAWRENCEVILLE

11.

Planning & Development

that is well maintained and includes homes with a variety of forms and price points. The intent of the Comprehensive Plan is to encourage positive redevelopment of benefiting from the “halo effect” of high-quality development already happening nearby; this development would not meet the standards of such high-quality development. Such uses may be appropriate for the Industrial character area to the east, but it is not appropriate for the College Corridor. The subject property is in fact located within the bounds of the Lawrenceville Downtown Development Authority, where outdoor storage is prohibited entirely.

The property owner has not complied with the conditions of the 2017 Change-in-Conditions resolution (CIC-17-05), which are still active as of the time of this writing. These conditions included a landscape plan with plantings to adequately screen the property from the public right-of-way with an assurance to keep this buffer area free of weeds, vines, and underbrush; instead, all that exists today is overgrown and screened only with a transparent chain link fence. Since the property owner did not comply with the buffer conditions within 120 days of the 2017 zoning approval, the property has thus been considered noncompliant. Furthermore, the incidental activity and outdoor storage that occurs on the property contradicts the conditions of Special Use Permit resolution SU-17-06, which prohibited all outdoor storage on the parcel. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the request.



LAWRENCEVILLE

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Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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

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

As proposed the plan could be suitable in view of the use and development in the immediate area, but the proposal lacks consistency the long range plans of the City of Lawrenceville.

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

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

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

The property has a reasonable economic use as currently zoned, that being a self-storage facility.

- 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;**

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

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The College Corridor is intended as a mixed-use district that includes commercial and residential activity, which this proposal does not include.



LAWRENCEVILLE

11.

Planning & Development

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

The parcel falls within the jurisdiction of the Lawrenceville Downtown Development Authority. The DDA prohibits all forms of outdoor storage within its bounds; such a proposal directly contradicts this rule. Furthermore, the subject property is noncompliant with the conditions laid out in resolution CIC-17-05, which outlined plans for landscaped buffer to screen the property. This landscape plan never materialized.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_01192023

RZC2022-00045

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

Approval as LM (Light Manufacturing District) for a light manufacturing development, subject to the following enumerated conditions:

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

A. Light manufacturing uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center

- Hookah/Vapor Bar or Lounge
- Machine Shop
- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

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

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

D. Outdoor storage shall be prohibited.

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

2. To satisfy the following site development considerations:

A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.

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

and approval of the Director of Planning and Development.

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Landscape planting shall include a mix of deciduous and evergreen trees and shrubs. Trees shall be grouped and arranged to create an effective and aesthetic visual screen. Final design shall be subject to the review and approval of the Director of Planning and Development Department.
- D.** Provide and maintain a fifty (50) foot zoning buffer adjacent to residentially zoned properties along the side and rear property lines.
- E.** Provide a ten (10) foot landscape strip adjacent to the Lyle Circle public right-of-way. Landscape strip shall consist of an earthen berm a minimum of four (4) feet in height and ten (10) feet in width. Berm shall be planted with evergreen screening trees that are a minimum of 6 feet tall at time of planting.
- F.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- G.** Required buffers and landscape strips shall be void of invasive exotic plants, underbrush, and species of plants determined by the Director of Planning and Development Department to be of poor quality and with undesirable characteristics.
- H.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- I.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
- J.** The “Front Load Dumpster” enclosure shall be uncovered and a concrete pad measuring ten (10) feet in width and thirty (30) feet in length, and shall be designed and installed of sufficient size and strength to support the weight of service vehicles. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department
- K.** Dumpsters shall be screened on all sides by a minimum six (6) foot high brick or masonry wall with access via an opaque metal gate enclosure. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure. The dumpsters and associated enclosure

and pad shall be located outside of any required buffer, easement, or setback.

- L.** Natural vegetation shall remain on the property until the issuance of a development permit.
- M.** Any utility relocations shall be the responsibility of the developer.
- N.** The parking of tractor-trailers shall be on an approved hard surface and limited to the front yard area, from curb-cut to curb-cut, adjacent to Fredrix Alley as shown on the submitted site plan.
- O.** A total of six tractor-trailers shall be allowed within the front yard area, from curb-cut to curb-cut, adjacent to Fredrix Alley. Tractor-trailers may be utilized for the storage of disassembled, disposed, or recycled electronic equipment. The doors of the tractor-trailers must be closed at the end of each business day.
- P.** Hours of operation shall be limited to Monday through Friday, from 7 AM until 5 PM, Saturday from 8 AM until 12 PM. Sunday operations shall be prohibited.
- Q.** Prior to the issuance of a Certificate of Occupancy the subject property shall be in compliance with all applicable Municipal, County and State regulations.



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

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

The written notice shall include:

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

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

Notification Sign

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

RZC2022-00045

CASE NUMBER

12/08/2022

DATE

Dion Allen

ACKNOWLEDGED BY (PRINT NAME)

Dion Allen

SIGNATURE

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

2



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Alessandro Salvo</u>	NAME: <u>Alessandro Salvo</u>
ADDRESS: <u>526 Lyle Circle</u>	ADDRESS: <u>526 Lyle Circle</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Dion Allen</u> PHONE: <u>678-956-9002</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>Residential</u> REQUESTED ZONING DISTRICT: <u>Light Manufacturing</u>	
PARCEL NUMBER(S): <u>5176035A</u> ACREAGE: _____	
ADDRESS OF PROPERTY: <u>530 Lyle Circle Lawrenceville, GA</u>	

[Signature] 8/18/22
SIGNATURE OF APPLICANT DATE

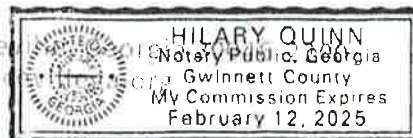
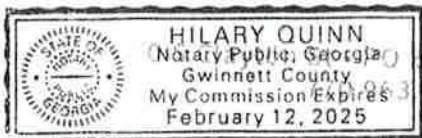
[Signature] 8/18/22
SIGNATURE OF OWNER DATE

Alessandro Salvo
TYPED OR PRINTED NAME

Alessandro Salvo
TYPED OR PRINTED NAME

[Signature] 8/18/22
NOTARY PUBLIC DATE

[Signature] 8/18/22
NOTARY PUBLIC DATE





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

GEORGIA

Letter of Intent

Application for Rezoning

Applicant Alessandro Salvo
 526 Lyle Circle
 Lawrenceville, GA
 30046

**Assembled
Properties** ~1.63 acres located at
 526 Lyle Circle
 Lawrenceville , GA
 30046

 5th District Land Lot
 176

 Parcel I.D.: #035B
 Owner: Alessandro
 Salvo

Intended
Project

530 Lyle Circle, Lawrenceville, GA 30046

Requested
Approval

In accordance therewith, Applicant hereby requests that the City rezone the property from Residential to "LM-Light Manufacturing".

Narrative
Overview

The purpose of this request is to allow usage of the property located at 530 Lyle Circle. Currently, the property is vacant and not being used. Also there are no existing structures on the property or is the applicant requesting permission to add any type of structures such as a building or office complex.

The property is enclosed by a six foot tall non transparent chain link fence. (Which is shared with the property owned by applicant at 526 Lyle Circle). This property is adjacent to the property located at 526 Lyle Circle which is owned by GS Construction.

The owner of GS Construction is also the owner of the property located at 526 Lyle Circle. The applicant would like to use the property located at 530 Lyle Circle for storage of materials such as pvc pipe, steel pipe, precast concrete structures such as manholes, pipe fittings, etc...that are used on a daily basis by GS Construction.

These materials would not affect the community at all as all the materials are environmentally friendly. In addition it will not be an eye sore to the community since the six foot tall non transparent fence prevents visibility from the road

Waivers & Variances

N/A

Additional Submittals

Attached hereto is the following additional information submitted in support of this Application:

- Rezoning Application
- Disclosure of Campaign Contributions
- Boundary Survey
- Legal description
- Site Plan

BK51067 PG0335

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2011 DEC 20 PM 3:46

RICHARD ALEXANDER, CLERK

PT-81# 067-2011-035141
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 110.00
TOM LAWLER CLERK OF
SUPERIOR COURT

314695

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

After recording, please return to:
WEBB, TANNER, POWELL, MERTZ & WILSON, LLP
P. O. Box 1390
Lawrenceville, GA 30046-1390
11-180 BE/jp

STATE OF GEORGIA

COUNTY OF GWINNETT

EXECUTORS' DEED

THIS INDENTURE, made this 19th day of December, in the year Two Thousand and Eleven, between **EVA G. ANDERSON**, as executor of the last will and testament of **KATE N. ANDERSON a/k/a REBA KATE ANDERSON, DECEASED** late of the State of Georgia, County of Gwinnett, deceased, of the first part (hereinafter called "Grantor") and **ALESSANDRO V. SALVO** (hereinafter called "Grantee"), the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the content requires or permits:

WITNESSETH:

THAT THE said Grantor (acting under and by virtue of the power and authority contained in Item VIII of said will, the same having been duly probated in solemn form on October 17, 2002 and recorded in the Probate Court of Gwinnett County, Georgia, and numbered as Estate 02-001802 in said Court), for and in consideration of the sum of \$10.00 and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 176 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference and made a part of this description.

CIC-18-12 & SU-18-12 0105387
Received: July 20, 2018
Planning & Developmet

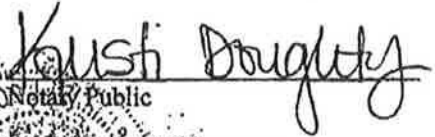
BK51067 PG0336

TO HAVE AND TO HOLD the same, together with the rights, members, appurtenances thereunto belonging, or in anywise appertaining, to it, the said Grantee, its own proper use, benefit and behoof forever, in as full and as ample a manner as the same was possessed or enjoyed by the said deceased, in her lifetime.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal, the day and year first above written.

Signed, sealed and delivered
this 19th day of December, 2011.


Unofficial witness


Notary Public



 (SEAL)
Eva G. Anderson as Executor of the Last Will
and Testament of Kate N. Anderson a/k/a Reba
Kate Anderson, deceased

CIC-18-12 & SU-18-12
Received: July 20, 2018
Planning & Development

BK51067 PG0337

Exhibit "A"

Parcel No. 1

All that tract or parcel of land lying and being in Land Lot 176 of the 5th Land District, Gwinnett County, Georgia, containing .49 acres and being Tract No. 1 as shown on a plat of survey for John W. Eschelman and Son prepared by Hannon & Neaks, Surveyors, September 29, 1967, recorded in Plat Book "Q", Page 153, Gwinnett County Records, and more particularly described as follows:

To locate the point of beginning, begin at an iron pin on the westerly right of way line of Georgia Highway No. 20 located 122.4 feet northerly as measured along said right of way line from the center line of Lyle Circle; thence South 75 degrees 57 minutes West 308.7 feet to a point in the center of Lyle Circle and the PLACE OR POINT OF BEGINNING; thence South 75 degrees 57 minutes West 77.6 feet to an iron pin; thence North 50 degrees 12 minutes West 280.4 feet to an iron pin; thence North 59 degrees 12 minutes West 135.3 feet to a concrete marker; thence North 78 degrees 01 minutes East 75.7 feet to a point in the center of Lyle Circle; thence South 56 degrees 24 minutes East along the center of Lyle Circle 21.9 feet to a point; thence South 53 degrees 25 minutes East along the center of Lyle Circle 391.9 feet to the place or point of beginning.

Parcel No. 2

All that tract or parcel of land lying and being in Land Lot 176 of the 5th Land District, Gwinnett County, Georgia, containing 1.13 acres, being more particularly shown on a survey prepared by Higginbotham and James, Registered Land Surveyors, for Mrs. Lyon Anderson on October 6, 1965, being more particularly described according to said plat as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the point formed by the intersection of the center line of Georgia Highway No. 20, and the center line of Lyle Circle, and run thence from said point of intersection along the center line of Lyle Circle in a northwesterly direction 377.0 feet to a point located on said center line; thence run South 76 degrees 29 minutes West 76.3 feet to an iron pin, which is the TRUE POINT OF BEGINNING; thence from said point of beginning South 58 degrees 45 minutes West 180.6

feet to an iron pin; thence North 63 degrees 10 minutes West 170.3 feet to an iron pin; thence North 4 degrees 43 minutes West 132.7 feet to an iron pin; thence North 57 degrees 41 minutes East 120.3 feet to an iron pin located on the southwesterly side of the former Lawrenceville-Suwanee Railroad right of way; thence along said former right of way South 50 degrees 11 minutes East 280.4 feet to an iron pin, which is the point of beginning.

CIC-18-12 & SU-18-12
Received: July 20, 2018
Planning & Development





DEVELOPMENT PLANS FOR 530 LYLE CIRCLE



LOCATED AT 530 LYLE CIRCLE
5TH DISTRICT, LAND LOT 176, PARCEL #035B,
LAWRENCEVILLE
GWINNETT COUNTY,
GEORGIA

PREPARED BY:
GS CONSTRUCTION
526 LYLE CIRCLE
LAWRENCEVILLE, GA 30046

FOR:
ALESSANDRO SALVO
526 LYLE CIRCLE
LAWRENCEVILLE, GA 30046
678-283-5518

AUGUST 18, 2022



SHEET INDEX

- | | |
|-----|------------------------------------|
| 1.0 | COVER |
| 2.0 | SITE PLAN |
| 3.0 | GRADING, DRAINAGE AND UTILITY PLAN |
| 3.1 | SANITARY SEWER PLAN & PROFILE |
| 4.0 | EROSION CONTROL PLAN-INITIAL |
| 4.1 | EROSION CONTROL PLAN-INTERMEDIATE |
| 4.2 | EROSION CONTROL PLAN-FINAL |
| 4.3 | ESPCP PLAN |
| 4.4 | EROSION CONTROL DETAILS |

GENERAL NOTES:
IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE
WITH APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
(NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.
ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY
LAND DISTURBANCE ACTIVITY.



