



**City of Lilburn
City Council Meeting Agenda**

**February 12, 2018 at 7:30 p.m.
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Council Members:
Johnny Crist, Mayor
Brian Burchik, Post 1
Scott Batterton, Post 2
Eddie Price, Post 3
Tim Dunn, Post 4*

- I. Call To Order**
- II. Roll Call**
- III. Pledge To The Flag**
- IV. Approval Of Agenda**
- V. Announcements**
- VI. Ceremonial Matter**
 - 1. Diana Preston Proclamation
 - 2. Swearing In Of Municipal Court Judges For 2018
- VII. Public Comment**
- VIII. Approval Of Minutes**
 - 1. City Council Draft Minutes And Executive Session Minutes For January 8, 2018

Department:	City Hall
Staff Recommendations:	Motion to approve the City Council Draft Minutes and Executive Session Minutes for January 8, 2018
Mayor's Signature Required:	Yes

Documents:

[1 8 2018 - MINUTES.PDF](#)
[1 8 2018 EXECUTIVE SESSION MINUTES 1.PDF](#)

IX. Public Hearing

1. Public Hearing - RZ-2017-02 From CB, Commercial Business To IA, Industrial Activity To Allow An 351,310 Square Foot Office/Distribution Facility Approximately 35.89 Acres Of Property At 550 Indian Trail Road, Being Identified As Tax Parcels R6148 033 & R6159 061.

ZONING HISTORY

The subject property has been commercially zoned for years and industrially used as the Jackson Creek sewage treatment facility since the 1975. The site is currently unused with vacant buildings and structures throughout.

APPLICANT'S INTENT

The applicant intends to construct a single building measuring 351,310 square feet. The applicant is proposing an attractive building with high-quality architectural features surrounded by professional landscaping. For additional detail on the proposed intent, see applicant's letter of intent.

ANALYSIS OF REZONING REQUEST

The subject property has 1300+ feet of road frontage and is located approximately 3 miles from I-85. The predominant uses along Indian Trail Road are commercial, industrial, and high density residential past the site to beyond Lawrenceville Highway. Similar buildings in the area employ 150-250 people (depending on use).

According to the Zoning Ordinance 405-1 Purpose and intent. The purpose of the IA district is twofold: to provide suitable areas for service-oriented business, and industrial operations and processes integrated with office and/or showroom uses, and related ancillary retail and service activities, with a minimum of interference from traffic and conflicting uses; and to provide and protect areas for processing, fabricating, manufacturing, warehousing, and research industrial uses which do not create noise, odor, smoke, vibration, dust or other emissions and which do not possess other objectionable characteristics that might be detrimental to surrounding neighborhoods or other uses permitted in the district.

The preliminary grading plan actually achieves this purpose by lowering the site significantly along the northern and northeastern property lines. Much of the property will be left undisturbed due to stream buffers as well. Limited number of curb cuts also helps achieve the purpose and intent of the zoning district.

Based upon the above considerations, the Planning Commission recommended APPROVAL of the request for rezoning from CB to IA with the following conditions:

1. Building construction as proposed shall be allowed in general accordance with the applicant's rendering. Final architectural approval by the Planning Director required.
2. Buffer grading encroachment shall be allowed in general accordance with the applicant's replanting plans. Final approval by the Planning Director required.
3. No more than 2 curb cuts on Indian Trail Road shall be allowed.
4. Applicant/Developer shall install a minimum 5-foot sidewalk along the right-of-way of Indian Trail Lilburn Road.
5. Applicant/Developer shall install street trees along the Indian Trail Lilburn Road frontage planted a minimum of 40-feet on center. Street trees shall be a minimum of 3-inch caliper (dbh) at the time of planting.

Public Hearing (Y/N)	Y
Department:	Planning & Economic Development
Presenter:	Doug Stacks, Director of Planning & Economic Development
Staff Recommendations:	Staff recommends a motion to approve Ordinance No. 2018-518 approving RZ-2017-02 with conditions.

Mayor's Signature Yes
Required:

Documents:

[ITEM 1 - PH - AGENDA FORM - PUBLIC HEARING RZ-2017-02 JACKSON CREEK TREATMENT FACILITY.PDF](#)
[ITEM 1 - PH - ATTACH 1 - RZ-2017-02 APPLICATION.PDF](#)
[ITEM 1 - PH - ATTACH 2 - RZ-2017-02 STAFF ANALYSIS.PDF](#)
[ITEM 1 - PH - ATTACH 3 - 2018-01-25 PC MINUTES DRAFT.PDF](#)
[ITEM 1 - PH - ATTACH 4 - RZ-2017-02 LEGAL AD.PDF](#)
[ITEM 1 - PH - ATTACH 5 - ORDINANCE 2018-518 RZ-2017-02.PDF](#)
[ITEM 1 - PH - ATTACH 6 - INDIAN TRIAL C-PLAN ZONING-2018-01-03.PDF](#)
[ITEM 1 - PH - ATTACH 7\(A\) - INDIAN TRAIL DC RENDERING 12-15-17.PDF](#)
[ITEM 1 - PH - ATTACH 7\(B\) - INDIAN TRAIL DC ELEVATIONS.PDF](#)

X. Agenda

1. Award Of Bid – COL/HILLCREST – 1.25-2018 - CDBG Sidewalk Safety Project

The City opened bids on January 29, 2018 for the construction of sidewalks along Hillcrest Road, between Indian Trail and Burns Road(s). This project is 100% funded by the Community Development Block Grant and will provide a safety and mobility enhancement along Hillcrest Road.

We had an excellent response with nine (9) bids received, with the low bidder being Excellere Construction, LLC. After reviewing the bid tabulations and checking references, staff recommends that bid #COL/Hillcrest - 1.25.2018 be awarded to: Excellere Construction, LLC. in the amount of \$155,800.00.

Department: City Hall
Presenter: Bill Johnsa, City Manager
Staff
Recommendations: Motion to award bid #COL/Hillcrest - 1.25.2018 to Excellere Construction, LLC. in the amount of \$155,800.00. Further, authorize Mayor to execute all documents on behalf of the City of Lilburn.
Department Head B. Johnsa
Approval:
Mayor's Signature Yes
Required:
Budgeted: Yes
Fund Name & Code: Capital projects Fund *R/I CDBG 100%
Current Balance: \$621,000
Requested Allocation: \$155,800
City Manager's Initials: BJ

Documents:

[ITEM 2 - AGENDA FORM - AWARD BID COL HILLCREST 1.25.2018 CDBG SIDEWALK SAFETY PROJECT.PDF](#)
[ITEM 2 - ATTACH 1 RECOMMENDATION LETTER KIM CONROY SPLOST.PDF](#)
[ITEM 2 ATTACH 2 BID TABULATION MATRIX.PDF](#)

XI. Adjournment

1. Please Join Us For Light Refreshments And Snacks After The Council Meeting In Honor Of Diana Preston

As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Doug Stacks, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 13.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

The City of Lilburn will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Lilburn should be directed to Doug Stacks, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.



**City of Lilburn
City Council Meeting Minutes**

DRAFT

**January 8, 2018 at 7:30 p.m.
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Council Members:
Johnny Crist, Mayor
Brian Burchik, Post 1
Scott Batterton, Post 2
Eddie Price, Post 3
Tim Dunn, Post 4*

A work session was held prior to the regular scheduled meeting, at 6:30 p.m., to allow the elected officials to discuss this evening's agenda items. No other items were discussed and no actions were taken.

A motion to adjourn to executive session for pending litigation was made by Council member Dunn, seconded by Council member Batterton at 6:50 p.m. Motion passed with 4-0 vote.

After discussion, a motion to adjourn to regular session was made by Council member Dunn, seconded by Council member Price at 7:10 p.m. Motion passed with 4-0 vote.

1/8/2018 - Minutes

I. Call To Order

By Mayor Crist at 7:30 p.m.

1. Swearing In Of Council Member Eddie Price And Council Member Tim Dunn.

The City Attorney, Richard Carothers, swore in Council member Dunn and Council member Price for a new 4 year term.

II. Roll Call

Present: Mayor Crist, Council members Dunn, Price, Batterton, and Burchik, City Manager Johnsa, Department Heads, City Attorney, and City Clerk Penate

III. Pledge To The Flag

Led by Mayor Crist.

IV. Approval Of Agenda

A motion to approve the City Council Agenda for January 8, 2018, with no additions, was made by Council member Price, seconded by Council member Burchik.

Motion passed with 4-0 vote.

V. Announcements

1. Acceptance Of Donation Made To The City Of Lilburn For The Camp Creek Greenway

VI. Ceremonial Matter

None.

VII. Public Comment

None.

VIII. Approval Of Minutes

1. City Council Draft Minutes And Executive Session Minutes For December 11, 2017

A motion to approve the City Council Regular meeting draft minutes and Executive Session draft minutes from December 11, 2017, was made by Council member Burchik, seconded by Council member Dunn.

Motion Passed with 4-0 vote.

2. City Council Special Called Meeting Draft Minutes For January 4, 2018

A motion to approve the City Council Special Called meeting draft minutes from January 4, 2018, was made by Council member Dunn, seconded by Council member Batterton.

Motion passed with 4-0 vote.

IX. Public Hearing

None.

X. Agenda

1. City Of Lilburn 2018 Mayor And Council Appointments

Mayor Crist read the following 2018 Appointments:

- Mayor Pro Tem – Tim Dunn
- Parliamentary Procedures – Robert’s Rules of Order
- City Attorney & Parliamentarian – Richard A. Carothers
- Legal Organ – Gwinnett Daily Post
- Building Official – Doug Stacks
- City Planner – Joellen Wilson
- City Clerk – Melissa L. Penate
- Council Responsibilities: All council members will share equally in all areas of responsibility
- Municipal Judge – Charles Barrett
- Associate Judge(s) – Carla Brown and Claude Mason
- Pro Hac (Standby) Judge(s) – Kenneth Wickham and Jennifer Mann
- Solicitor – Russell Bryant
- Assistant Solicitor – Steve Chen and Robert Giannini
- Employee Representative to the Merit Board – Carmen Stewart

Each Council member read out loud their appointments for various boards & commissions for 2018.

Mayor Crist's appointments are:

- Merit Board - June Moloney, Executive Secretary
- Planning Commission - Aaron J. Passman
- Zoning Board of Appeals - Yoon- mi Hampton
- Boards of Adjustments - Will remain vacant until filled.