REVISIONS
1. NOV 21, 2013 GSWCC REVIEW
2. DEC 6, 2013 GSWCC REVIEW
3. DEC 10, 2013 GSWCC REVIEW

REVISIONS

1. NOV 21, 2013 GSWCC REVIEW
2. DEC 6, 2013 GSWCC REVIEW
3. DEC 10, 2013 GSWCC REVIEW

RZC2022-00045
RECEIVED 12.08.2022
PLANNING AND DEVELOPMENT

LEGEND

IPF IRON PIN FOUND
 IFS IRON PIN SET
 CMF CONCRETE MONUMENT FOUND
 OTP OPEN TOP PIPE
 CTP CRIMP TOP PIPE
 E CENTER LINE
 L LAND LOT LINE
 S SETBACK LINE
 P POWER POLE
 GWT GUT WIRE ANCHOR
 CB CATCH BASIN
 JWB JUNCTION BOX
 H HEAD WALL
 DI DROP INLET
 GI GRATE INLET
 M MANHOLE
 EP EDGE OF PAVEMENT
 N/F NOW OR FORMERLY
 LL LAND LOT
 -P- AERIAL POWER WIRE
 -T- AERIAL PHONE WIRE
 -G- GAS LINE
 P.O.B. POINT OF BEGINNING
 T.P.O.B. TRUE POINT OF BEGINNING
 --- PROPOSED DRAINAGE PATH
 --- EXISTING DRAINAGE PATH
 --- EXISTING FIRE HYDRANT

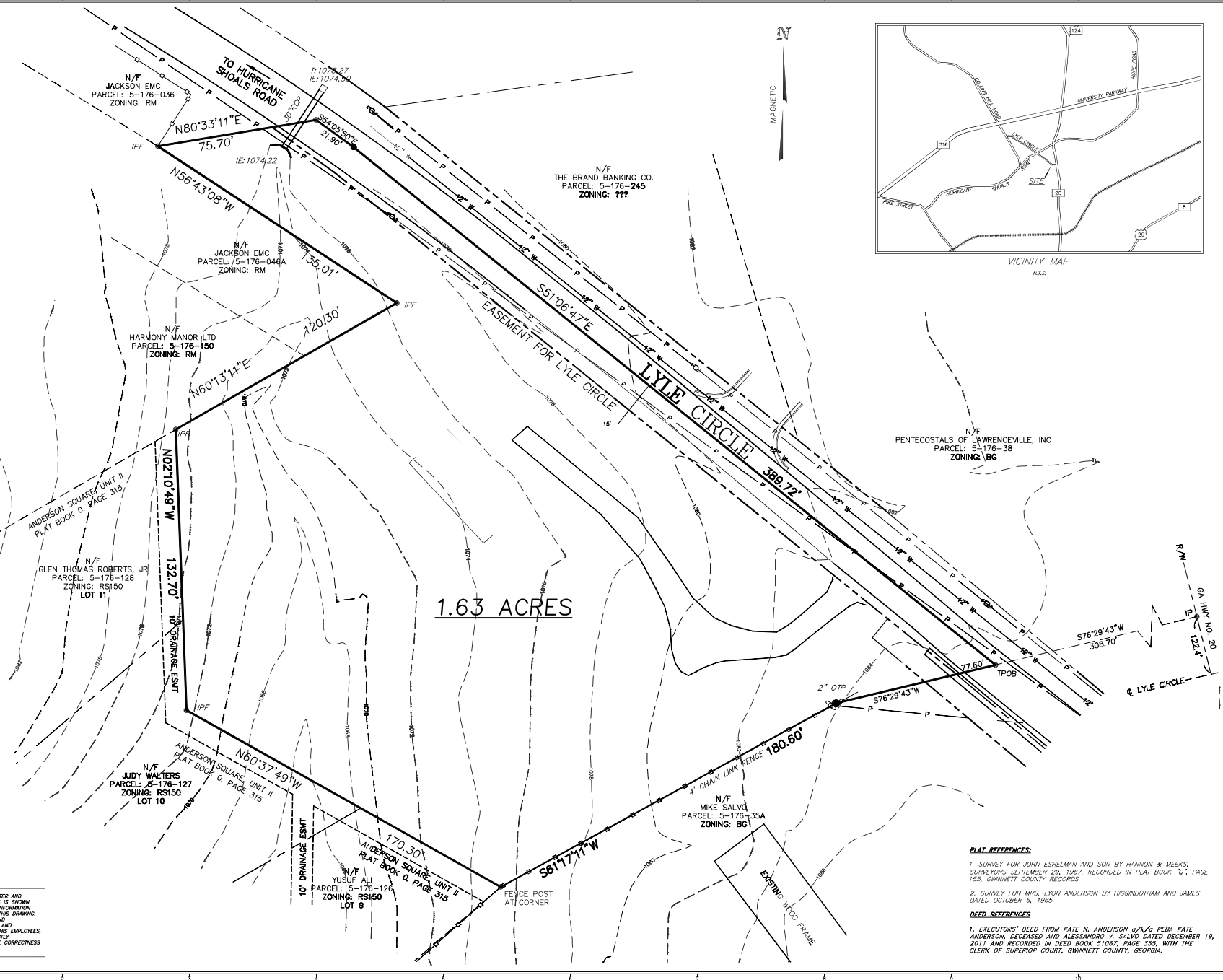
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY WHOSE NAME IS SHOWN HEREON. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THIS PLAT, NOR DOES HE OR SHE WARRANT OR GUARANTEE THE ACCURACY OF ANY OTHER PLAT OR MAP PREPARED BY HIMSELF OR HERSELF OR ANY OTHER PERSON OR ENTITY WHOSE NAME IS SHOWN HEREON.

A TOPCON GTS-802A TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,000 FEET AND AN ANGULAR ERROR OF 50 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000'

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



PLAT REFERENCES:

1. SURVEY FOR JOHN ESHelman AND SON BY HANNON & MEERS, SURVEYORS, SEPTEMBER 29, 1907, RECORDED IN PLAT BOOK 121, PAGE 155, GWINNETT COUNTY RECORDS
2. SURVEY FOR MRS. LYON ANDERSON BY HIGGINBOTHAM AND JAMES, DATED OCTOBER 6, 1965.

DEED REFERENCES:

1. EXECUTORS' DEED FROM KATE N. ANDERSON a/k/a REBA KATE ANDERSON, DECEASED AND ALESSANDRO V. SALVO DATED DECEMBER 19, 2011 AND RECORDED IN DEED BOOK 51067, PAGE 335, WITH THE CLERK OF SUPERIOR COURT, GWINNETT COUNTY, GEORGIA.

REVISIONS:
NONE

SCHMITT ENGINEERING AND
LAND SURVEYING, INC.

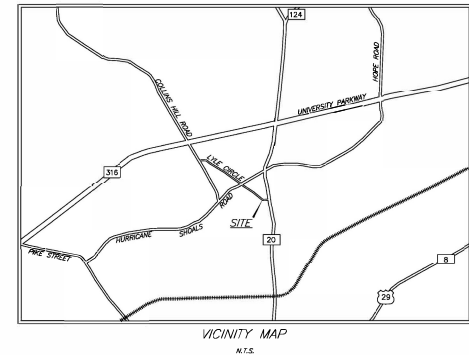
P.O. BOX 1274
WINNER, GEORGIA 30680
770-867-6144

BOUNDARY & TOPO SURVEY

DATE: 11/16/2022
BY: J. SCHMITT
CHECKED BY: J. SCHMITT
PLANNING AND DEV.



DEVELOPMENT PLANS FOR 530 LYLE CIRCLE



LOCATED AT 530 LYLE CIRCLE
5TH DISTRICT, LAND LOT 176, PARCEL #035B,
LAWRENCEVILLE
GWINNETT COUNTY,
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PREPARED BY:
GS CONSTRUCTION
526 LYLE CIRCLE
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FOR:
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ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITY.



WETLANDS CERTIFICATION
THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
(1) THE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED AND (2) THE APPROPRIATE PLAN SHEET
O DOES NOT DOES NOT
INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS DETERMINED WETLANDS AS SHOWN ON THE MAPS AND (3) IF THERE IS ANY DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE REGIONAL WETLANDS DISTURBANCE PERMIT HAS BEEN OBTAINED.



LAWRENCEVILLE

GEORGIA

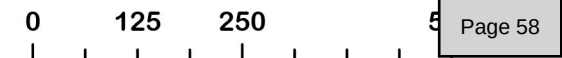
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2022-00045

Applicant: Alessandro Salvo

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





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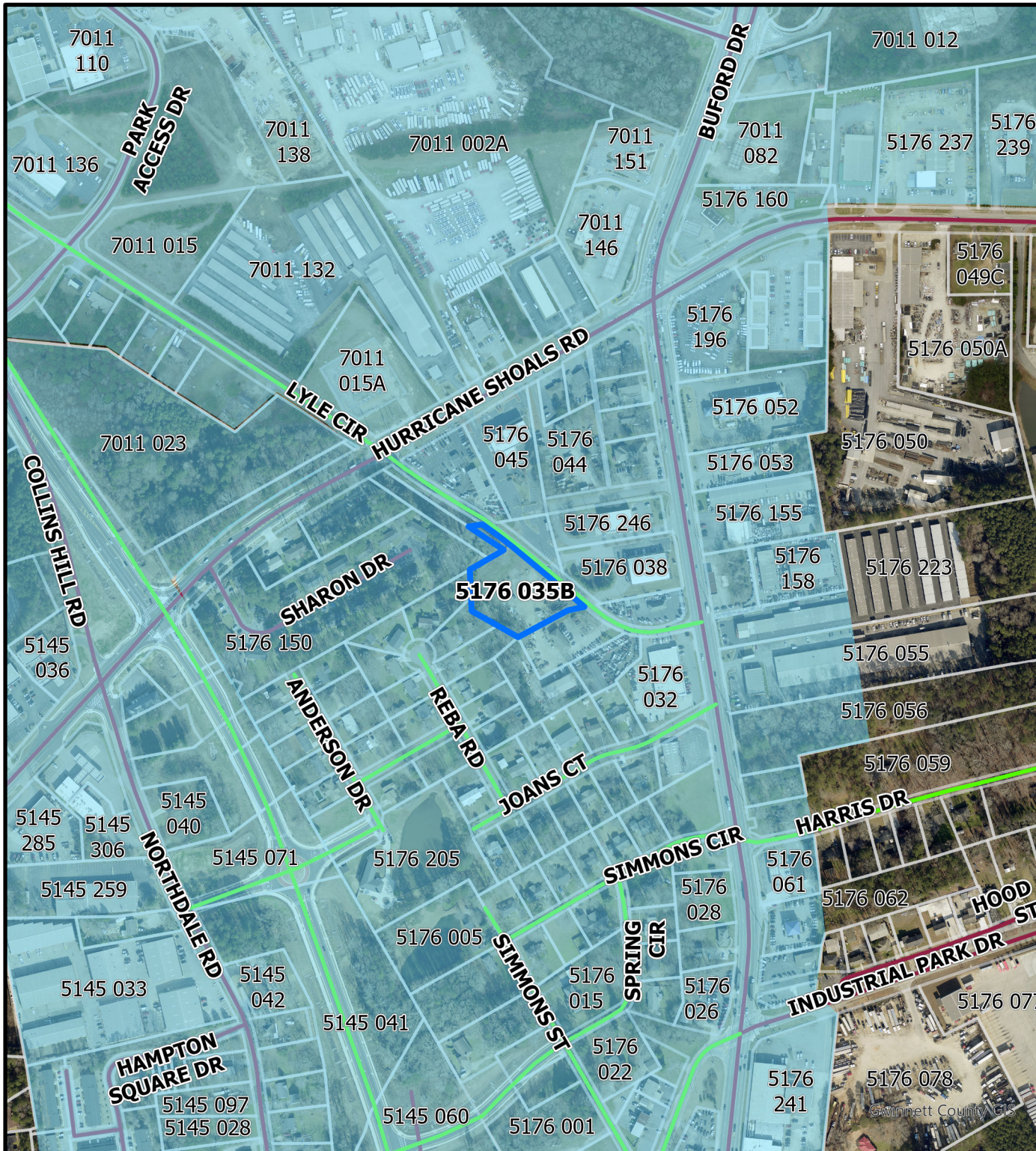
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GEORGIA

Location Map & Surrounding Areas

Applicant: Alessandro Salvo

-  Subject Property
 Parcels
 City Maintained Streets
 County Maintained Streets



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Page 60

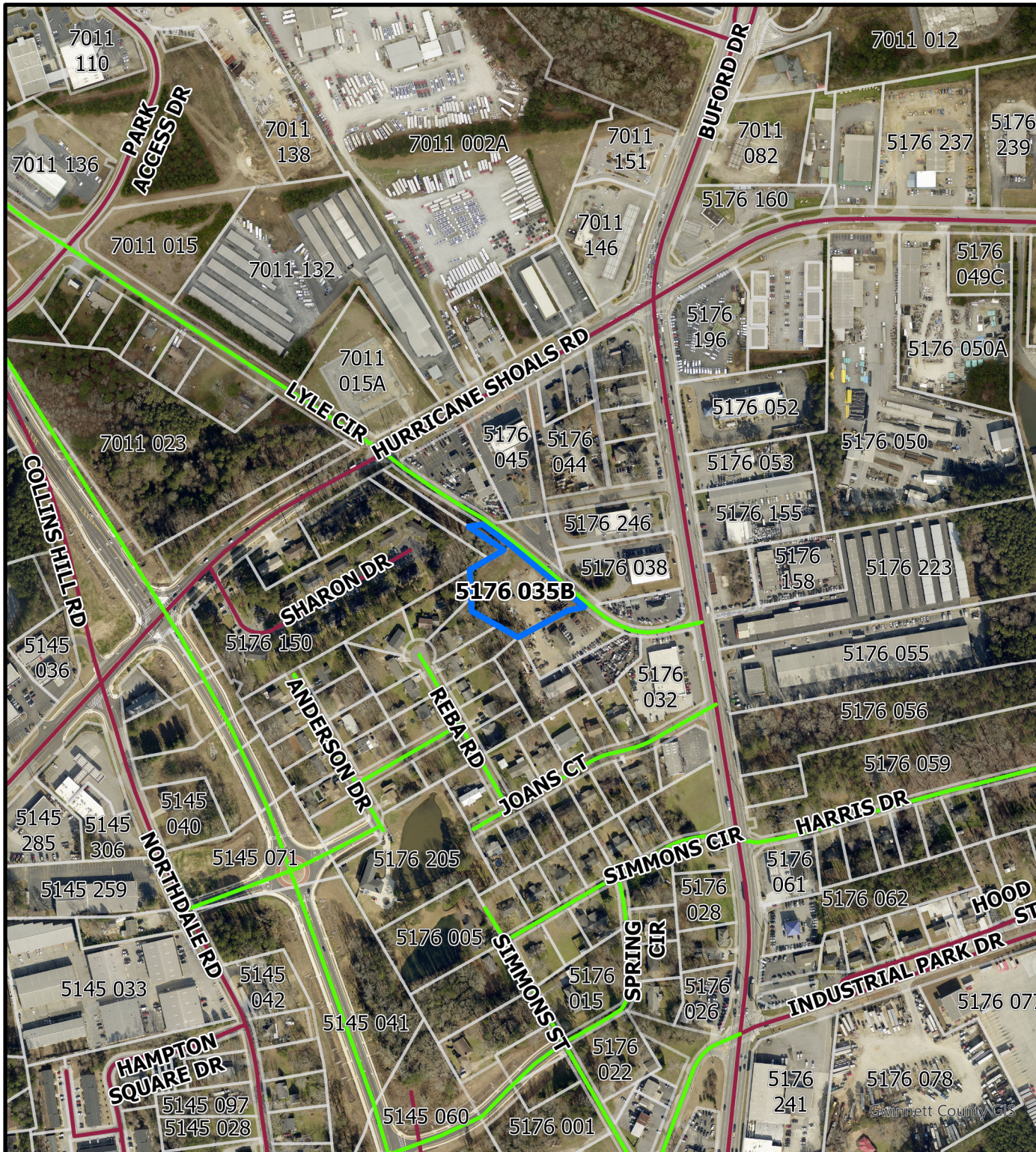


GEORGIA

Location Map & Surrounding Areas

Applicant: Alessandro Salvo

-  Subject Property
 Parcels
 City Maintained Streets
 County Maintained Streets



0 250 500 1, Page 61



LAWRENCEVILLE

GEORGIA

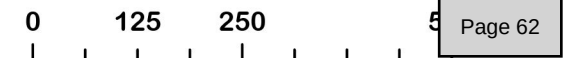
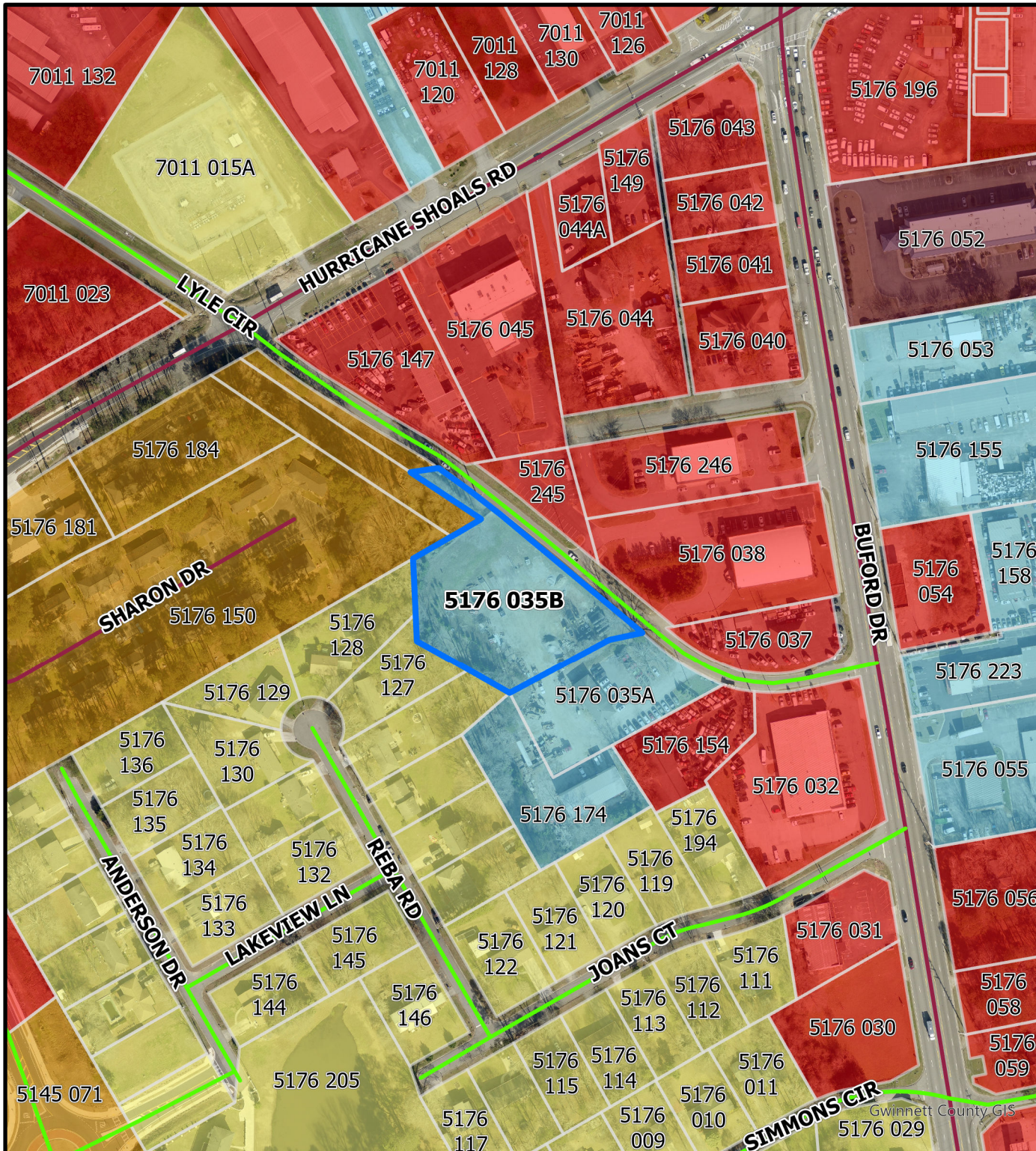
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2022-00045

Applicant: Alessandro Salvo

- Subject Property
- Parcels
- City Maintained Streets
- County Maintained Streets
- Zoning Districts**
 - BG General Business
 - HSB Highway Service Business
 - LM Light Manufacturing
 - RM-12 Multifamily Residential
 - RS-150 Single-Family Residential





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GEORGIA

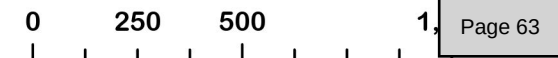
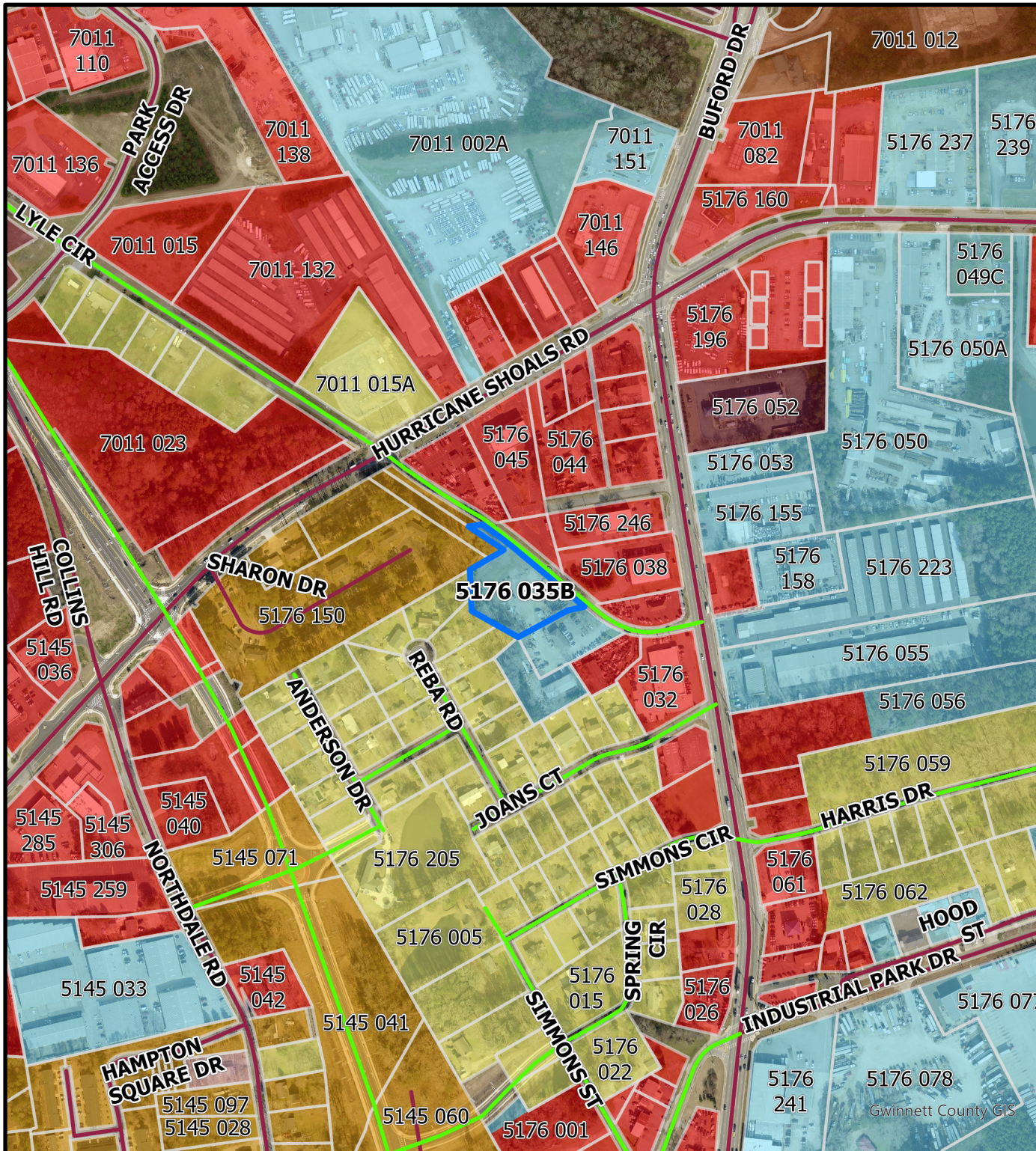
The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZC2022-00045

Applicant: Alessandro Salvo

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





LAWRENCEVILLE

GEORGIA

12.

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

Item: RZR2023-00018; Colonnade Enterprises, Inc.; 255 West Pike Street

Department: Planning and Development

Date of Meeting: Wednesday, March 29, 2023

Fiscal Impact: To be determined.

Presented By: Todd Hargrave, Director of Planning and Development

**Planning and
Development
Department:**

Approval with Conditions

**Planning
Commission
Recommendation:**

Approval with Staff recommended Conditions

Summary: The applicant requests the rezoning of an approximately 1.07-acre parcel at 255 West Pike Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The subject property is located along the northern right-of-way of West Pike Street, between its intersections with Macedonia Street to the west and Culver Street to the east. The parcel is currently undeveloped vacant land, and the applicant intends to develop it with six (6) single-family residential dwelling units at approximately 5.6 units per acre or 7,768.2 square feet per unit.

Attachments/Exhibits:

- RZR2023-00018_Report
- RZR2023-00018_Planning and Development recommendations
- RZR2023-00018_Application signed by owner
- RZR2023-00018_Application signed by applicant
- RZR2023-00018_Letter of intent



LAWRENCEVILLE

GEORGIA

12.

- RZR2023-00018_Legal description
- RZR2023-00018_Site plan
- RZR2023-00018_Survey 1
- RZR2023-00018_Survey 2
- RZR2023-00018_Elevations
- RZR2023-00018_Aerial map (1:2,750)
- RZR2023-00018_Aerial map (1:5,500)
- RZR2023-00018_Character area map (1:2,750)
- RZR2023-00018_Character area map (1:5,500)
- RZR2023-00018_Zoning map (1:2,750)
- RZR2023-00018_Zoning map (1:5,500)



LAWRENCEVILLE

12.

Planning & Development

CASE NUMBER: RZR2023-00018

APPLICANT: ROBERT MYERS

OWNER(S): LAWRENCEVILLE DOWNTOWN DEVELOPMENT AUTHORITY

CONTACT: ROBERT MYERS - 404.805.9861

LOCATION(S): 255 W PIKE STREET

PARCEL ID(S): R5146E043

APPROXIMATE ACREAGE: 1.07

ZONING PROPOSAL: BGC (CENTRAL GENERAL BUSINESS DISTRICT) TO RS-60 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: SIX (6) SINGLE-FAMILY RESIDENTIAL DWELLING UNITS

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP





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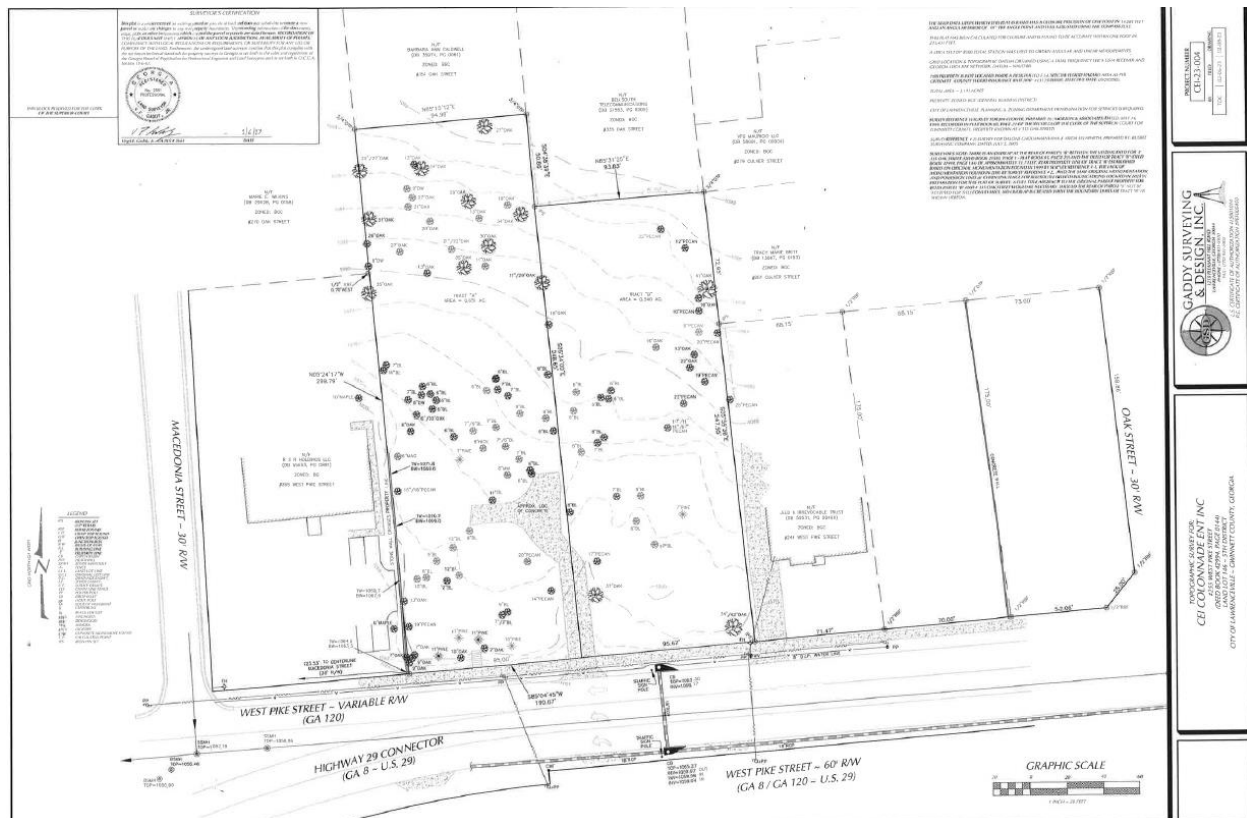
ZONING HISTORY

The subject property has been zoned BGC (Central General Business District) since 1960.

PROJECT SUMMARY

The applicant requests the rezoning of an approximately 1.07-acre parcel at 255 West Pike Street from BGC (Central General Business District) to RS-60 (Single-Family Residential District). The subject property is located along the northern right-of-way of West Pike Street, between its intersections with Macadonia Street to the west and Culver Street to the east. The parcel is currently undeveloped vacant land and the applicant intends to develop it with six (6) single-family residential dwelling units at approximately 5.6 units per acre or 7,768.2 square feet per unit.

LAND SURVEY





LAWRENCEVILLE

Planning & Development

12.

ZONING AND DEVELOPMENT STANDARDS

The submitted site plan and letter of intent proposes the construction of six (6) single-family detached dwelling units on the subject property. Each of the dwelling units will be a minimum of 1,800 square feet for one-story units and 2,000 square feet for two-story units. The façade, rear, and side elevations of each unit will consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. Furthermore, each unit will have a front-entry two-car garage with carriage-style garage doors.

Common green space will be distributed across the development, with approximately 4,862 square feet of passive green space located along the West Pike Street right-of-way and 4,764 square feet of green space located in the northwestern corner of the subject property. A total of 9,626 square feet (0.22 acres) will be allocated for passive green space, approximately 20% of the total development. The subject property will be accessed from West Pike Street with a shared private driveway that bisects the property; a Home Owner's Association (HOA) will be established to maintain the shared drive and other common property elements.

In order for this development to meet all the standards for the RS-60 zoning district, a number of variances will need to be adopted. The variances requested by the applicant are as follows:

VARIANCE REQUESTS

Code Requirement	Variance Requested
Minimum lot area is ten (10) acres.	<i>Reduce minimum lot area to one & two tenths (1.2) acres.</i>
Front setbacks must be thirty-five (35) feet.	<i>Reduce front yard setback to twenty (20) feet from centerline of shared drive (property line).</i>
Rear setbacks must be twenty (20) feet.	<i>Reduce rear yard setback to fifteen (15) feet.</i>
Contiguous green space is encouraged.	<i>Green space shall be provided at the northwestern corner of the property and on the front lots adjacent to West Pike</i>



LAWRENCEVILLE

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Planning & Development

	<i>Street as shown on the preliminary site plan. As easement for shared use shall be provided.</i>
Live/Work units shall only be allowed in BGC and CMU zoning districts	<i>Allow a live/work unit as an accessory use at the subject property. The final design shall be subject to the review and approval of the Director of Planning and Development.</i>

Planning and Development believes that there is sufficient hardship to grant most of the requested variances. The ten (10) acre minimum development lot area prevents infill residential development in the city on all but the largest of lots, of which there are few. Smaller, denser developments such as this are appropriate for the Downtown area and will contribute towards its growing vibrancy.