Council member Burchik's appointments are:

- Merit Board - Mark Raymond
- Planning Commission - Emil Powella
- Zoning Board of Appeals - Jon Stallsmith
- Board of Adjustments - Kent Suter

Council member Batterton's appointments are:

- Merit Board - Jack Bolton
- Planning Commission - Joe Gennusa
- Zoning Board of Appeals - Philip Holland
- Board of Adjustments - John Calhoun

Council member Price's appointments are:

- Merit Board - Joette Segars
- Planning Commission - Hugh Wilkerson
- Zoning Board of Appeals - Tony Williams
- Board of Adjustments - Mike Hart

Council member Dunn's appointments are:

- Merit Board - James R. Morton
- Planning Commission - Michelle West
- Zoning Board of Appeals - Carl Biemiller
- Board of Adjustments - Michael Taylor

The following members were present during the meeting and were sworn in by City Attorney, Richard Carothers: Yoon-Mi Hampton, Joette Segars, James R. Morton, June Moloney, Carmen Stewart, Jack Bolton, and Joe Gennusa.

A motion to approve the various appointments as presented was made by Council member Dunn, seconded by Council member Batterton.

Motion passed with 4-0 vote.

2. Adoption Of The Gwinnett County Stormwater Management Manual And Design Standards

The City has historically referenced the Gwinnett County Stormwater Design Manual in the Development Regulations, as an alternative to the Georgia State Stormwater Management Manual (GSMM aka the Blue Book) in administering stormwater ordinances and providing for stormwater design standards, inspections and post-construction maintenance.

The State stormwater manual was re-written in 2016 and the current Gwinnett manual "Stormwater

Systems and Facilities Installation Standards and Specifications (SSFISS)" will be replaced March 1, 2018, by the new manual and separate pipe standards (adopted by BOC in December, 2017). The city must adopt either the State document or the County documents to maintain compliance with State NPDES requirements.

Staff recommends adoption of the 2017 Gwinnett County Stormwater Management Manual and Gwinnett County Storm Sewer Pipe Standards, as may be revised or amended from time to time. Upon adoption, staff will identify references within the city code and provide text amendments for council approval to achieve implementation.

A motion to approve Resolution #2018-01 to adopt the 2017 Gwinnett County Stormwater Management Manual and Gwinnett County Storm Sewer Pipe Standards, effective March 1, 2018, was made by Council member Batterton, seconded by Council member Price.

Motion passed with 4-0 vote.

3. A Resolution To Continue Participation And Cooperationwith The Lilburn Community Improvement District (LCID) Preserving And Enhancing The Highway 29 Corridor Community And The City Of Lilburn

This resolution is to accompany the Lilburn CID's application to the ARC LCI Planning Grant Funds for the 5 Year Update of the LCI "Highway 29 Corridor of Opportunity" Study.

The update supports continued efforts to provide a balanced transportation system, enhance access, improve safety, encourage economic development, and promote quality of life. As part of the study, the LCID and the City of Lilburn will continue to partner and collaborate on planning and action plan items to the benefit of the Highway 29 Corridor and the City of Lilburn communities.

A motion to approve signing Resolution #2018-02, supporting the participation and cooperation with the Lilburn Community Improvement District with the intent of preserving and enhancing the well-being of the Highway 29 Corridor community and the City of Lilburn was made by Council member Price, seconded by Council member Burchik.

Motion passed with 4-0 vote.

XI. Adjournment

Before asking for a motion to adjourn, Mayor Crist announced Council member Batterton's retirement from full-time family dentistry. He presented Council member Batterton with a proclamation stating that January 8 will be celebrated as Dr. S. Scott. Batterton day.

There being no further business, Council member Dunn made a motion to adjourn at 7:45 p.m., seconded by Council member Price.

Motion passe with 4-0 vote.

Approved this _____ day of _____, 2018.

Johnny D. Crist, Mayor

ATTEST:

Melissa L. Penate, City Clerk



Small town. Big difference.

EXECUTIVE SESSION MINUTES
MAYOR AND COUNCIL OF THE CITY OF LILBURN

DATE: _____

- | | |
|-------------------------------------|--|
| _____ Johnny D. Crist, Mayor | _____ S. Scott Batterton, Council member |
| _____ Tim Dunn, Mayor Pro Tem | _____ Brian Burchik, Council member |
| _____ Eddie Price, Council member | _____ Bill Johnsa, City Manager |
| _____ Melissa L. Penate, City Clerk | _____ Dick Carothers, City Attorney |
| _____ Doug Stacks, Director of P&Z | _____ Chief Bruce Hedley |

MOTION: _____ **SECOND:** _____ **VOTE:** _____ **TIME:** _____

MATTERS DISCUSSED

MOTION TO ADJOURN

EXECUTIVE SESSION: _____ **SECOND** _____ **VOTE** _____
TIME: _____

Approved this _____ day of _____, 2018.

Johnny D. Crist, Mayor

ATTEST:

Melissa L. Penate, City Clerk

CITY OF LILBURN
ITEM 1
PUBLIC HEARING

Date:	January 29, 2018	To:	Mayor and Council
From:	Doug Stacks	Department:	Planning & Econ Dev't
Work Session Date:	February 12, 2018	Presenter:	Doug Stacks
Agenda Title:	RZ-2017-02 from CB, Commercial Business to IA, Industrial Activity to allow an 351,310 square foot Office/Distribution Facility approximately 35.89 acres of property at 550 Indian Trail Road, being identified as Tax Parcels R6148 033 & R6159 061.		
Audio/Visual Req'ts:	n/a	Meeting Date:	February 12, 2018

Agenda Item (Background/History/Details):
<p>ZONING HISTORY The subject property has been commercially zoned for years and industrially used as the Jackson Creek sewage treatment facility since the 1975. The site is currently unused with vacant buildings and structures throughout.</p> <p>APPLICANT'S INTENT The applicant intends to construct a single building measuring 351,310 square feet. The applicant is proposing an attractive building with high-quality architectural features surrounded by professional landscaping. For additional detail on the proposed intent, see applicant's letter of intent.</p> <p>ANALYSIS OF REZONING REQUEST The subject property has 1300+ feet of road frontage and is located approximately 3 miles from I-85. The predominant uses along Indian Trail Road are commercial, industrial, and high density residential past the site to beyond Lawrenceville Highway. Similar buildings in the area employ 150-250 people (depending on use).</p> <p>According to the Zoning Ordinance <i>405-1 Purpose and intent</i>. The purpose of the IA district is twofold: to provide suitable areas for service-oriented business, and industrial operations and processes integrated with office and/or showroom uses, and related ancillary retail and service activities, with a minimum of interference from traffic and conflicting uses; and to provide and protect areas for processing, fabricating, manufacturing, warehousing, and research industrial uses which do not create noise, odor, smoke, vibration, dust or other emissions and which do not possess other objectionable characteristics that might be detrimental to surrounding neighborhoods or other uses permitted in the district.</p> <p>The preliminary grading plan actually achieves this purpose by lowering the site significantly along the northern and northeastern property lines. Much of the property will be left undisturbed due to stream buffers as well. Limited number of curb cuts also helps achieve the purpose and intent of the zoning district.</p> <p>Based upon the above considerations, the Planning Commission recommended APPROVAL of the request for rezoning from CB to IA with the following conditions:</p> <ol style="list-style-type: none"> 1. Building construction as proposed shall be allowed in general accordance with the applicant's rendering. Final architectural approval by the Planning Director required. 2. Buffer grading encroachment shall be allowed in general accordance with the applicant's replanting plans. Final approval by the Planning Director required.

3. No more than 2 curb cuts on Indian Trail Road shall be allowed.
4. Applicant/Developer shall install a minimum 5-foot sidewalk along the right-of-way of Indian Trail Lilburn Road.
5. Applicant/Developer shall install street trees along the Indian Trail Lilburn Road frontage planted a minimum of 40-feet on center. Street trees shall be a minimum of 3-inch caliper (dbh) at the time of planting.

Staff Recommendation:

Staff recommends a motion to approve Ordinance No. 2018-518 approving RZ-2017-02 with conditions.

Department Head Approval:

Mayor's Signature Required:

YES

NO

List Attachments:

1. Application
2. Staff Analysis
3. Planning Commission minutes
4. Legal Ad
5. Ordinance #2018-518
6. Site Plan
7. Building renderings



Rezoning Application

An application to amend the official zoning map of the City of Lilburn, Georgia

CASE NUMBER: RZ-2017-02
 Date Received: 12/19/17

Please type or print using BLACK ink

Applicant: Taylor & Mathis Properties V, LLC c/o Mahaffey Pickens Tucker, LLP	Property Owner: City of Lilburn Downtown Development Authority
Address: 1550 North Brown Road, Suite 125	Address: 76 Main Street NW
City, State & Zip: Lawrenceville, GA 30043	City, State & Zip: Lilburn, GA 30047
Contact Person: Shane Lanham	Owner Contact:
Business Phone: 770.232.0000	Business Phone: 770.638.2198
Email: slanham@mptlawfirm.com	Email:
Cell Phone: 770.232.0000	Cell Phone:

APPLICANT IS THE Owner's Agent Property Owner Contract Purchaser

PROPERTY ADDRESS: 550 Indian Trail Road, Lilburn, GA 30047

LAND DISTRICT: 6 LAND LOT(S): 148 & 159 PARCEL(S): 6159 061; 6148 033 ACRE(S): +/-37.65

CURRENT ZONING: CB - Commercial Business PROPOSED ZONING DISTRICT(S): IA - Industrial Activity

PROPOSED DEVELOPMENT: Office/Warehouse Distribution Use

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
Number of Lots/Dwelling Units: <u>N/A</u>	Number of Buildings/Lots: <u>1/1</u>
Dwelling Unit Size (sq.ft.): <u>N/A</u>	Total Gross Square Feet: <u>+/-351,310</u>

Has Applicant filed or intend to file, any other variance, rezoning or waiver applications? YES NO

If YES, describe: Variance from Table 4.3 of the Zoning Ordinance to allow graded and replanted side and rear building setbacks and buffers as depicted on the site plan.

Please attach all REQUIRED documents. Referto Rezoning,SUPandCICInstructions for deadline s,fees andhearingschedule .