While the size of the overall lot is sufficient for the development of six individual units, with an average of approximately 7,768.2 square feet designated per dwelling unit, the narrow shape of the external boundary prevents the houses from meeting minimum setback requirements for the RS-60 zone. As such, we believe a reduction in the rear setbacks from 20' to 15' is appropriate for this development. Furthermore, separate front setback variances will be necessary to address the frontage along West Pike Street as well as internally – a variance reducing the front setback along West Pike Street from 35' to 30' will be sufficient for the external lots (1 & 6). For the internal lots (2-5), a variance to reduce the front setback from 35' to 0' will be necessary, conditioned on an internal 20' setback from the centerline of the private drive for all lots. Finally, a variance will be necessary to reduce the minimum lot width from 60' to 0' for the internal lots (2-5).

The applicant also requested variances to allow for noncontiguous green space and to develop a Live/Work unit within a RS-60 zone. For the former, a variance is not necessary since contiguous green space is merely encouraged and not required; as such, the green space as proposed on the site plan will be sufficient. Regarding the variance for a Live/Work unit, the site plan does not display any dedicated Live/Work units; as such, such a variance will not be necessary. Instead, the future residents of this development may apply for a Home Occupation Permit within their own private homes, subject to the review and approval of Planning and Development.



LAWRENCEVILLE

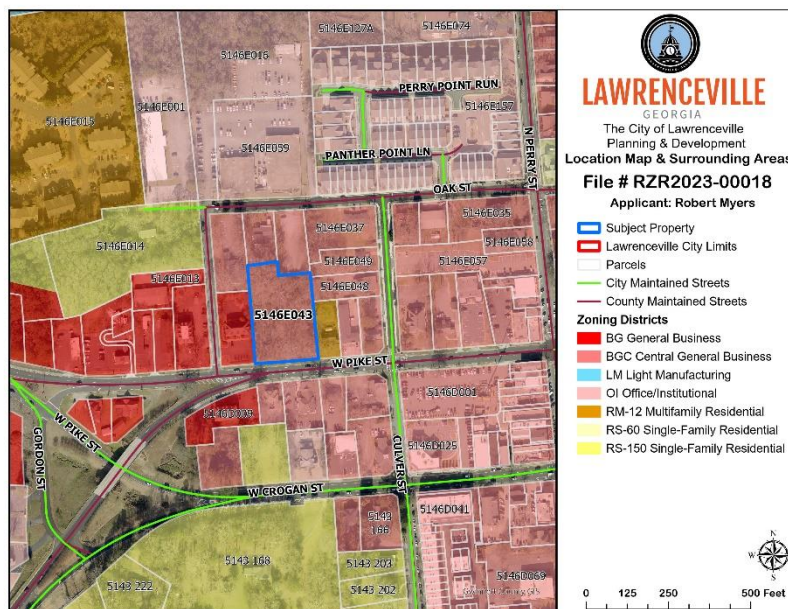
12.

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SURROUNDING ZONING AND USE

The surrounding area is composed of a myriad of zoning and use categories that is characteristic of Downtown Lawrenceville. While the majority of the parcels immediately surrounding the subject property are either zoned BGC (Central General Business District) or BG (General Business District), many of these properties are in fact used as single family homes. The parcel immediately the the east of the subject property is zoned RM-12 (Multifamily Residential District), though it is also used as a single family dwelling unit. The greater Downtown area contains a wide variety of both zoning and uses, including many single-family homes; indeed, additional residential dwellings would be appropriate for the area.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



2040 COMPREHENSIVE PLAN

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. Downtown is the heart of Lawrenceville, both in terms of its location and level of activity. It is the highest-intensity district in terms of its density and mixture of



LAWRENCEVILLE

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uses, particularly because of its mix of businesses and single-family uses. This Character Area supports a live-work-play lifestyle, with a variety of housing, employment, and entertainment options. As proposed, the request could be consistent with the intent of the 2040 Comprehensive Plan.

LAWRENCEVILLE 2040 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



STAFF RECOMMENDATION

In conclusion, the proposal is consistent with the established zoning patterns and land uses found in the greater Downtown Lawrenceville area; that is, a fine-grained mixture of single-family residential development, higher density multifamily residential dwellings, and pedestrian-friendly retail and office space. Due to the wide range of uses and zoning types in the Downtown area, rezoning requests here must be considered through a critical lens that focuses less on use and more on the potential quality of development and degree to which it aligns with the long-term vision for growth. Planning and Development believes that the proposed development is of a quality consistent with the visions set forth for Downtown Lawrenceville in the 2040 Comprehensive Plan and the Liveable Communities Initiative and will contribute to the so-called “halo effect” of positive



LAWRENCEVILLE

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developments throughout the the City. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



LAWRENCEVILLE

12.

Planning & Development

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



LAWRENCEVILLE

12.

Planning & Development

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

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

As proposed, the plan would be suitable in view of the use and development in the immediate area along West Pike Street and the greater Downtown Lawrenceville area.

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

No; the proposed development will add more families to the Downtown area and the additional foot traffic that entails. This will enhance the business of commercial establishments in the area and contribute to a more vibrant 24/7 vision of Downtown Lawrenceville.

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

The property has a reasonable economic use as currently zoned.

- 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;**

Transitioning from a lower intensity use (vacant land) to a higher intensity one (single-family residential) will induce additional demand on public facilities in the form of traffic, utilities, school system, and stormwater runoff. That said, the effect would be negligible considering the relatively low density nature of the proposal.

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

Policies of the City are intended to benefit or enhance the quality of life for existing and potential members of the public choosing to reside within the city limits. The Downtown character area is district composed of a wide variety of



LAWRENCEVILLE

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uses at differing levels of intensity, so this rezoning conforms with the long-range plan.

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

The proposed development would contribute to Lawrenceville's stock of mid-to high-income housing, identified as an outstanding need in the 2022 Lawrenceville Housing Study.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZR2023-00018_03012023

Approval of a RS-60 (Single-Family Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family dwelling units at maximum of six (6) units/dwellings on approximately one and seven hundredths (1.07) acres at a density of five and six tenths (5.6) Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled "Conceptual Plan for West Pike Commons 255 West Pike Street Lawrenceville Georgia 30046, Preliminary Site Plan 12/08/2022, prepared for Colonnade Homes Inc., prepared by Marchman Matthews Design Associates," dated received February 21, 2023. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. The property shall have a private shared driveway as shown on the proposed site plan (1-B); it shall run through the middle of the subject property, perpendicular to West Pike Street. A Home Owner's Association (HOA) shall be formed to maintain the shared drive and other common property elements.
 - D. All lots shall be oriented in accordance with the proposed site plan as noted in section 1-B. That is, their front façades shall face towards the shared internal private drive.
 - E. The new construction of a single-family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 1,800 square feet for a one-story dwelling and 2,000 square feet for a two-story dwelling.
 - F. The new construction of a single-family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table, in accordance with the proposed

elevations submitted. The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.

- G. Each single family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The 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. Live/Work Unit shall be subject to the minimum requirements of the City of Lawrenceville Building and Building Regulations, and the International Building Code (IBC). The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. Build or maintain a concrete sidewalk adjacent to the right-of-way of West Pike Street.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. Any utility relocations shall be the responsibility of the developer.
- E. Access provided by a private shared drive maintained by a Homeowner's Association. Developer shall provide necessary easements.

3. The following variances are requested:

- A. Variances to allow the six (6) single-family residential structures, subject to the following:
 - i. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the percent reduction of the Minimum Development Size Requirement from ten (10) acres to one and seven hundredths (1.07) of an acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Lot Width, allows for the reduction of the Minimum Lot Width for internal lots two (2) through five (5) of the proposed site plan (1-B) from sixty (60) feet to zero (0) feet.
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback,

allows for the reduction of the Minimum Front Yard Setback for external lots one (1) and six (6) of the proposed site plan (1-B) from thirty five (35) feet to thirty (30) feet from the right-of-way of West Pike Street.

- a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.

- iv. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows for the reduction of the Minimum Front Yard Setback for internal lots two (2) through five (5) of the proposed site plan (1-B) from thirty five (35) feet to zero (0) feet.

- a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.

- v. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.

- a) Internal rear yard setbacks for all lots shall be fifteen (15) feet, as measured from the external property lines on the western and eastern sides of the subject property.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Colonnade Enterprises, Inc.</u>	NAME: _____
ADDRESS: <u>P. O. Box 769329</u>	ADDRESS: _____
CITY: <u>Roswell</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Rob Myers</u> PHONE: <u>404-805-9861</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BGC</u> REQUESTED ZONING DISTRICT: <u>RS60</u>	
PARCEL NUMBER(S): <u>R5146EO43</u> ACREAGE: <u>1.12 Acres</u>	
ADDRESS OF PROPERTY: <u>255 West Pike Street, Lawrenceville GA 30046</u>	

SIGNATURE OF APPLICANT

DATE

Colonnade Enterprises, Inc.

By: Robert Myers President

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



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)
N/A		

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.



LAWRENCEVILLE

GEORGIA

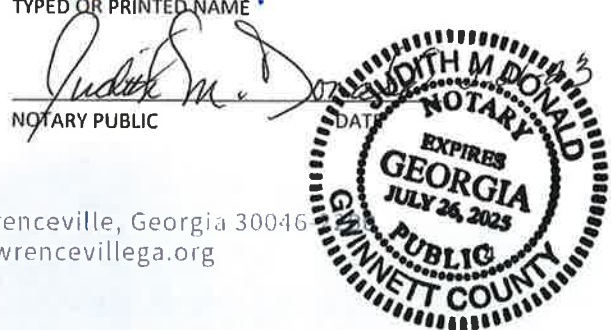
REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Colonnade Enterprises, Inc.</u>	NAME: <u>Lawrenceville WDA</u>
ADDRESS: <u>P. O. Box 769329</u>	ADDRESS: <u>70 S Clayton St</u>
CITY: <u>Roswell</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30076</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Rob Myers</u> PHONE: <u>404-805-9861</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>BGC</u> REQUESTED ZONING DISTRICT: <u>RS60</u>	
PARCEL NUMBER(S): <u>R5146EO43</u> ACREAGE: <u>1.12 Acres</u>	
ADDRESS OF PROPERTY: <u>255 West Pike Street, Lawrenceville GA 30046</u>	

SIGNATURE OF APPLICANT _____ DATE _____
Colonnade Enterprises, Inc.
By: Robert A. Myers, President
 TYPED OR PRINTED NAME

NOTARY PUBLIC _____ DATE _____

Barny Mock 2/21/23
 SIGNATURE OF OWNER _____ DATE _____
Barny Mock / Exec Dir WDA
 TYPED OR PRINTED NAME



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

Letter of Intent – Rezoning Request

TO: City of Lawrenceville, Georgia
Department of Planning and Development

From: Colonnade Enterprises, Inc. (Purchaser/Developer)
Robert A. Myers, President

RE: Rezoning Request – Rezoning from BGC – Central General Business to RS60

Property: Tax Parcel R5146E043

Address: 255 West Pike Street, Lawrenceville Georgia

Current Owner: Downtown Development Authority of the City of Lawrenceville, Georgia

We request this property be rezoned from BGC to RS60 with additional variances outlined below.

Proposed Use – we propose to build six (6) single family residences.

1. To allow the use of the property as follows:
 - a. Six (6) single family detached dwelling units, Live/Work Unit, accessory use, and structure.
 - b. The new construction of a single family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 1,800 square feet for a one-story dwelling and 2,000 square feet for a two-story dwelling.
 - c. The new construction of a single family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - d. Each single family detached dwelling unit shall have a two-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - e. The property shall have a private shared driveway as shown on the proposed site plan. A Home Owner's Association (HOA) shall be formed to maintain the shared drive and other common property elements.
2. Site Development Considerations:
 - a. Live/Work Unit shall be subject to the minimum requirements of the City of Lawrenceville Building and Building Regulations, and the International Building Code (IBC). The final design shall be subject to the review and approval of the Director of Planning and Development.
 - b. Maintain the concrete sidewalk adjacent to West Pike Street.

- c. Natural vegetation shall remain on the property until the issuance of development permit.
 - d. Any utility relocations shall be the responsibility of the developer.
 - e. Access provided by a private shared drive maintained by a Homeowner's Association. Developer shall provide necessary easements.
3. The following variances are requested.
- a. Variances to allow the six single family residential structures, subject to the following:
 - i. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the percent reduction of the Minimum Development Size Requirement from ten (10) acres to one & two tenths (1.2) of an acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows the reduction of the Minimum Yard Setback from thirty (35) feet to twenty (20) feet from center line of shared drive (property line).
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Side Yard Setback, allows the Minimum Side Yard Setback from ten (10) feet to five (5) feet.
 - iv. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.
 - v. A variance from the Zoning Ordinance, Article 1, Section 103.2, Use Table and related supplemental regulations of Article 2, Section 200.3 supplemental Use Standards subsection c 200.3.47 Live/Work allows a Live/Work unit as an Accessory Use at the subject property. The final design shall be subject to the review and approval of the Director of Planning and Development.
 - vi. Variance from Zoning Ordinance, Article 1, Section 103.2, Subsection F. Green Space. Green Space shall be provided at the rear left of the property and on the front lots adjacent to West Pike Street as shown on the Preliminary Site Plan. An easement for shared use shall be provided.

Attachment: Preliminary Site Plan

LEGAL DESCRIPTION
#255 WEST PIKE STREET

ALL THAT TRACT or parcel of land lying in Land Lot 146 of the 5th District, of Gwinnett County, Georgia, being within the limits of the City of Lawrenceville, being more particularly described as follows:

Beginning at a rebar 193.53' Westerly from the beginning of a 25.00' miter between with Northern Rights-of-Way of West Pike Street (AKA GA 120) (60' R/W) and the Western Rights-of-Way of Oak Street (30' R/W); thence along the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) S 85°04'45" W a distance of 190.67' to a rebar (said rebar being 123.53' Easterly from the intersection formed between the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) and the centerline of Macedonia Street (30' R/W); thence leaving the Northern Rights-of-Way of West Pike Street (AKA GA 120) (Variable R/W) N 05°24'17" W along the property line common with R2R Holdings, LLC (Deed Book 55653, Page 891) and Marie E. Wilkins (Deed Book 29628, Page 158) a distance of 299.79' to a 3/4" open top pipe; thence N 85°15'12" E along the property line common with Barbara Ann Caldwell (Deed Book 35974, Page 61) a distance of 94.98' to a 3/4" open top pipe; thence S 04°38'39" E along the property line common with Bellsouth Telecommunications (Deed Book 21583, Page 5) a distance of 50.86' to a rebar; thence N 85°31'25" E along the property line common with Bellsouth Telecommunications (Deed Book 21583, Page 5) a distance of 93.83' to a 3/4" open top pipe; thence S 05°59'38" E along the property line common with Tracy Marie Britt (Deed Book 13067, Page 193) and Jeed II Irrevocable Trust (Deed Book 59531, Page 466) a distance of 247.95' to the Point of Beginning.

Said Tract of Land being known as #255 West Pike Street and being more particularly described on: Exhibit For: CEI Colonnade Ent Inc; prepared by: Gaddy Surveying & Design, Inc.; dated: February 8, 2023; containing 1.191 acres.



MARCHMAN
MATTHEWS
DESIGN ASSOCIATES

3040 Peachtree Road
Suite 1412
Atlanta Georgia 30305
Telephone 404 . 406 . 8899
Facsimile 404 . 549 . 4111

COLONNADE
HOMES, INC.

4920 Roswell Road Suite 45-B-414
Atlanta Georgia 30342
Telephone 404 . 805.9681

CONCEPTUAL
PLANS

FOR

WEST PIKE
COMMONS
255
WEST PIKE
STREET

LAWRENCEVILLE
GEORGIA
30046

All drawings are the property of Marchman Matthews and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to, Marchman Matthews. The contractor shall check and verify all dimensions and report any discrepancies to Marchman Matthews before proceeding with the work. Marchman Matthews shall protect their right and be reimbursed for all legal and court cost, net, for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and provisions listed herein.

NOTE TO CONTRACTOR:
Any discrepancies, errors or inconsistencies between the drawings and specifications and conditions shall immediately be reported in writing to Marchman Matthews Design Associates. Marchman Matthews will immediately correct the same in writing. Work done by contractor after discovery of such discrepancies, errors, or inconsistencies will be at contractor's sole risk.

PRINT RECORD

REVISIONS
DECEMBER 18, 2022
JANUARY 29, 2023

DATE: 12/08/2022
PROJECT NO. 370LWPSSITE
DRAWN BY: M.D.M.
CHECKED BY: M.J.M.

PRELIMINARY
SITE PLAN
SCALE 1" = 20' - 0"

SHEET NO.
A0-1

PROJECT NAME: WEST PIKE COMMONS
DEVELOPER: COLONNADE ENTERPRISES, INC
REQUEST TO REZONE FROM BCG TO RS60
PROPERTY ID: R5146E043
ADDRESS: 255 WEST PIKE STREET,
LAWRENCEVILLE GA.
CURRENT OWNER: DOWNTOWN DEVELOPMENT
AUTHORITY
OF THE CITY OF LAWRENCEVILLE, GEORGIA
PROPOSED USE: SIX (6) SINGLE FAMILY
DETACHED DWELLINGS
UNITS, LIVE/WORK, ACCESSORY USE AND
STRUCTURE WITH
THE MINIMUM HEATED FLOOR AREA FOR ONE
STORY RESIDENCES
UNITS SHALL BE 1800 SQUARE FEET AND 2000
SQUARE FEET FOR
TWO STORY DWELLINGS



SURVEYOR'S CERTIFICATION

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 herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



2/6/23
DATE

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

N/F
MARIE L. WILKINS
(DB 29628, PG 0158)
ZONED: BGC
#270 OAK STREET

N/F
BARBARA ANN CALDWELL
(DB 35974, PG 0061)
ZONED: BGC
#351 OAK STREET

N/F
BELLSOUTH
TELECOMMUNICATIONS
(DB 21583, PG 0005)
ZONED: BGC
#335 OAK STREET

N/F
VFG MAURICIO LLC
(DB 58991, PG 00004)
ZONED: BGC
#279 CULVER STREET

N/F
TRACY MARIE BRITT
(DB 13067, PG 0193)
ZONED: BGC
#261 CULVER STREET

N/F
JEED II IRREVOCABLE TRUST
(DB 59531, PG 00466)
ZONED: BGC
#241 WEST PIKE STREET

N/F
R 2 R HOLDINGS LLC
(DB 55653, PG 0891)
ZONED: BG
#265 WEST PIKE STREET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,581 FEET AND AN ANGULAR ERROR OF .01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 233,431 FEET.

A LEICA TS13 03" R500 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK NETWORK. DATUM = NAVD 88.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER GWINNETT COUNTY FLOOD INSURANCE RATE MAP #13135C0088E, EFFECTIVE DATE: 09/29/2006.

TOTAL AREA = 1.191 ACRES

PROPERTY ZONED: BGC (GENERAL BUSINESS DISTRICT)

CITY OF LAWRENCEVILLE PLANNING & ZONING DEPARTMENT DETERMINATION FOR SETBACKS IS REQUIRED.

SURVEY REFERENCE 1) SURVEY FOR JIM CLOWER, PREPARED BY: NORTON & ASSOCIATES, DATED: MAY 14, 1999, RECORDED IN PLAT BOOK 85, PAGE 22 OF THE RECORDS OF THE CLERK OF THE SUPERIOR COURT FOR GWINNETT COUNTY, PROPERTY KNOWN AS # 335 OAK STREET.

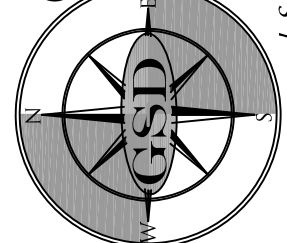
SURVEY REFERENCE # 2) SURVEY FOR DALONE CHOUMMANVANA & ARIDA SYLAPHETH, PREPARED BY: BUSREE SURVEYING COMPANY, DATED: JULY 5, 2005.

SURVEYOR'S NOTE: THERE IS AN OVERLAP AT THE REAR OF PARCEL "B" BETWEEN THE VESTING DEED FOR # 335 OAK STREET DEED BOOK 21583, PAGE 1, PLAT BOOK 85, PAGE 22 AND THE DEED FOR TRACT "B" (DEED BOOK 42994, PAGE 144) OF APPROXIMATELY 11.7 FEET. REAR PROPERTY LINE OF TRACT "B" ESTABLISHED BASED ON ORIGINAL MONUMENTATION FOUND IN 1999 BY SURVEY REFERENCE # 1, THE LACK OF MONUMENTATION FOUND IN 2005 BY SURVEY REFERENCE # 2, AND THE SAME ORIGINAL MONUMENTATION AND POSSESSION LINES (6' CHAIN LINK FENCE FOR BELLSOUTH TELECOMMUNICATIONS) LOCATED IN 2023 IN PREPARATION FOR THIS PLAT OF SURVEY. A FULL TITLE ABSTRACT TO THE ORIGINAL PARENT PROPERTY FOR BOTH PARCEL "B" AND # 335 OAK STREET WOULD BE NECESSARY SHOULD THE REAR OF PARCEL "B" NOT BE ACCEPTED FOR TITLE CONVEYANCE. NO OVERLAP IS CREATED WITH THE BOUNDARY LIMITS OF TRACT "B" AS SHOWN HEREON.

PROJECT NUMBER
CEL-23-004

BY
FIELD
TDC
02-06-23
02-08-23

GADDY SURVEYING
& DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GEORGIA 30044
PHONE: (770) 941-5803
FAX: (770) 941-5803



I.S. CERTIFICATE OF AUTHORIZATION #15001014
P.E. CERTIFICATE OF AUTHORIZATION #PE0005450

TOPOGRAPHIC SURVEY FOR:
CEI COLONNADE ENT INC
#255 WEST PIKE STREET
(DEED BOOK 42994, PAGE 0144)
LAND LOT 146 ~ 5TH DISTRICT
CITY OF LAWRENCEVILLE ~ GWINNETT COUNTY, GEORGIA

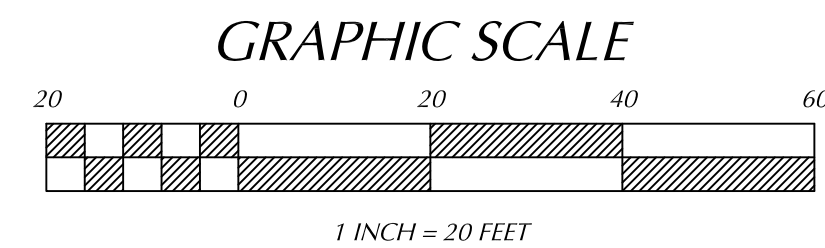
- LEGEND
- IPS IRON PIN SET (1/2" REBAR)
 - RBF REBAR FOUND
 - CTF CRIMP TOP FOUND
 - OPN OPEN TOP FOUND
 - JB JUNCTION BOX
 - R/W RIGHT-OF-WAY
 - BL BUILDING LINE
 - E PROPERTY LINE
 - CB CATCH BASIN
 - H/W HEADWALL
 - SSMH SEWER MANHOLE
 - X LAND LOT LINE
 - O.L.L. ORIGINAL LOT LINE
 - D.L. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.L. UTILITY EASMT.
 - CLF CHAIN LINK FENCE
 - PP POWER POLE
 - DI DRIVE INLET
 - LP LIGHT POLE
 - EP EDGE OF PAVEMENT
 - Q CENTERLINE
 - BL BLACK LOCUST
 - MAG MAGNOLIA
 - DW DOGWOOD
 - AMH AMHORN
 - HICK HICKORY
 - CMF CONCRETE MONUMENT FOUND
 - C/P CALCULATED POINT
 - IPS IRON PIN SET

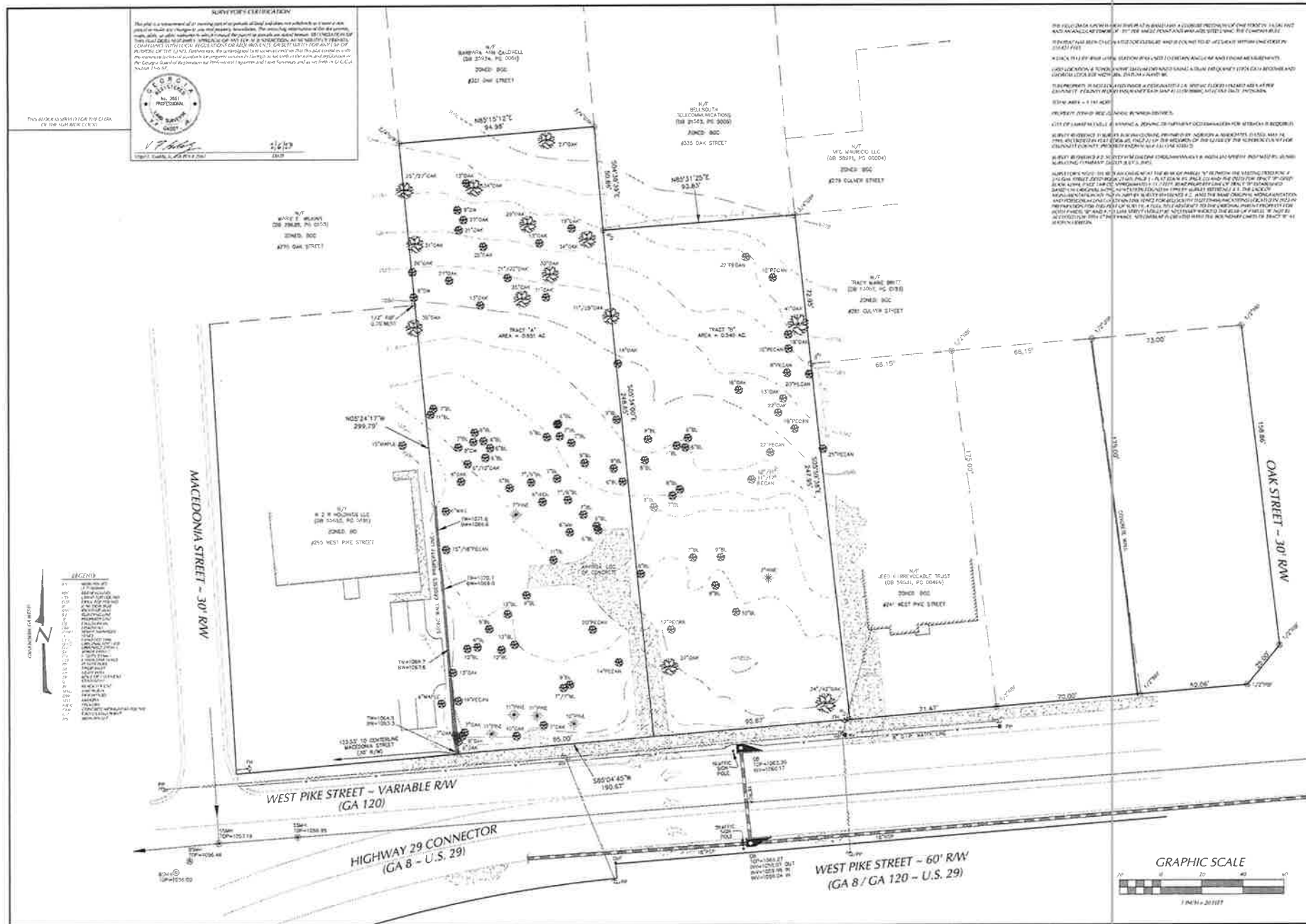
MACEDONIA STREET ~ 30' RW

WEST PIKE STREET ~ VARIABLE RW
(GA 120)

HIGHWAY 29 CONNECTOR
(GA 8 ~ U.S. 29)

WEST PIKE STREET ~ 60' RW
(GA 8 / GA 120 ~ U.S. 29)