- STANDARDS GOVERNING EXERCISE OF THE ZONING POWER (attached)
- CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS (attached)
- APPLICANT/PROPERTY OWNER NOTARIZED CERTIFICATIONS (attached)
- TYPED LEGAL DESCRIPTION OF PROPERTY
- TYPED LETTER OF INTENT
- SITE PLAN/ BOUNDARY SURVEY – 1 full size (to scale) copy and 5 reductions (8.5" x 11") or electronic file
- LIST OF ADJOINING PROPERTY OWNERS – names and mailing addresses

City of Lilburn Planning and Economic Development Department (770) 638-2198 • Fax (770) 921-8854
 340 Main St. • Lilburn, Georgia 30047 • www.CityofLilburn.com

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to Section 1702 of the 1985 Zoning Resolution, the Mayor and Council of the City of Lilburn find that the following standards are relevant in balancing interest in promoting the public health, safety, unrestricted use of property and shall govern the exercise of the zoning power.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning (or Special Use Permit):

Please see attached.

APPLICANT'S RESPONSE

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

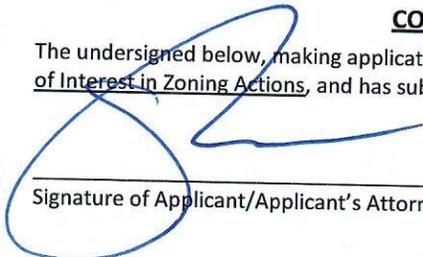
- A. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property is located on the heavily developed corridor of Indian Trail Lilburn Road near its intersection with Lawrenceville Highway (U.S. Route 29). The proposed development is compatible with existing commercial uses on adjacent property.
- B. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. The proposed use is consistent with existing commercial uses along Indian Trail Lilburn Road. Further, with the landscaping and screening proposed by the Applicant as set forth in the Application, the proposed development will not adversely affect adjacent residential property.
- C. Due to the size, layout, location, and physical characteristics of the property, the Applicant submits that the Property has no reasonable economic use as currently zoned.
- D. The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Property is located on a major thoroughfare near Interstate 85 with convenient access to utilities. The Property also has convenient access to Steve Reynolds Boulevard, Beaver Ruin Road (Georgia Route 378), Ronald Regan Parkway, Pleasant Hill Road, and Lawrenceville Highway (U.S. Route 29). The proposed development will not increase school enrollment.
- E. The proposed rezoning is in conformity with the policy and intent of the Land Use Plan. The subject Property is classified as within both the Lawrenceville Highway (US 29) Corridor Overlay Area and the Mixed-Use Redevelopment (MUR) Overlay Area—both of which encourage a mix of uses to develop and redevelop along major roadways. The proposed development would provide a high-quality infill development on an underutilized tract of land.
- F. The Property's size, layout, and proximity to major transportation corridors give additional supporting grounds for approval of the proposed rezoning.

SECTION 36-37A-4: PENALTIES

Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosures as required by Code Section 36-83-3 shall be guilty of a misdemeanor. (Code 1981, Section 36-67A-4, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.



 Signature of Applicant/Applicant's Attorney or Representative

12/7/17

 Date

Shane M. Lanham, Attorney for Applicant

 Type or Print Name

 Title



 Notary Public

12/7/17

 Date

(Seal)



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions or gifts of an aggregate value that is \$250.00 or more to the Mayor and Council Members or a member of the Lilburn Planning Commission? YES NO. If the answer is YES, please complete the following section:

NAME OF OFFICIAL	CONTRIBUTION/GIFT	DESCRIPTION	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

SECTION 36-37A-4: PENALTIES

Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosures as required by Code Section 36-83-3 shall be guilty of a misdemeanor. (Code 1981, Section 36-67A-4, enacted by Ga. L. 1986, p. 1269, Sec. 1.)

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature]
Signature of Applicant/Applicant's Attorney or Representative

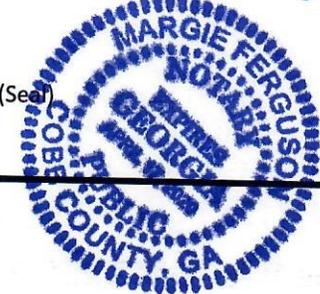
Dec. 7, 2017
Date

MICHAEL S. IRBY
Type or Print Name

SR.V.P. - DEVELOPMENT
Title

[Signature]
Notary Public

Dec. 7, 2017
Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND/OR GIFTS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions or gifts of an aggregate value that is \$250.00 or more to the Mayor and Council Members or a member of the Lilburn Planning Commission? YES NO. If the answer is YES, please complete the following section:

NAME OF OFFICIAL	CONTRIBUTION/GIFT	DESCRIPTION	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Signature of Applicant

Date

12/7/17

Shane M. Lanham

Type or Print Name

Attorney for Applicant

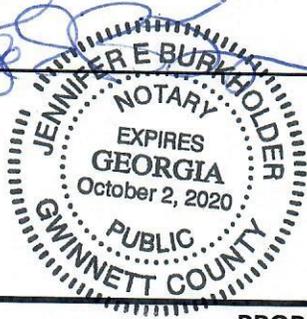
Title

Notary Public

Date

12/7/17

(Seal)



PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Signature of Owner

Date

Type or Print Name

Title

Notary Public

Date

(Seal)

ADMINISTRATIVE USE ONLY

CASE NUMBER: RZ- _____ DATE COMPLETE: _____ RECEIVED BY: _____

APPLICATION FEE: _____ PAID BY/RECEIPT#: _____ HEARING DATES: PC _____ CC _____

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Michael S. Irby
Signature of Applicant

MICHAEL S. IRBY
Type or Print Name

Margie Ferguson
Notary Public



(Seal)

Dec. 7, 2017
Date

SR. V.P. - DEVELOPMENT
Title

Dec. 7, 2017
Date

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Signature of Owner

Date

Type or Print Name

Title

Notary Public

Date

(Seal)

ADMINISTRATIVE USE ONLY

CASE NUMBER: RZ- _____ DATE COMPLETE: _____ RECEIVED BY: _____
APPLICATION FEE: _____ PAID BY/RECEIPT#: _____ HEARING DATES: PC _____ CC _____



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Frances H. Kim
Shane M. Lanham

Austen T. Mabe
Jeffrey R. Mahaffey
David G. McGee
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
TAYLOR & MATHIS PROPERTIES V, LLC**

Mahaffey Pickens Tucker, LLP submits the attached rezoning application (the "Application") on behalf of Taylor & Mathis Properties V, LLC (the "Applicant"), relating to a proposed development on an approximately 37.65 acre tract of land (the "Property") located along Indian Trail Lilburn Road northwest of its intersection with Lawrenceville Highway (U.S. Route 29). The Property is currently zoned CB (commercial business district) and contains a former water treatment plant operated by the Gwinnett County Water and Sewerage Authority. The Applicant requests a rezoning of the Property to the IA (industrial activity district) zoning classification in order to develop the Property for office and warehouse/distribution uses. The proposed development would include a single building containing approximately 351,310 square feet as depicted on the site plan (the "Site Plan") submitted with the Application.

The subject Property is bordered on the south, west, and southeast by property zoned CB and on the north and east by property zoned R1. The proposed development is consistent with the policy and intent of the City of Lilburn 2030 Comprehensive Plan which encourages a mix of uses at activity nodes and especially along major transportation corridors. As depicted on the Site Plan, the Applicant is also requesting to encroach into the required disparate zoning buffer adjacent to property zoned R-1 in order to grade these areas to accommodate parking, driveways, and the proposed building. Although the proposed development requires the Applicant to grade into the required buffer area, the Applicant is proposing to replant these graded areas with additional landscaping as depicted on the Enhanced Landscape Buffer Plan submitted with the Application. Plantings would include an attractive combination of deciduous and evergreen trees as well as hollies, hedges, and grasses. This enhanced landscape buffer area allows the required grading to develop the site while also complying with the spirit and intent of the zoning ordinance.

The proposed development would also provide an attractive building as depicted in the building elevations submitted with the Application. The proposed building would include concrete tilt-up walls with high-quality architectural elements such as projecting and recessed facades, articulated parapets, and attractive glass treatments near the main office entrance. Moreover, the proposed development would be an infill development on a currently underutilized tract of land and would represent a significant investment in the City by the

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

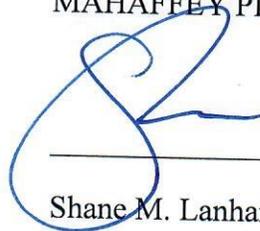
Applicant. The proposed development is compatible with existing surrounding uses and is an appropriate use for the location given the Property's proximity to major transportation corridors such as Interstate 85, Ronald Reagan Parkway, and Lawrenceville Highway.

The Applicant welcomes the opportunity to meet with staff of the City of Lilburn Planning & Zoning to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

This 19th day of December 2017.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

Attorneys for Applicant

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 148 and 159 of the 6th Land District of Gwinnett County, Georgia, and being more particularly described as follows

BEGINNING at a point located by an iron pin set on the eastern right-of-way line of Indian Trail Lilburn Road (having a variable right-of-way), said point being North 23 degrees 10 minutes 13 seconds East a distance of 318.89 feet from the common land lot corner of Land Lots 147, 148, 159, and 160, run thence North 07 degrees 03 minutes 37 seconds East for a distance of 580.62 feet to a point marked by a 1/2" open top pipe found; run thence North 60 degrees 05 minutes 42 seconds East for a distance of 699.82 feet to a point on the land lot line common to Land Lots 148 and 159 marked by a #4 rebar found; run thence South 29 degrees 52 minutes 44 seconds East for a distance of 660.80 feet to a point marked by a 3/4" open top pipe found; run thence North 60 degrees 05 minutes 05 seconds East along said land lot line for a distance of 271.01 feet to a point marked by a 1 1/2" open top pipe found; run thence South 49 degrees 24 minutes 37 seconds East for a distance of 59.46 feet to a point marked by a #4 rebar found; run thence South 04 degrees 47 minutes 19 seconds East 170.04 feet to a point marked by a #4 rebar found; run thence South 38 degrees 24 minutes 29 seconds East for a distance of 86.23 feet to a point marked by a #4 rebar found on the western right-of-way of Sterling Oakes Drive, run thence along said right-of-way and following the arc of a curve to the right, said arc having a radius of 50.00 feet and an arc length of 58.45 feet, and being subtended by a chord bearing South 18 degrees 05 minutes 54 seconds West a distance of 55.18 feet, to a point marked by a #4 rebar found, departing from said right-of-way, run thence South 74 degrees 36 minutes 19 seconds West for a distance of 194.27 feet to a point marked by a #4 rebar found; run thence South 05 degrees 41 minutes 47 seconds West for a distance of 416.00 feet to a point marked by a #4 rebar found; run thence South 73 degrees 19 minutes 13 seconds East for a distance of 208.22 feet to a point marked by a #4 rebar found; run thence South 14 degrees 28 minutes 13 seconds East for a distance of 362.10 feet to a point marked by a #6 rebar found; run thence South 46 degrees 50 minutes 13 seconds East for a distance of 102 feet to a point marked by a #4 rebar found, run thence South 24 degrees 11 minutes 47 seconds West for a distance of 533.85 feet to a point in the center of Jackson Creek; run thence along the center of Jackson Creek the following courses and distances:

North 54 degrees 31 minutes 24 seconds West for a distance of 165.25 feet to a point;

North 53 degrees 51 minutes 21 seconds West for a distance of 115.82 feet to a point;

North 64 degrees 42 minutes 58 seconds West for a distance of 100.29 feet to a point;

North 73 degrees 30 minutes 39 seconds West for a distance of 73.11 feet to a point;

North 69 degrees 44 minutes 33 seconds West for a distance of 68.51 feet to a point where the center of Jackson Creek intersects with the easterly right-of-way of Indian Trail-Lilburn Road (having a variable right-of-way);

Departing from the center of Jackson Creek, run thence along the easterly right-of-way of Indian Trail-Lilburn Road the following courses and distances:

Run along the arc of a curve to the left, having a radius of 1550.18 feet and an arc length of 717.87 feet, and being subtended by a chord bearing North 26 degrees 06 minutes 47 seconds West a distance of 711.47 feet, to point marked by a right-of-way nail found;

Thence North 39 degrees 22 minutes 47 seconds West for a distance of 95.12 feet to a point marked by a right-of-way nail found;

Thence North 39 degrees 22 minutes 47 seconds West for a distance of 4.51 feet to a point marked by a right-of-way nail found;

Thence South 44 degrees 49 minutes 12 seconds West for a distance of 11.48 feet to a point marked by a right-of-way nail found,

Thence North 34 degrees 29 minutes 57 seconds West for a distance of 70.62 feet to a point;

Thence along the arc of a curve to the left, said arc having a radius of 719.37 feet and an arc length of 402.46 feet, and being subtended by a chord bearing North 55 degrees 23 minutes 25 seconds West a distance of 397.23 feet, to a point marked by a right-of-way nail found;

Thence North 18 degrees 11 minutes 00 seconds East for a distance of 15.03 feet to a point marked by a right-of-way nail found;

Thence along the arc of a curve to the left, said arc having a radius of 734.40 feet and an arc length of 57.30 feet, and being subtended by a chord bearing North 73 degrees 39 minutes 39 seconds West a distance of 57.28 feet, to a point marked by an iron pin set, said point being the TRUE PLACE OR POINT OF BEGINNING.

PLANT SCHEDULE		OVERSIGHT TREES		SCREENING TREES		SCREENING ACCENT TREES	
QTY	PLANT NAME	QTY	PLANT NAME	QTY	PLANT NAME	QTY	PLANT NAME
1	50' BSL	1	50' BSL	1	50' BSL	1	50' BSL
1	(10) - PIN TAE - 2" CAL. (SCATTER APPROXIMATELY AS SHOWN)	1	(10) - PIN TAE - 2" CAL. (SCATTER APPROXIMATELY AS SHOWN)	1	(10) - PIN TAE - 2" CAL. (SCATTER APPROXIMATELY AS SHOWN)	1	(10) - PIN TAE - 2" CAL. (SCATTER APPROXIMATELY AS SHOWN)
1	(1) - ACE RUB 3" CAL.	1	(1) - ACE RUB 3" CAL.	1	(1) - ACE RUB 3" CAL.	1	(1) - ACE RUB 3" CAL.
1	(91) - LIGUSTRUM HEDGE - 7 GAL. @ 8" O.C.	1	(91) - LIGUSTRUM HEDGE - 7 GAL. @ 8" O.C.	1	(91) - LIGUSTRUM HEDGE - 7 GAL. @ 8" O.C.	1	(91) - LIGUSTRUM HEDGE - 7 GAL. @ 8" O.C.
1	(53) - ILE NEI 2" CAL.	1	(53) - ILE NEI 2" CAL.	1	(53) - ILE NEI 2" CAL.	1	(53) - ILE NEI 2" CAL.
1	(1) - RED MAP 3" CAL.	1	(1) - RED MAP 3" CAL.	1	(1) - RED MAP 3" CAL.	1	(1) - RED MAP 3" CAL.

PLANT KEY	
	SCREENING TREE
	SCREENING ACCENT TREE
	LIGUSTRUM HEDGE
	ILE NEI
	RED MAP
	ACE RUB
	PIN TAE
	50' BSL



Project No. 148-2017
 File Name
 Scale 1/8" = 1'-0"
 Drawn By
 Checked By
 Date
 Title
 This drawing is the property of Recco, Hoopes & Fincher, Inc. or its parent corporation and shall remain the property of Recco, Hoopes & Fincher, Inc. or its parent corporation. It is to be used only for the project and site specifically identified herein. Drawings shall be returned to Recco, Hoopes & Fincher, Inc. upon completion of the project.

ENHANCED LANDSCAPE BUFFER PLAN - AREA 'B'
INDIAN TRAIL DISTRIBUTION CENTER
 GWINNETT COUNTY, GEORGIA
 TAYLOR & MATHIS

CLARR
 GEORGE W. CLARR
 LANDSCAPE ARCHITECT
 2005 Sandy Drive
 Atlanta, GA 30328
 404.525.1111
 www.clarr.com

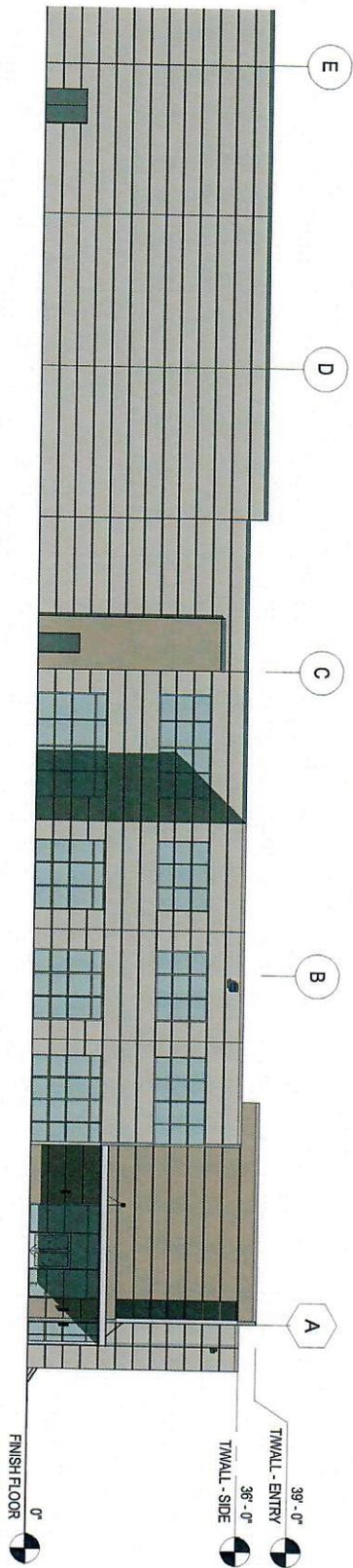
Recco Hoopes Fincher
 2005 Sandy Drive
 Atlanta, GA 30328
 404.525.1111
 www.rhf.com

2017
 COUNCIL RECORD NUMBER: 2017-001

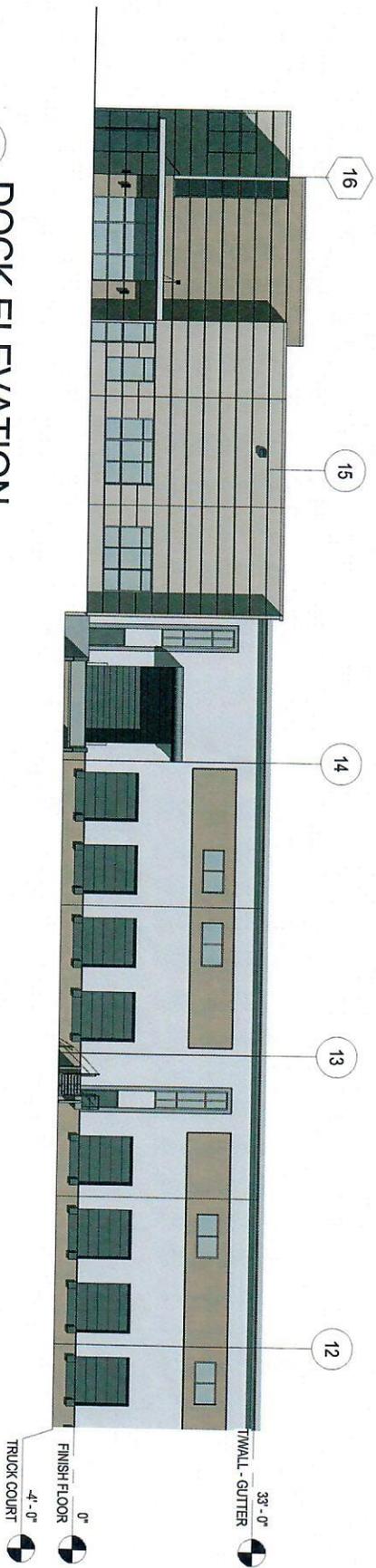
List of Adjoining Property Owners

1. R6159 311
Persaud Real Estate Investment Corp.
635 Exchange Place
Lilburn, GA 30047
2. R6159 309
Amrut Investment LLC
631 Exchange Plance
Lilburn, GA 30047
3. R6159 370
Robert Richard Pagnello
651 Exchange Place
Lilburn, GA 30047
4. R6159 231
Jiaying Feng
4985 Jacksons Mill Drive
Lilburn, GA 30047
5. R6159 232
James Zahrobsky; Hang Vu
4995 Jacksons Mill Drive
Lilburn, GA 30047
6. R6159 233
Bravo Perez Florentin Arcangel;
Carrasco Lopez Maira Janet
5005 Jacksons Mill Drive
Lilburn, GA 30047
7. R6159 234
Wilson R. Garcia-Bohorquez
5015 Jacksons Mill Drive
Lilburn, GA 30047
8. R6159 214
Patricia Florez
4706 Mossy Lane
Lilburn, GA 30047
9. R6159 213, Land Lot 17
William Dwight Howard, Jr.
4696 Mossy Lane
Lilburn, GA 30047
10. R6159 212
Patchia Xiong; Ioseb Tsotskolauri
4686 Mossy Lane
Lilburn, GA 30047
11. R6159 211
Darren Brown
4676 Mossy Lane
Lilburn, GA 30047
12. R6159 316
Luz Dary Tabares
649 Springwood Drive
Lilburn, GA 30047
13. R6159 317
Jesus J. Valdez
639 Springwood Drive
Lilburn, GA 30047
14. R6159 318
Levit E. Gutierrez
629 Springwood Drive
Lilburn, GA 30047
15. R6159 319
Blandina Z. Zacarias Cotom