Page 88



WEST PIKE COMMONS
PROPOSED LOT 3 ELEVATION

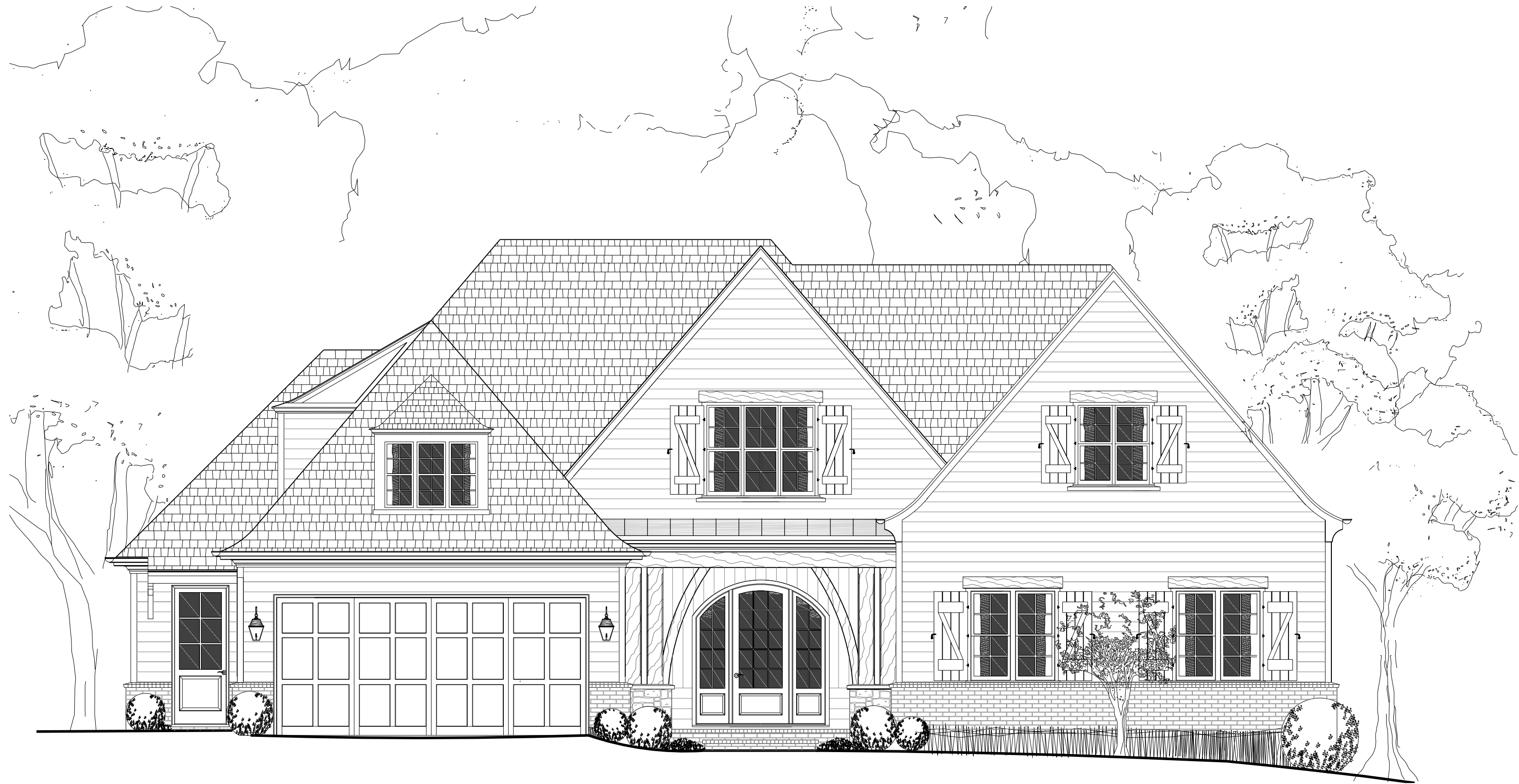


FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYERS13@GMAIL.COM

www.mcmillan.com

WEST PIKE COMMONS
PROPOSED LOT 4 ELEVATION



FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYERS13@GMAIL.COM

www.mcmillanandco.com

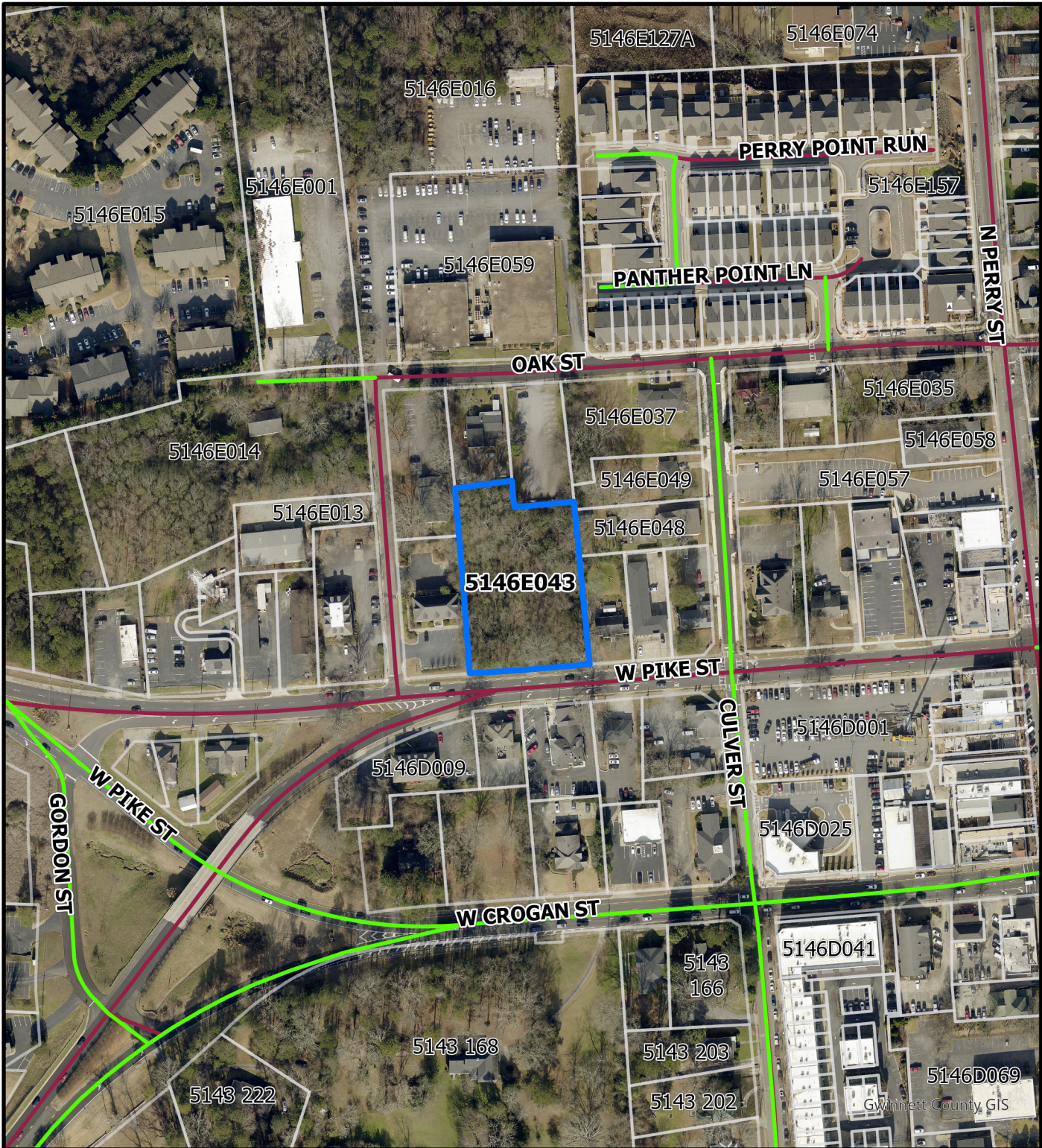
WEST PIKE COMMONS

STREET SCAPE



FOR INFORMATION CONTACT:

R O B M Y E R S
ROBMYERS13@GMAIL.COM



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00018

Applicant: Robert Myers

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



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LAWRENCEVILLE

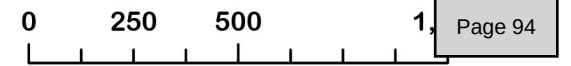
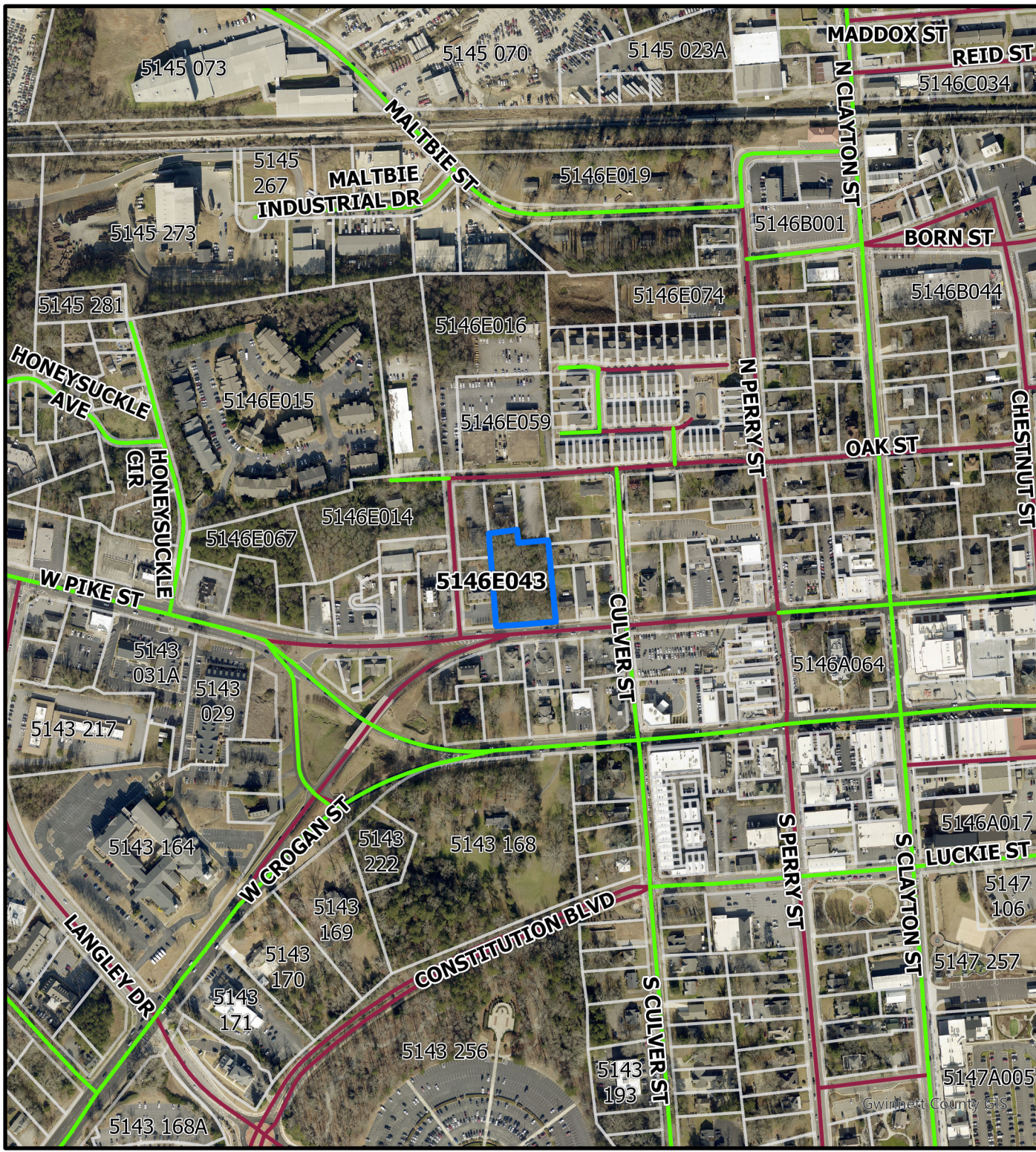
GEORGIA

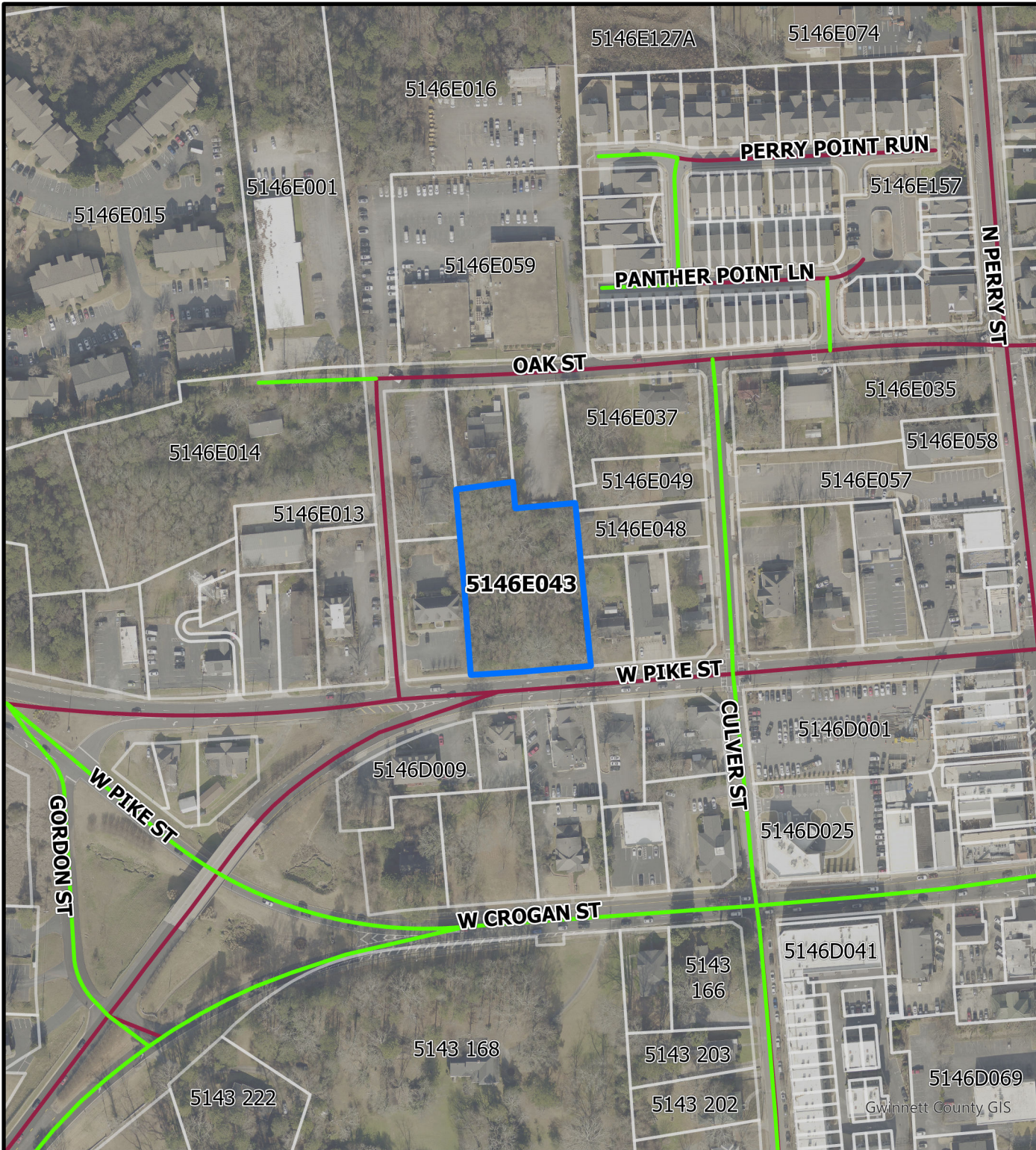
The City of Lawrenceville
Planning & Development
Location Map & Surrounding Areas

File # RZR2023-00018

Applicant: Robert Myers

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





LAWRENCEVILLE

GEORGIA

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

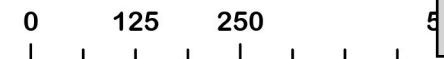
File # RZR2023-00018

Applicant: Robert Myers

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

Character Areas

- Community Mixed Use
- Downtown





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

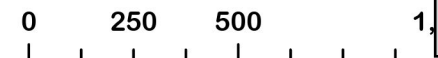
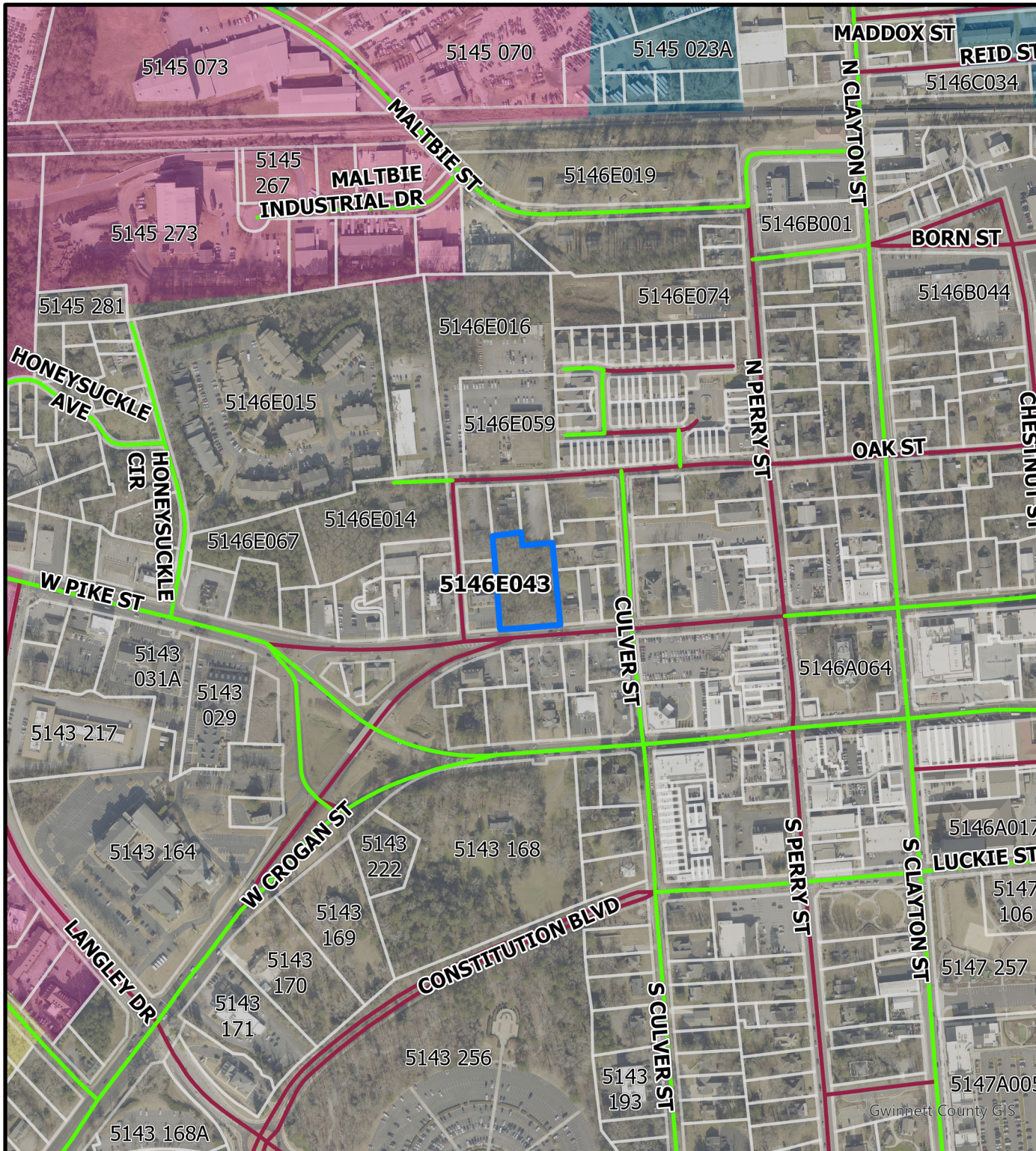
File # RZR2023-00018