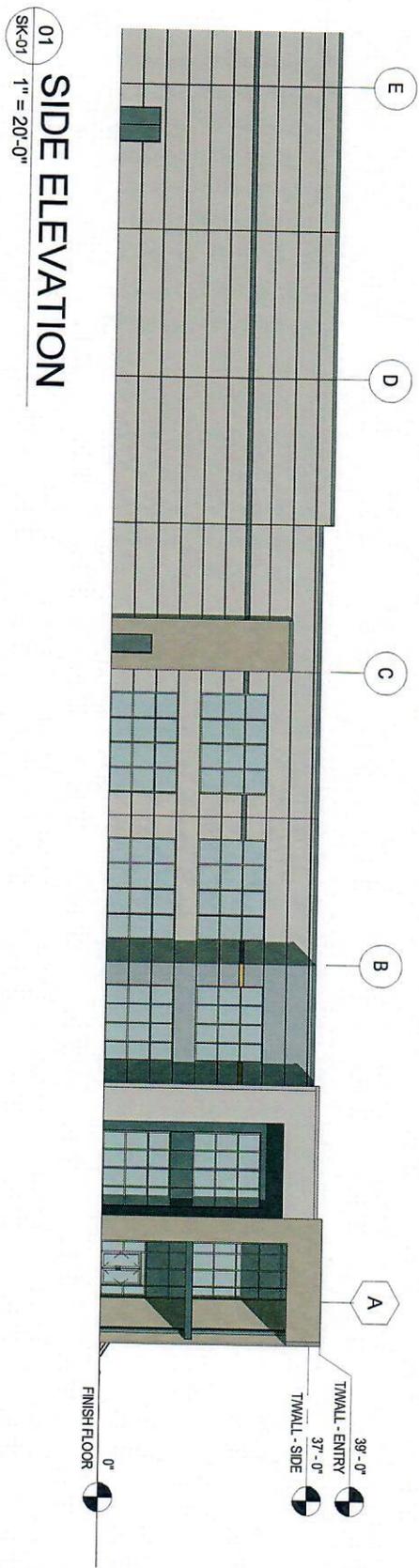
- 619 Springwood Drive
Lilburn, GA 30047
16. R6159 320
Griffin Troy Lee Etal
609 Springwood Drive
Lilburn, GA 30047
17. R6159 321
Jose J. Ayala Dominguez
599 Springwood Drive
Lilburn, GA 30047
18. R6148 189
City of Lilburn Downtown
Development
685 Sterling Oaks Drive
Lilburn, GA 30047
19. R6148 180
City of Lilburn
Sterling Oaks Court
Lilburn, GA 30047
20. R6148 194
Willie Glenn Robinson
4705 Sterling Oaks Court
Lilburn, GA 30047
21. R6148 012
Ruiz Ky Tai Le
4685 Wynne Russell Drive
Lilburn, GA 30047
22. R6148 035
ST Investments Holdings LLC
504 Indian Trail Lilburn Road
Lilburn, GA 30047
23. R6148 036
Parkview Property LLC
4705 Lawrenceville Highway
Lilburn, GA 30047
24. R6148 021
GAPR2 LLC
521 Indian Trail Lilburn Road
Lilburn, GA 30047
25. R6148 042
Indian Tr. Shop Center
535 Indian Trail Lilburn Road
Lilburn, GA 30047
26. R6148 133
Genuine Parts Company
555 Indian Trail Lilburn Road
Lilburn, GA 30047
27. R6148 149
Fred C. Nienaber, as Trustee of the
FR
605 Indian Trail Lilburn Road
Lilburn, GA 30047
28. R6148 128
Fred C. Nienaber, as Trustee of the
FR
605 Indian Trail Lilburn Road
Lilburn, GA 30047



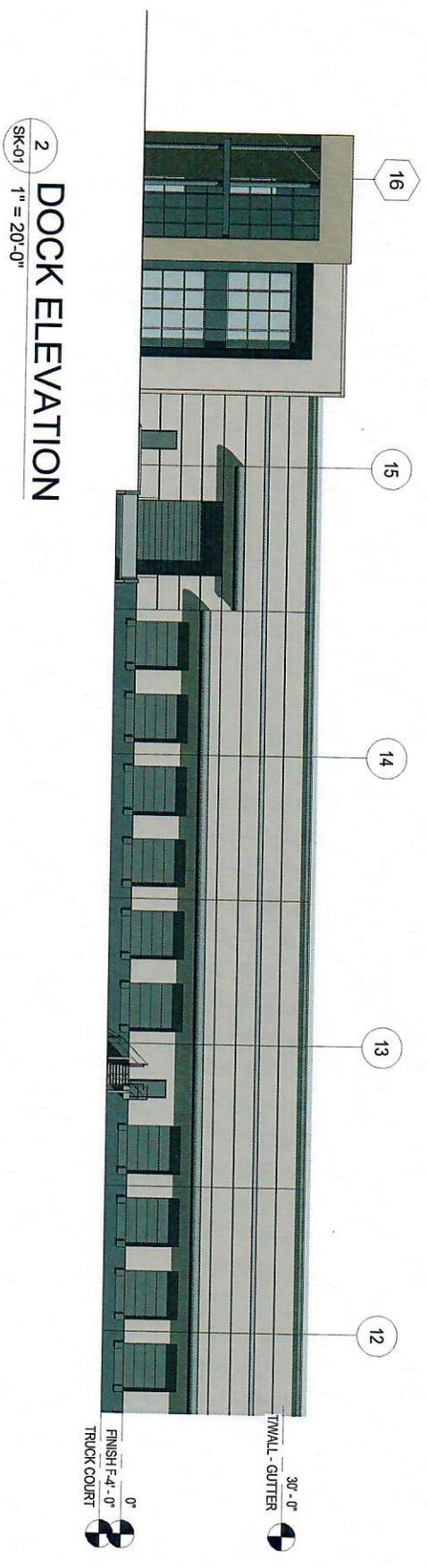
01
SK-01 SIDE ELEVATION
1" = 20'-0"



2
SK-01 DOCK ELEVATION
1" = 20'-0"



01 SIDE ELEVATION
SK-01 1" = 20'-0"



2 DOCK ELEVATION
SK-01 1" = 20'-0"

Randall-Paulson Architects, Incorporated 854 Mill Street, Roswell, Georgia 30075 p. 770.650.3558 f. 770.650.3559

Indian Trail Distribution Center Lilburn, GA

2017.025.00

10/9/2017



PERSPECTIVE

**JUSTIFICATION FOR REZONING APPLICATION OF
TAYLOR & MATHIS PROPERTIES V, LLC**

The portions of the City of Lilburn Zoning Ordinances (the "Ordinances") which classify or may classify the property (the "Property") which is the subject of the rezoning application submitted herewith (the "Application") into any less intensive zoning classification other than as requested by the Applicant, or that prohibit the development of the Property as set forth in the Application, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Ordinances as applied to the subject Property, which restricts its use to the present zoning classification is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the IA (industrial activity district) classification as requested by the Applicant, and is not economically suitable for development under the present CB (commercial business district) zoning classification of the City of Lilburn. A denial of the Application would constitute an arbitrary and capricious act by the City of Lilburn City Council (the "City Council") without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City Council to rezone the Property to the IA classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable

manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the IA classification subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

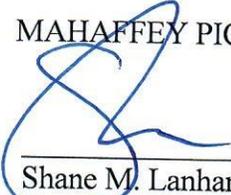
Likewise, a refusal by the City Council to permit the Applicant to withdraw the Application without prejudice would be an arbitrary and capricious act by the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 7th day of December, 2017.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham

Attorneys for Applicant



Small town. Big difference.

**Staff Report & Recommendation
Rezoning Case RZ-2017-02
Date of Report: January 12, 2017
Report by: Doug Stacks**

Hearing Dates:

**Planning Commission January 25, 2018
Mayor and Council February 12, 2018**

GENERAL INFORMATION

Applicant: Taylor Mathis Properties V, LLC
Owner: Lilburn Downtown Development Authority
Size: 35.89 acres
Location: 550 Indian Trail Road, District 6, Land Lots 149 & 158
Existing Zoning: CB, Commercial Business
Proposed Zoning: IA, Industrial Activity
Proposed Use: Office & Distribution/Warehouse – 1 building, 351,310 square feet

EXISTING LAND USES & ZONING DISTRICTS

To the East:	Undeveloped commercial and residential	CB & R-1
To the West:	Commercial (across Indian Trail Road)	CB
To the South:	Commercial	CB
To the North:	Commercial and residential	CB & R-1

ZONING HISTORY

The subject property has been commercially zoned for years and industrially used as the Jackson Creek sewage treatment facility since the 1970's. The site is currently unused with vacant buildings and structures throughout.

APPLICANT'S INTENT

The applicant intends to construct a single building measuring 351,310 square feet. The applicant is proposing an attractive building with high-quality architectural features surrounded by professional landscaping. For additional detail on the proposed intent, see applicant's letter of intent.

ANALYSIS OF REZONING REQUEST

The subject property has 1300+ feet of road frontage and is located approximately 3 miles from I-85. The predominant uses along Indian Trail Road are commercial, industrial, and high density residential past the site to beyond Lawrenceville Highway. Similar buildings in the area employ 150-250 people (depending on use). The property is prominently located 3 miles from I-85.

According to the Zoning Ordinance *405-1 Purpose and intent*. The purpose of the IA district is twofold: to provide suitable areas for service-oriented business, and industrial operations and processes integrated with office and/or showroom uses, and related ancillary retail and service activities, with a minimum of interference from traffic and conflicting uses; and to provide and protect areas for processing, fabricating, manufacturing, warehousing, and research

industrial uses which do not create noise, odor, smoke, vibration, dust or other emissions and which do not possess other objectionable characteristics that might be detrimental to surrounding neighborhoods or other uses permitted in the district.

The preliminary grading plan actually achieves this purpose by lowering the site significantly along the northern and northeastern property lines. Much of the property will be left undisturbed due to stream buffers as well. Limited number of curb cuts also helps achieve the purpose and intent of the zoning district.

Lilburn Police and Public Works anticipate no adverse impacts.

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

As part of the rezoning process, the Applicant; the Planning Staff, Planning Commission, and the Mayor and City Council of the City of Lilburn are to analyze the application with respect to each of the matters enumerated in **Section 1003-7. Criteria for amendments to official zoning map**. *The mayor and council of the city find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.*

The Applicant's response is attached to the application. Staff's response is in italics below:

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:
With appropriate conditions, the proposed use will be suitable in view of the surrounding properties.
- B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property:
With appropriate conditions, the zoning proposal should not adversely affect the use of the surrounding properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
The subject property may have a reasonable economic use as currently zoned; however, interest in the property as zoned has been minimal.
- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:
The proposed use will not cause a burdensome impact on existing infrastructure.
- E. Whether the rezoning proposal is in conformity with the policy and intent of the Land Use Plan:
The proposal conforms to the policy and intent of the Land Use Plan.
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:
The potential for job creation, quality development, and architectural controls support approval.

Based upon the above considerations, Staff recommends APPROVAL of the request for rezoning from CB to IA with the following conditions:

1. Building construction as proposed shall be allowed in general accordance with the applicant's rendering. Final architectural approval by the Planning Director required.
2. Buffer grading encroachment shall be allowed in general accordance with the applicant's replanting plans. Final approval by the Planning Director required.
3. No more than 2 curb cuts on Indian Trail Road shall be allowed.
4. Applicant/Developer shall install a minimum 5-foot sidewalk along the right-of-way of Indian Trail Lilburn Road.
5. Applicant/Developer shall install street trees along the Indian Trail Lilburn Road frontage planted a minimum of 40-feet on center. Street trees shall be a minimum of 3-inch caliper (dbh) at the time of planting.

Aerial Map of the Subject Area



Aerial Photo of Subject Area w/Zoning and Utilities



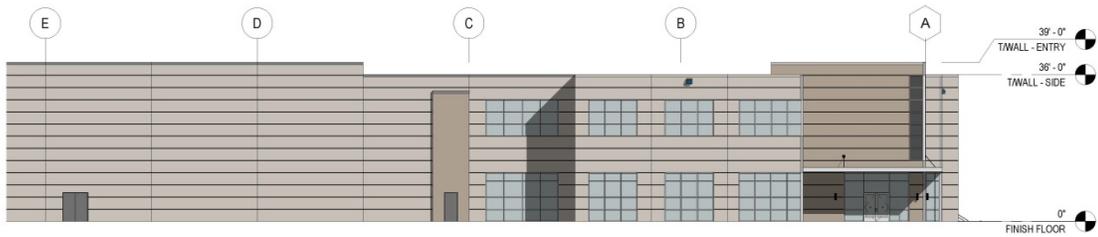
Rendering



TAYLOR&MATHIS

PERSPECTIVE

Elevation



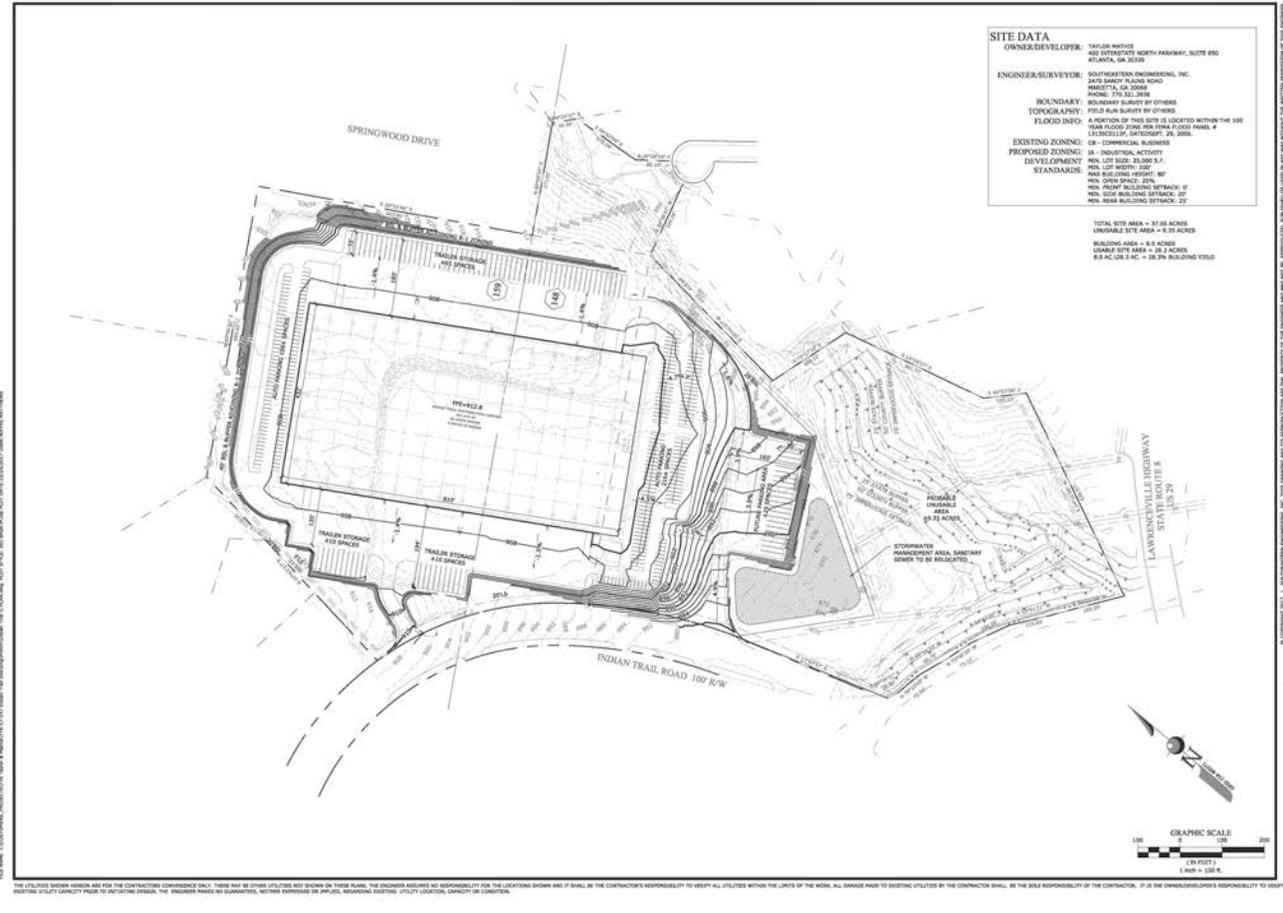
01 SIDE ELEVATION
SK-01 1" = 20'-0"



2 DOCK ELEVATION
SK-01 1" = 20'-0"

ELEVATIONS

Preliminary Grading Plan



SITE DATA

OWNER/DEVELOPER:	191.08 ACRES 400 INTERSTATE NORTH PARKWAY, SUITE 850 ATLANTA, GA 30329
ENGINEER/SURVEYOR:	SOUTHEASTERN ENGINEERING, INC. 2475 GARDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770.321.2008
BOUNDARY:	BOUNDARY SURVEY BY OTHERS
TOPOGRAPHY:	FIELD RUN SURVEY BY OTHERS
FLOODING:	A PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL # 13150C011B, GADSDENCO, 01, 2006.
EXISTING ZONING:	CB - COMMERCIAL BUSINESS
PROPOSED ZONING:	IA - INDUSTRIAL ACTIVITY
DEVELOPMENT STANDARDS:	MIN. LOT SIZE: 25,000 S.F. MIN. BUILDING HEIGHT: 8' MIN. DRIVE SPACE: 20' MIN. DRIVE SPACE SETBACK: 10' MIN. SIDE BUILDING SETBACK: 25' MIN. REAR BUILDING SETBACK: 25'

TOTAL SITE AREA = 37.68 ACRES
 UNIMPAVED SITE AREA = 33 ACRES
 BUILDING AREA = 8.8 ACRES
 IMPAVED SITE AREA = 30.2 ACRES
 8.8 AC / 30.3 AC = 28.3% BUILDING YIELD

ALL UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONSIDERATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES WITHIN THE LIMITS OF THE WORK. ALL SHOWN HEREON TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DETAILS. THE ENGINEER MAKES NO GUARANTEE, WHETHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

SEI
 SOUTHEASTERN ENGINEERING, INC.
 2475 GARDY PLAINS ROAD
 MARIETTA, GA 30066
 PHONE: 770.321.2008

TAYLOR & MATHIS
 400 INTERSTATE NORTH PARKWAY
 ATLANTA, GA 30339
 CIVIL ENGINEERING

CONCEPTUAL SITE PLAN
 INDIAN TRAIL PARKWAY ROAD @
 LAWRENCEVILLE HIGHWAY
 11.1 ACRES DEVELOPMENT PROJECT
 CITY OF LAWRENCEVILLE
 GOWNSVILLE COUNTY, GA

REVIEW
 Project No.:
 Drawn By: **SM**
 Issue Date: 10/20/2017

811
 CALL BEFORE YOU DIG

Members Present: Chairman-Hugh Wilkerson, Vice Chairman-Michelle West, Joe Gennusa, Emil Powella, AJ Passman

Members Absent: none **Quorum Present:** Yes.

Staff Members Present: Doug Stacks -Director of Planning & Economic Development, Joellen Wilson –City Planner

Work Session: Yes.

I. **Call to Order:** 7:30 PM by Hugh Wilkerson, Chairman.

II. **Approval of Agenda:** Motion by Powella. Second by West. All for.

III. **Approval of Minutes – August 24, 2017:** Motion by Powella. Second by Gennusa. All for.

IV. **Old Business:** None

V. **New Business:**

- a) RZ-2017-02. Application of Taylor & Mathis Properties V, LLC c/o Mahaffey Pickens Tucker, LLP for a rezoning from CB, Commercial Business to IA, Industrial Activity for use as an office/warehouse distribution center located at 550 Indian Trail Lilburn Rd., District 6, Land Lots 148 and 150, Parcels 033 and 061, containing 35.89± acres.

Staff described the zoning history and existing use as wastewater treatment facility and applicant's intent according to the concept plan, including a single building measuring 351,310 square feet, with high-quality architectural features surrounded by professional landscaping. The plans comply with zoning provisions of Articles 4 and 5 for Industrial Activity and both site and architectural design standards of the US 29 Overlay District, with supplemental planting proposed in buffers. Staff noted the proposed use as a distribution center with office space is suitable and provides economic benefits by way of new job creation and new, quality development. Site development, landscaping, building orientation and design are subject to additional review and approval by the Director of Planning & Economic Development. Staff recommended approval of the zoning application with recommended conditions enumerated in the Staff Analysis.