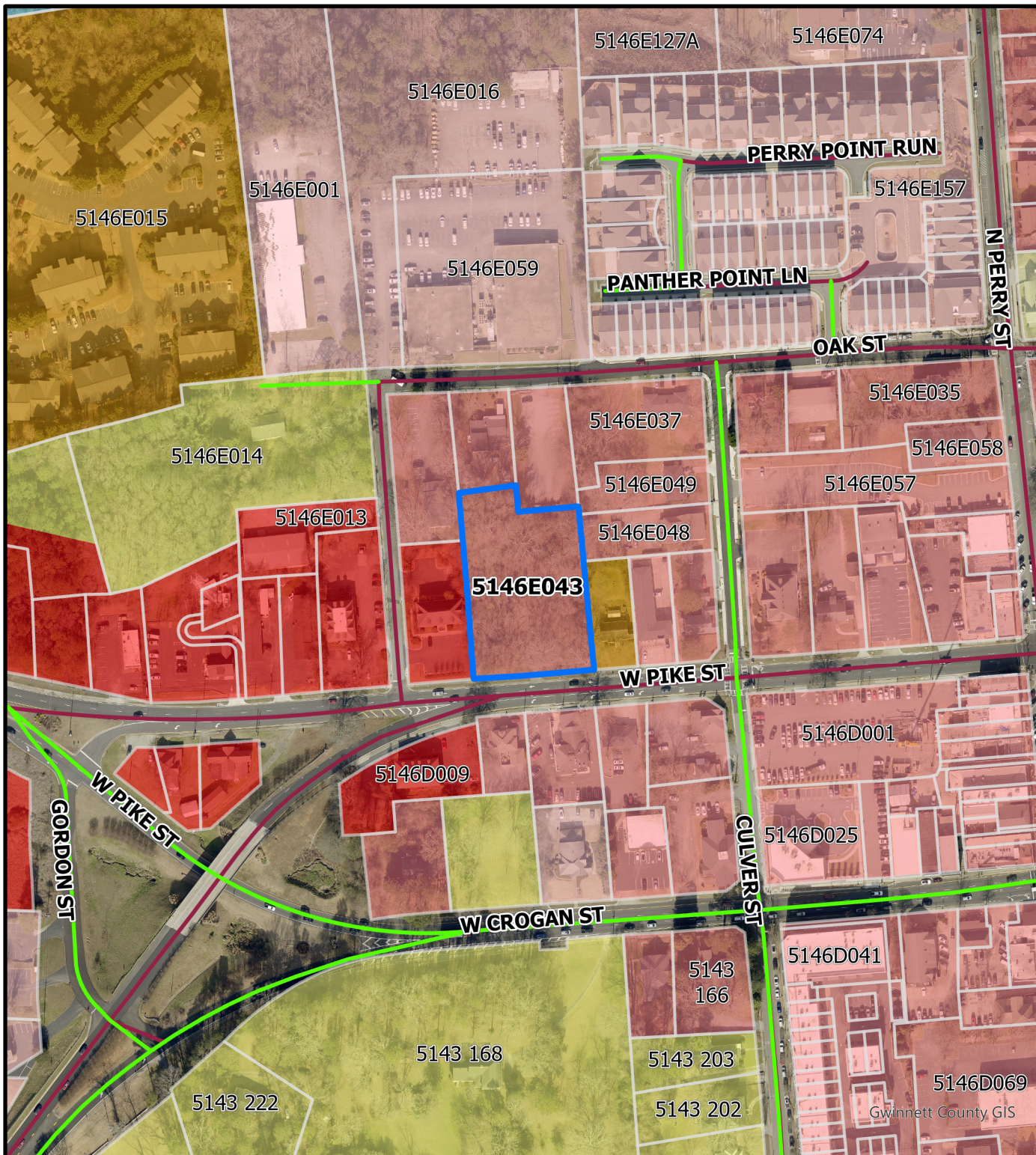
Applicant: Robert Myers

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

Character Areas

-  Community Mixed Use
-  Traditional Residential
-  Downtown
-  College Corridor





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map & Surrounding Areas

File # RZR2023-00018

Applicant: Robert Myers

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

Zoning Districts

- BG General Business
- BGC Central General Business
- LM Light Manufacturing
- OI Office/Institutional
- RM-12 Multifamily Residential
- RS-60 Single-Family Residential
- RS-150 Single-Family Residential





LAWRENCEVILLE

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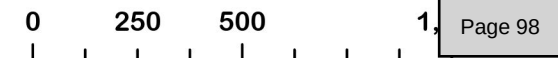
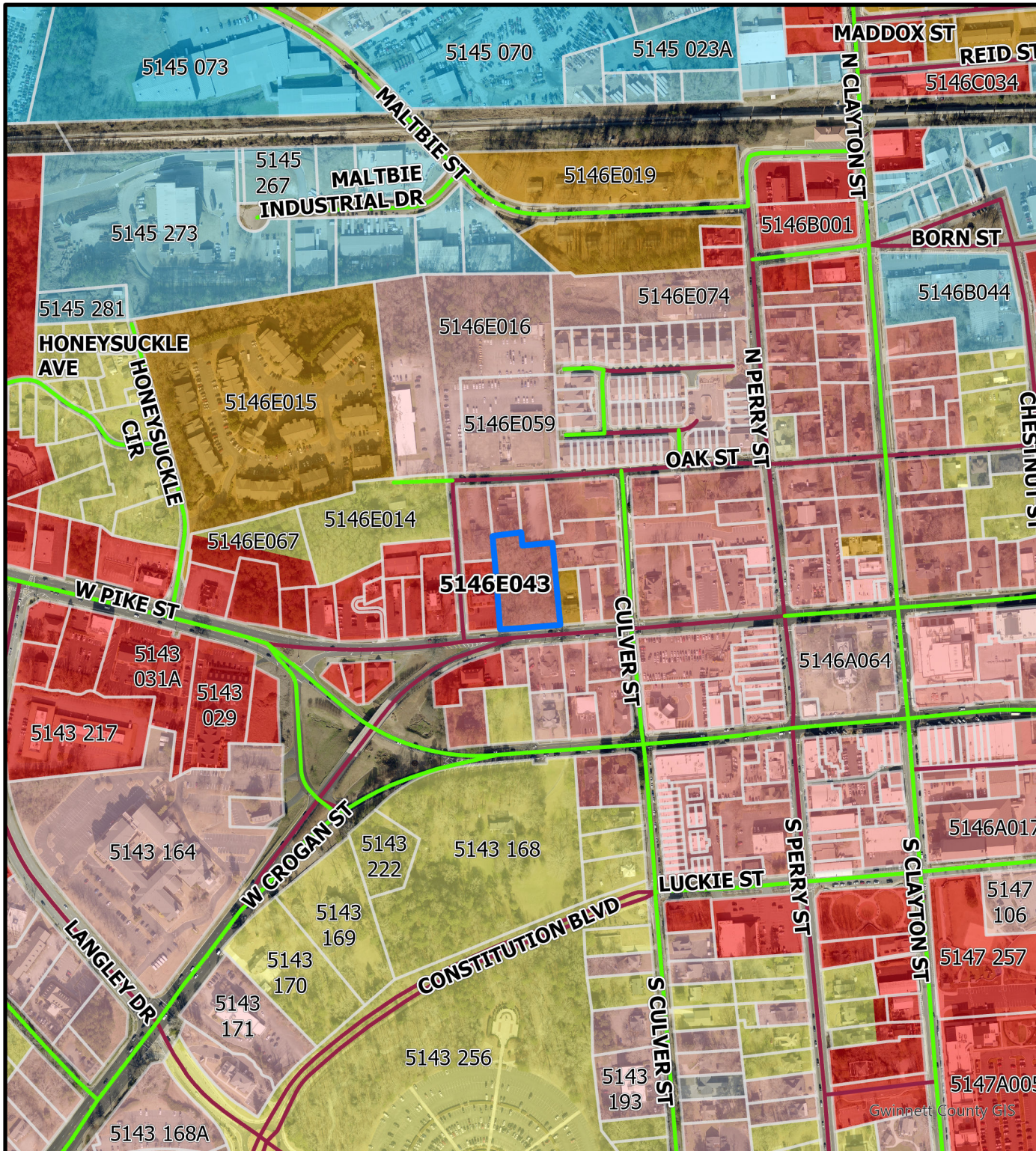
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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING

AGENDA CATEGORY: NEW BUSINESS

Item: VAR2022-00091; Lawrenceville Land Holdings, LLC; Gwinnett Drive

Department: Planning and Development

Date of Meeting: Wednesday, March 29, 2023

Presented By: Todd Hargrave

ACTION REQUESTED: To be tabled to July City Council Regular Meeting.

Summary: The Board of Appeals made a decision regarding the request. Per Zoning Ordinance Article 9, Section 903.E;

Board of Appeals Decisions. All Board of Appeals decisions shall be in writing and shall contain findings of facts and conclusions of law. Decisions shall be mailed to the applicant and any interested parties who make a written request for a copy of the written decision without unreasonable delay after the close of the hearing. Where an application has been denied, no new application on substantially the same facts shall be filed within six months of the date the previous denial, unless the Board of Appeals, for good cause shown by the applicant, grants permission to do so.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 29, 2023

AGENDA CATEGORY: COUNCIL BUSINESS OLD BUSINESS

Item:	Discussion of 2023 Election Blueprint / Discusión del plan de elecciones de 2023
Department:	City Clerk
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	TBD
Presented By:	Karen Pierce, City Clerk
Action Requested:	Discussion of 2023 Election Blueprint / Discusión del plan de elecciones de 2023

Attachments/Exhibits:



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING, MARCH 29, 2023

AGENDA CATEGORY: COUNCIL BUISNESS, OLD BUISNESS

Item: Proposed Name of Collins Hill Extension Project

Department: Engineering

Date of Meeting: Wednesday, March 29, 2023

Fiscal Impact: None

Presented By: Jim Wright, P.E., City Engineer

Action Requested: Recommendation of Street Name

Summary: The GGC Project was completed in Spring 2021 and provides a direct connection between N. Clayton St. and Collins Hill Rd. The new section of roadway hasn't been formally named. The name of the road will be formalized when the Plat for the Project area is completed.

Fiscal Impact: None



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 29, 2023

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Kinetic Art Piece Installation
Department:	Community Relations
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	\$198,000.00
Presented By:	Jasmine Billings, Community Development Manager
Action Requested:	Approval of funds in the amount of \$198,000.00 as recommended by the Lawrenceville Arts Commission authorizing the Mayor to sign all contracts for obtaining and installing the Kinetic Art piece. Award contract to Howe Art with funding from project coming from the Lawrenceville Arts Commission.

Summary: The Lawrenceville Arts Commission is seeking approval for the installation of a kinetic art structure in Gateway Park.

Background: The Lawrenceville Arts Commission was tasked with selecting a kinetic art sculpture to be placed within the downtown Lawrenceville area. After several structures were discussed, the Arts Commission chose Sundar as their first choice, and Sinclair as their second choice, as well as several locations to consider for the installation of the final selection, which included the Lawn and Gateway Park (across from City Hall). When the artist was contacted to discuss the purchase, we were advised that Sundar was unavailable, but Sinclair was. Potential locations suggested by the Arts Commission were reviewed, and it was ultimately determined that Gateway Park would be the preferred location. A mock-up was built and placed in two locations at Gateway Park. Ultimately the location in the existing flower bed was determined to be the best location for optimal viewing and enjoyment by the community.

Fiscal Impact: The cost of the structure is \$180,000.00. The cost to crate and ship the piece is \$6,000.00. In addition, a base will need to be built and power pulled off the existing power box to

provide uplighting, which is estimated to cost \$12,000 (\$6,500 for concrete work, \$5,500 for electric and lighting) bringing the total amount of the project to \$198,000.

Attachments/Exhibits:







LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, MARCH 29, 2023

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Sale of Surplus Property located in Land Lots 10 and 145 of the 5th and 7th Land Districts of Gwinnett County, Georgia
Department:	Administration
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	\$601,000.00
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approval of the Sale of Surplus Property located in Land Lots 10 and 145 of the 5th and 7th Land Districts of Gwinnett County, Georgia to the sole bidder, Briggs Allen Real Estate, LLC in the amount of \$601,000.00. Authorization for Mayor to execute documents subject to approval by the City Attorney. Documents to follow approval.

Summary: This property contains 1.345 acres (58,596 square feet). The sale of this property was advertised in accordance with State law and solicited using the sealed bid method. It will be disposed of using a Quitclaim deed.

Fiscal Impact: Revenue of \$601,000.00.

Attachments/Exhibits:

Bid Submission

Failure to return this page as part of bid document may result in rejection of bid.

TO THE CITY OF LAWRENCEVILLE, GEORGIA

BID FORM

(Please complete by Printing or Typing)

For the property described on Exhibit A which is attached hereto and incorporated herein by reference.

The undersigned bids \$ 601,000.00
SIX HUNDRED ONE THOUSAND US DOLLARS AT CLOSING
The undersigned has read the terms of the sale attached hereto as Exhibit B and agrees to them.

This offer cannot be revoked or rescinded after 3:00 p.m. on March 13, 2023.

The City has engaged a real estate agent/broker as allowed by law. The City has agreed to compensate its broker and the said commission or fee will be the sole responsibility of the city and will have no effect on the bid amount.) If the Bidder utilizes the services of a real estate agent/broker, any commission or fee due to the said agent/broker shall not be included in the bid price and said commission or fee shall be the sole responsibility of the Bidder. If the bidder's agent/broker commission or fee will be paid at closing, bidder shall provide said additional funds to be distributed at closing.

NAME: BRIGGS ALLEN REAL ESTATE, LLC
ADDRESS: 5805 STATE BRIDGE ROAD
SUITE 0422
JOHNS CREEK, GA 30097
TELEPHONE: 770-365-3000
EMAIL: briggsallen7703653000@gmail.com

W. Briggs Allen, 3/13/2023
Signature
Title: MANAGER MEMBER
(If bid is by entity)

This bid is to be sealed in an envelope marked "Bid for Real Estate - Hurricane Shoals".