Applicant presented a summary of the development plans, highlighting the benefits of the location for good access and describing the proposed architectural features, streetscape improvements and supplemental buffer planting. Noting the proposed use as more favorable than many combinations of commercial uses currently permitted without conditions, he highlighted this zoning process as the way to make the property productive as an economic development project.

A few residents spoke in opposition of the use citing concerns about property values, noise, adequate buffers (visual and auditory), and environmental factors. Applicant responded by detailing the investment being proposed by a developer with successful experience in Gwinnett County and describing the likely increase in values based on existing conditions. He noted the developer is expecting a plan review process and site development/environmental studies have already been conducted. In response to PC member questions, he explained how the proposed grading and replanting of buffers would reduce noise impacts and illustrated the preservation of greenspace in environmentally sensitive areas as required by current regulations.

Other questions were raised regarding lighting, hours of operation, security and traffic patterns. Applicant responded that lighting would be directed inward, similar projects don't have major security issues, and no traffic signal is anticipated.

Motion by Gennusa to **approve the rezoning with conditions** as presented by staff. Second by Powella. All voted for.

VI. Adjournment: Motion to adjourn by Gennusa . Seconded by Powella. All voted for. Meeting was adjourned at approximately 8:11 PM.

Hugh Wilkerson, Planning Commission Chair

DRAFT

City of Lilburn
Planning Commission Hearing – Thursday, January 25, 2018 at 7:30 P.M.
City Council Hearing – Monday, February 12, 2018 at 7:30 P.M.
340 Main Street
Lilburn, Georgia 30047
(770) 921-2210

.....
The Planning Commission and City Council give notice that public hearings on the dates, times, and at the location as noted above are scheduled to consider:

NEW BUSINESS

1. RZ-2017-02. Application of Taylor & Mathis Properties V, LLC c/o Mahaffey Pickens Tucker, LLP for a rezoning from CB, Commercial Business to IA, Industrial Activity for use as an office/warehouse distribution center located at 550 Indian Trail Lilburn Rd., District 6, Land Lots 148 and 150, Parcels 033 and 061, containing 37.65± acres.

The above items are scheduled for the Public Hearings as noted. The site plans, legal descriptions and other information, are on file at the Lilburn Planning & Economic Development Department at 340 Main St. and may be viewed by the public between the hours of 8:30 AM and 5:00 PM, Monday through Friday.



City of Lilburn

in Gwinnett County

State of Georgia

Ordinance

Number:

2018-518

Date of Reading and Adoption: February 12, 2018

At the meeting of the Lilburn City Council held at 340 Main Street, Lilburn, Georgia.

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF LILBURN, GEORGIA, WITH
RESPECT TO A ZONING UPDATE OF OFFICIAL ZONING MAP
RZ-2017-02**

An ordinance to amend the Official Zoning Map of the City of Lilburn approving Case Number RZ-2017-02 to rezone property at 550 Indian Trail Rd from CB, Commercial Business, to IA, Industrial Activity, to allow Office/Distribution/Warehouse uses on approximately 35.89 acres of property being identified as Tax Parcels R6148 033 & R6159 061.

WHEREAS, the Code of the City of Lilburn entitled the Lilburn Zoning Ordinance provides that the text/map thereof may be amended from time to time by ordinance of the City of Lilburn; and

WHEREAS, the Applicant, Taylor Mathis Properties V, LLC, has applied for a rezoning; and

WHEREAS, the City of Lilburn Planning Commission met on Thursday, January 25, 2018, and recommended approval with conditions to the Mayor and City Council for action;

NOW THEREFORE BE IT ORDAINED that the Mayor and City Council of the City of Lilburn, Georgia hereby approves the rezoning with the following conditions:

1. Building construction as proposed shall be allowed in general accordance with the applicant's rendering. Final architectural approval by the Planning Director required.
2. Buffer grading encroachment shall be allowed in general accordance with the applicant's replanting plans. Final approval by the Planning Director required.
3. No more than 2 curb cuts on Indian Trail Road shall be allowed.
4. Applicant/Developer shall install a minimum 5-foot sidewalk along the right-of-way of Indian Trail Lilburn Road.
5. Applicant/Developer shall install street trees along the Indian Trail Lilburn Road frontage planted a minimum of 40-feet on center. Street trees shall be a minimum of 3-inch caliper (dbh) at the time of planting.
6. Applicant/Developer shall install landscape on Indian Trail Road to be at buffer standard.

BE IT FURTHER ORDAINED that this ordinance becomes effective upon its adoption.

BE IT FURTHER ORDAINED that all regulations or parts of regulations in conflict with this Ordinance are hereby rescinded to the extent of said conflict.

SO ORDAINED this the 12th day of February, 2018.

(Signatures on following page)

Johnny D. Crist, Mayor
City of Lilburn

ATTEST:

Melissa L. Penate, City Clerk



LOCATION MAP
N.T.S.

SITE DATA

OWNER/DEVELOPER: TAYLOR MATHIS
400 INTERSTATE NORTH PARKWAY, SUITE 850
ATLANTA, GA 30339

ENGINEER/SURVEYOR: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

BOUNDARY: ATKINS DATED 10/10/2012

TAX PARCEL ID: 6159-061 AND 6148-033

TOPOGRAPHY: ATKINS DATED 10/10/2012

FLOOD INFO: A PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL # 13135C0113F, DATED SEPT. 29, 2006.

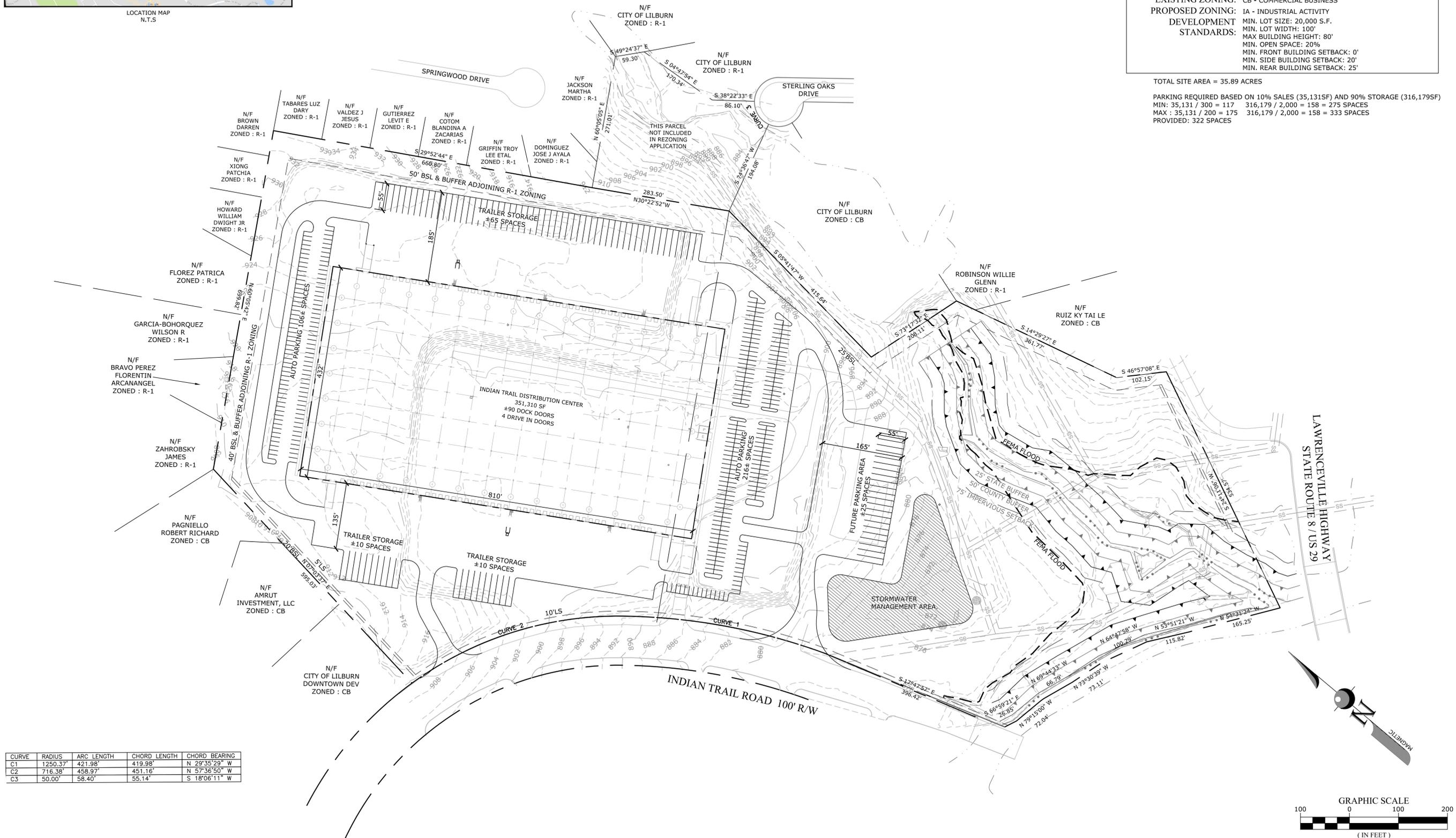
EXISTING ZONING: CB - COMMERCIAL BUSINESS

PROPOSED ZONING: IA - INDUSTRIAL ACTIVITY

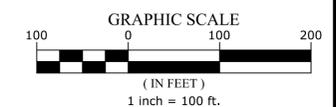
DEVELOPMENT STANDARDS:
MIN. LOT SIZE: 20,000 S.F.
MIN. LOT WIDTH: 100'
MAX BUILDING HEIGHT: 80'
MIN. OPEN SPACE: 20%
MIN. FRONT BUILDING SETBACK: 0'
MIN. SIDE BUILDING SETBACK: 20'
MIN. REAR BUILDING SETBACK: 25'

TOTAL SITE AREA = 35.89 ACRES

PARKING REQUIRED BASED ON 10% SALES (35,131SF) AND 90% STORAGE (316,179SF)
MIN: 35,131 / 300 = 117 316,179 / 2,000 = 158 = 275 SPACES
MAX : 35,131 / 200 = 175 316,179 / 2,000 = 158 = 333 SPACES
PROVIDED: 322 SPACES



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1250.37'	421.98'	419.98'	N 29°35'29" W
C2	716.38'	458.97'	451.16'	N 57°36'50" W
C3	50.00'	58.40'	55.14'	S 18°06'11" W



FILE NAME: I:\CUSTOMERS_PROJECTS\776 Taylor & Mathis\776-17-147 Indian Trail Site\Recom\Indian Trail C-PLAN ZONING.DWG PLOT STYLE: SEI-BASE-M.ctb PLOT DATE: 1/3/2018 USER: WAYNE MATTHEWS

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road, Marietta, Georgia 30066
tel: 770-321-3936 fax: 770-321-3935
www.seengineering.com

DATE

NO

REVISION DESCRIPTION

PROJECT OWNED/DEVELOPED BY:

TAYLOR & MATHIS

400 INTERSTATE NORTH PARKWAY

SUITE 850
ATLANTA, GA 30339

24 HOUR CONTACT INFORMATION

ZONING SITE PLAN

INDIAN TRAIL-LILBURN ROAD @
LAWRENCEVILLE HIGHWAY
PROJECT LOCATED AT:
LL. 148 & 15, 6TH DISTRICT
CITY OF LILBURN
GWINNETT COUNTY, GA

ISSUED FOR:

REVIEW

Project No.:

776-17-147

Designed By:

SEI

Issue Date:

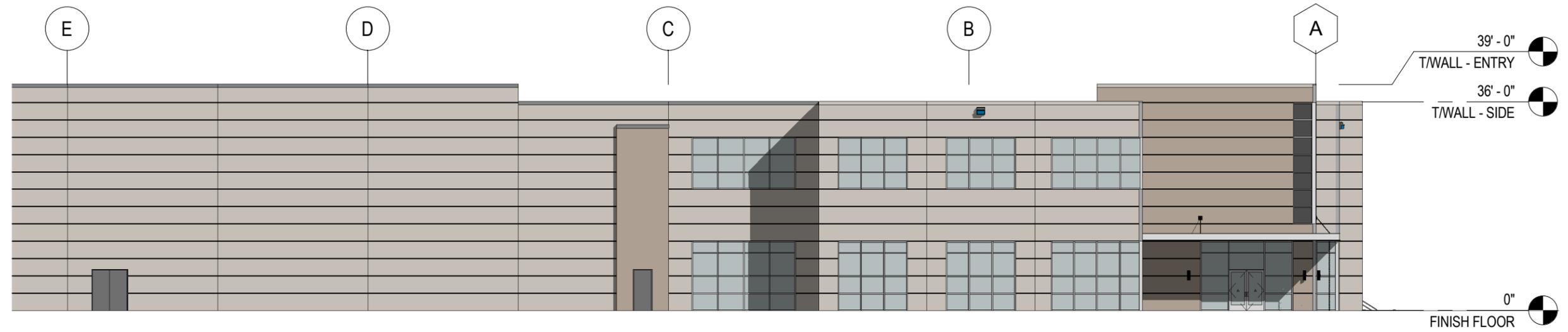
01-03-18

ISSUED FOR:
REVIEW

Project No.: 776-17-147
Designed By: SEI
Issue Date: 01-03-18

Know what's below.
Call before you dig.





01 **SIDE ELEVATION**
SK-01 1" = 20'-0"



2 **DOCK ELEVATION**
SK-01 1" = 20'-0"

**CITY OF LILBURN
AGENDA ITEM 2**

Date:	1/30/18	To: Mayor and Council	2/7/18
From:	Bill Johnsa	Department:	City Manager
Work Session Date Requested:	2/12/18	Presenter:	Bill Johnsa
Agenda Title:	Award of Bid – COL/HILLCREST – 1.25-2018 - CDBG sidewalk safety project		
Audio/Visual Requirements:		Deadline Date:	

Agenda Item (Background/History/Details):

The City opened bids on January 29, 2018 for the construction of sidewalks along Hillcrest Road, between Indian Trail and Burns Road(s). This project is 100% funded by the Community Development Block Grant and will provide a safety and mobility enhancement along Hillcrest Road.

We had an excellent response with nine (9) bids received, with the low bidder being Excellere Construction, LLC. After reviewing the bid tabulations and checking references, staff recommends that bid #COL/Hillcrest - 1.25.2018 be awarded to: Excellere Construction, LLC. in the amount of \$155,800.00.

Staff Recommendations:

Staff recommends the following: **“Motion to award bid #COL/Hillcrest - 1.25.2018 to Excellere Construction, LLC. in the amount of \$155,800.00. Further, authorize Mayor to execute all documents on behalf of the City of Lilburn.”**

Department Head Approval:

B. Johnsa

Mayor’s Signature Required:

YES

NO

List Attachments:

- 1. Recommendation letter – Kim Conroy, SPLOST Project Manager**
- 2. Bid tabulation matrix**

Financial Information (For Financial Services Use Only)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager’s Initials
Yes	Capital projects Fund *R/I CDBG 100%	\$621,000	\$155,800	BJ



TO: BILL JOHNSA

FROM: KIM CONROY

DATE: JANUARY 30, 2018

RE: RECOMMENDATION OF HILLCREST SIDEWALK PROJECT (BID #COL/HILLCREST- 1.25.2018)
TO EXCELLERE CONSTRUCTION, LLC

The City opened bids Monday for the construction of sidewalks along Hillcrest Road, between Indian Trail Road and Burns Road. This project is funded 100% by a Community Development Block Grant (CDBG). Of the nine bids received, the low bidder was Excellere Construction. I have attached a spreadsheet of the bids received.

I checked with Excellere's required 3 references today and each of them gave a strong recommendation and cited Excellere's timeliness, quality, staying within budget and attention to public safety and concerns. In addition, Excellere has previously done CDBG work and is familiar with the documentation required to ensure timely reimbursement of expenditures to the City.

As such, I recommend that this project be awarded to Excellere Construction, LLC. Please let me know if you have any questions. Thank you.

A handwritten signature in blue ink, appearing to be "Kim Conroy", written in a cursive style.

Kim Conroy, SPLOST Project Manager

**BID TABULATION
HILLCREST ROAD SIDEWALKS
BID #COL/HILLCREST-1.25.2018**

ITEM	GDOT #	DESCRIPTION	UNIT	APPROX. QTY.	EXCELLERE		CONSTRUCTION ENG.		DAF CONCRETE	
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	150-1000	TRAFFIC CONTROL	LS	1	\$817.60	\$817.60	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00
2	165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TYPE C	LF	735	\$0.01	\$7.35	\$0.01	\$7.35	\$0.50	\$367.50
3	163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	2	\$75.71	\$151.42	\$75.00	\$150.00	\$150.00	\$300.00
4	165-0105	MAINTAIN INLET SEDIMENT TRAP	EA	2	\$0.01	\$0.02	\$1.00	\$2.00	\$40.00	\$80.00
5	171-030	TEMPORARY SILT FENCE, TYPE C	LF	1470	\$1.68	\$2,469.60	\$2.50	\$3,675.00	\$2.00	\$2,940.00
6	210-0100	GRADING COMPLETE	LS	1	\$46,298.01	\$46,298.01	\$61,500.00	\$61,500.00	\$20,000.00	\$20,000.00
7	402-3100	9.5MM RECYCLED ASPH. CONC. INCL. BITUMINOUS MATERIAL AND TACK COAT (SP TYPE I, GP 1)	TN	281	\$151.01	\$42,433.81	\$116.00	\$32,596.00	\$180.00	\$50,580.00
8	432-0212	MILL ASPHALT CONCRETE PAVEMENT 3.0 INCH	SY	4502	\$4.88	\$21,969.76	\$4.00	\$18,008.00	\$5.00	\$22,510.00
9	441-0016	DRIVEWAY CONCRETE, 6 IN.	SY	152	\$46.98	\$7,140.96	\$38.00	\$5,776.00	\$40.00	\$6,080.00
10	441-0104	CONCRETE SIDEWALK, 4 IN.	SY	734	\$25.10	\$18,423.40	\$28.00	\$20,552.00	\$40.00	\$29,360.00
11	441-6012	CONC CURB AND GUTTER, 8 IN X 24 IN, TP 2	LF	336	\$20.39	\$6,851.04	\$17.00	\$5,712.00	\$18.00	\$6,048.00
12	610-9001	REM SIGN	EA	4	\$51.10	\$204.40	\$10.00	\$40.00	\$50.00	\$200.00
13	611-5551	RESET SIGN	EA	4	\$51.10	\$204.40	\$10.00	\$40.00	\$50.00	\$200.00
14	611-8120	ADJUST WATER METER BOX TO GRADE	EA	4	\$84.22	\$336.88	\$50.00	\$200.00	\$200.00	\$800.00
15	611-8140	ADJUST WATER VALVE BOX TO GRADE	EA	2	\$84.22	\$168.44	\$50.00	\$100.00	\$150.00	\$300.00
16	652-5451	SOLID TRAF STRIPE, 5 IN, WHITE	LF	2854	\$0.31	\$884.74	\$0.50	\$1,427.00	\$4.00	\$11,416.00
17	652-5452	SOLID TRAF STRIPE, 5 IN, YELLOW	LF	3202	\$0.31	\$992.62	\$0.50	\$1,601.00	\$4.00	\$12,808.00
18	652-5701	SOLID TRAF STRIPE, 24 IN, WHITE	LF	30	\$7.50	\$225.00	\$4.50	\$135.00	\$8.00	\$240.00
19	652-5801	SOLID TRAF STRIPE, 8 IN, WHITE	LF	1232	\$1.00	\$1,232.00	\$1.50	\$1,848.00	\$4.00	\$4,928.00
20	700-0200	GRASSING COMPLETE	EA	1	\$3,801.05	\$3,801.05	\$4,500.00	\$4,500.00	\$1,500.00	\$1,500.00
21		TRAFFIC MARKING OF SPEED HUMPS	EA	2	\$593.75	\$1,187.50	\$1,000.00	\$2,000.00	\$600.00	\$1,200.00
					TOTAL	\$155,800.00	TOTAL	\$164,869.35	TOTAL	\$175,857.50

 RECOMMENDED AWARD--LOW BIDDER

**BID TABULATION
HILLCREST ROAD SIDEWALKS
BID #COL/HILLCREST-1.25.2018**

ITEM	GDOT #	DESCRIPTION	UNIT	APPROX. QTY.	ARCHIMETRIC		CMEC		CONSTRUCTION 57	
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	150-1000	TRAFFIC CONTROL	LS	1	\$8,300.00	\$8,300.00	\$5,130