This bid must be submitted to and received by the Purchasing Office no later than 3:00 p.m. on December 6, 2022 at Lawrenceville City Hall, 70 S. Clayton St., 4th Floor, Lawrenceville, Georgia 30046.

EXHIBIT A**LEGAL DESCRIPTION**

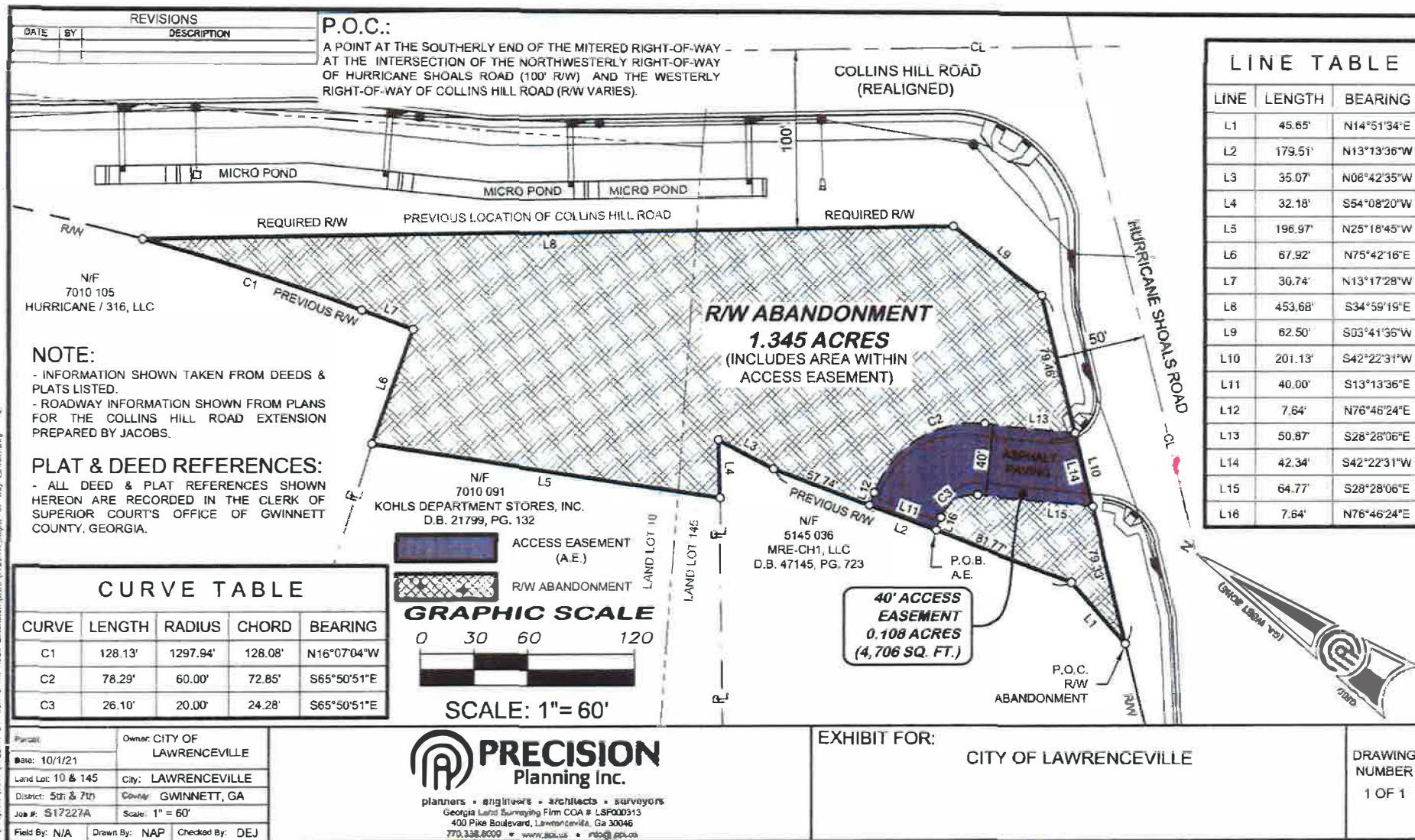
All that tract or parcel of land lying in the City of Lawrenceville being in Land Lots 10 and 146 of the 5th and 7th Districts of Gwinnett County, Georgia, and being more particularly described as follows:

To find the POINT OF COMMENCEMENT, begin at a point at the Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W), said Point being the POINT OF BEGINNING.

THENCE from said Point as thus the stablished and continuing along said existing Right-of-Way of Collins Hill Rd the following eight (8) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; THENCE North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point; THENCE North 06 degrees 42 minutes 35 seconds West for distance of 35.07 feet to a Point; THENCE South 54 degrees 08 minutes 20 seconds West for distance of 32.18 feet to a Point; THENCE North 25 degrees 18 minutes 45 seconds West for distance of 196.97 feet to a Point; THENCE North 75 degrees 42 minutes 16 seconds East for a distance of 67.92 feet to a Point; THENCE North 13 degrees 17 minutes 28 seconds West for a distance of 30.74 feet to a Point; THENCE along a curve to the left having a radius of 1297.94 feet and arc length of 128.13 feet being subtended by a chord of North 16 degrees 07 minutes 04 seconds West for a distance of 128.08 feet to a Point; THENCE leaving said existing Right-of-Way and continue along said required Right-of-Way of Collins Hill Rd (Realigned), South 34 degrees 59 minutes 19 seconds East for a distance of 453.68 feet to a Point at the Northerly end of the mitered Right-of-Way intersection of Collins Hill Rd and Hurricane Shoals Rd; THENCE continuing along said mitered Right-of-Way, South 03 degrees 41 minutes 36 seconds West for distance of 62.50 feet to a Point at the Southerly end of the aforesaid mitered Right-of-Way intersection; THENCE continuing along said Right-of-Way of Hurricane Shoals Rd, South 42 degrees 22 minutes 31 seconds West for a distance of 201.13 feet to a Point, said Point being the POINT OF BEGINNING.

Said property containing 1.345 acres (58,596 square feet) as shown on the exhibit for the City of Lawrenceville prepared by precision planning, Inc., dated October 1, 2021.

Said property is subject to the 40' Access Easement shown on the attached plat.



RZC2022-00039

Received: May 26, 2022

Planning and Development Dep

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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 29, 2023

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Resolution to revise Downtown Development Authority boundary
Department:	DDA
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	none
Presented By:	Barry Mock, DDA Executive Director
Action Requested:	Recommend approval of the Resolution to revise the Downtown Development Authority boundary as presented.

Summary: DDA is aware that City Council is considering an expansion of the DDA boundary to help spur economic development in certain areas of the City. DDA supports the expansion of the DDA boundary as proposed in the attachment.

Background:

Fiscal Impact: None

Concurrences:

Attachments/Exhibits: Proposed DDA boundary expansion

RESOLUTION _____

**RESOLUTION ALTERING THE GEOGRAPHICAL
AREA OF THE DOWNTOWN DEVELOPMENT AREA**

WHEREAS, the Mayor and Council of the City of Lawrenceville did pass a resolution on November 7, 1983, determining that there was a need for a Downtown Development Authority for the City of Lawrenceville; and

WHEREAS, said Resolution adopted by the Mayor and Council of the City of Lawrenceville did create the Downtown Development Authority of Lawrenceville, Georgia and did designate a geographic area to be known as the downtown development area; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have from time to time adopted resolutions altering the geographical boundaries of the downtown development area; and;

WHEREAS, the Mayor and Council of the City of Lawrenceville have now determined that the geographic area to be known as the downtown development area should be altered as allowed and authorized by O.C.G.A. § 36-42-6;

NOW THEREFORE, the Council of the City of Lawrenceville, Georgia hereby ordains and resolves that the geographic area to be known as the downtown development area as set forth in the Resolution of November 7, 1983, as amended, is hereby altered and amended by adding the area shown in green on Exhibit “A”, which is attached hereto and incorporated herein by reference. The geographic area to be known as the downtown development area shall now include the geographic area, as it previously existed with the addition of the area shown in green on Exhibit “A”.

IT IS SO ORDAINED AND RESOLVED this 29th day of March, 2023.

David R. Still, Mayor

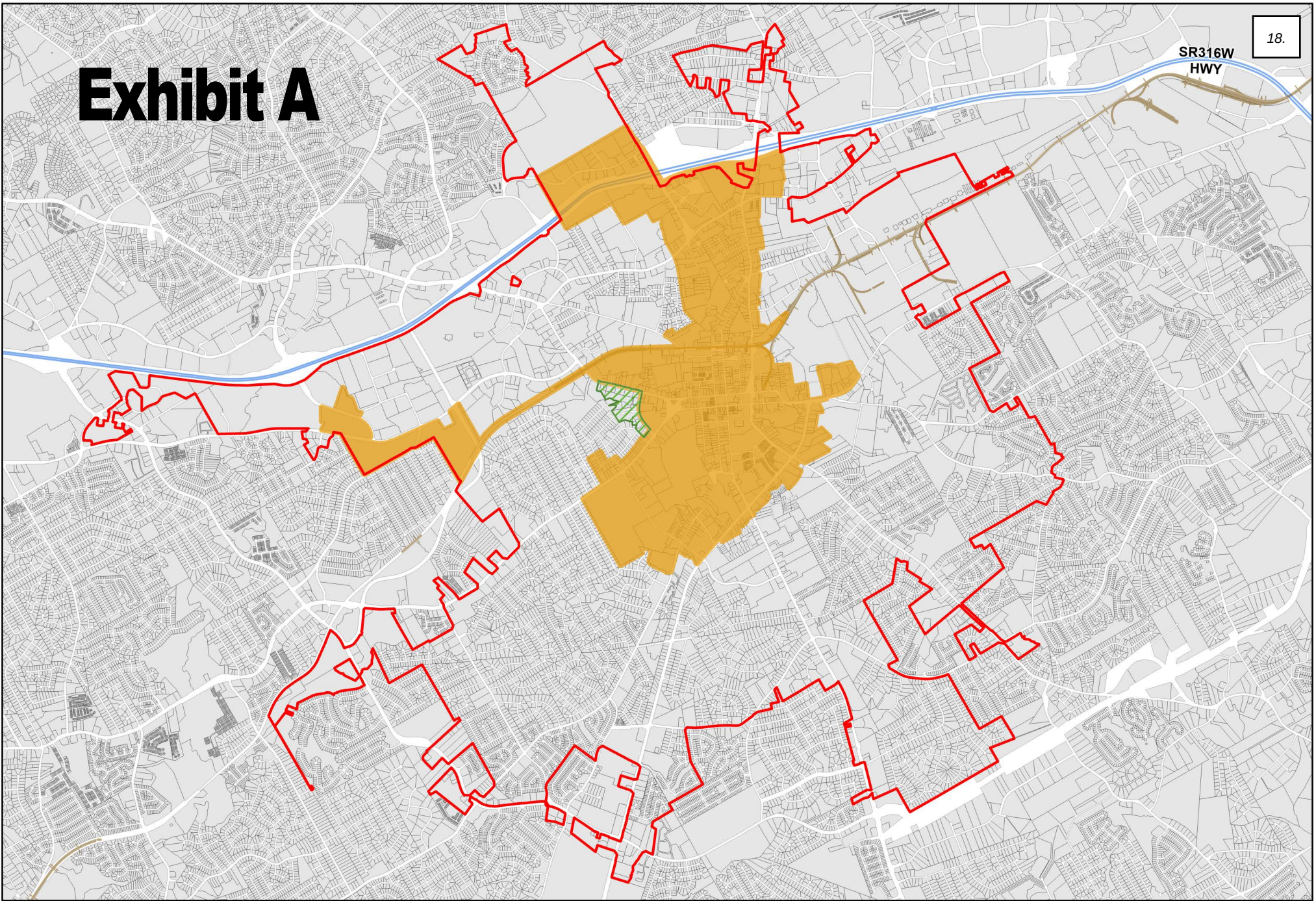
ATTEST:

Karen Pierce, City Clerk

Exhibit A

18.

SR316W
HWY



Legend

-  Proposed Addition
-  DDA Boundary
-  Municipal Boundary

DDA BOUNDARY MAP



0 1/2 1 Mi



LAWRENCEVILLE
GEORGIA

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TEAM 0131 11



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, MARCH 29, 2023

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Diversity, Equity, Inclusion and Belonging Resolution of Intent
Department:	Community Relations
Date of Meeting:	Wednesday, March 29, 2023
Fiscal Impact:	\$0
Presented By:	Jasmine Billings, Community Development Manager
Action Requested:	Approve the Diversity, Equity, Inclusion and Belonging Resolution of Intent

Summary: The Georgia Municipal Association will be launching their Diversity, Equity, Inclusion and Belonging Certification Program. In order to gain access to the portal to apply for this certification, the Mayor and Council will need to pass a Resolution of Intent to seek Diversity, Equity, Inclusion and Belonging. Once this Resolution of Intent is passed, the City of Lawrenceville will be granted access to the Georgia Municipal Association's portal to begin the application process.

Attachments/Exhibits:

Diversity, Equity, Inclusion and Belonging Resolution of Intent

RESOLUTION _____

CITY OF LAWRENCEVILLE

RESOLUTION DECLARING INTENT TO SEEK GMA DIVERSITY, EQUITY, INCLUSION AND BELONGING CERTIFICATION

WHEREAS, the City of Lawrenceville values and respects the diversity of the city's community members, businesses and community organizations, employees and recognizes and upholds the inherent dignity of and right for all to equitable access, opportunity, and participation; and

WHEREAS, "diversity" refers to all of the ways in which people or groups are different from one another, and recognizes that every person and every group is part of the whole; and

WHEREAS, "equity" recognizes that individuals are diverse and that what is fair might vary across the community, groups and individuals, due to variances in barriers and advantages, including access to opportunity; and

WHEREAS, "inclusion" relates to how diverse individuals with different identities are included, respected, and valued in creating a sense of belonging in a group or organization; and

WHEREAS, "belonging" is an environment in which people are free to be themselves and to bring their entire selves and best ideas to work or to the community; and

WHEREAS, it is important to gain an understanding of the causes of disparities in outcomes in order to work towards diversity among leadership, city employees, and participants in community activities, and to achieve and maintain equity within the city's policies, procedures and processes, including the allocation of resources; and

WHEREAS, city leaders are in a unique position to develop awareness and explore inequities that exist within our community and to work towards meaningful solutions with a goal of fostering a sense of belonging for all citizens; and

WHEREAS, the City met with Community Members and Other Stakeholders and identified Internal/External critical areas relating to the city and the community with diversity, equity, inclusion and/or belonging challenges; and

WHEREAS, the Georgia Municipal Association, Inc., (“GMA”) has established the GMA Diversity, Equity, Inclusion and Belonging Certification Program (“Program”) which aims to encourage city leaders to create a culture of diversity, equity, inclusion and belonging throughout their community and seeks to recognize cities that take meaningful action to address challenges related to diversity, equity, inclusion and belonging in categories identified in the Program; and

WHEREAS, the critical areas identified by the City above relate to name of GMA Certification Program category(ies).

NOW THEREFORE BE IT RESOLVED, The City of Lawrenceville intends to pursue certification in the GMA Diversity, Equity, Inclusion and Belonging Certification Program in the categories of Community Development / Stakeholder Engagement and Workforce Housing Education/Wellbeing Public Safety & Restorative Justice Community/Economic Development Workforce/Workforce Development/Employment and has designated, Jasmine Billings, Community Development Manager as the city’s Diversity, Equity, Inclusion and Belonging point person for this purpose.

IT IS SO RESOLVED, this 29TH day of March 2023.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk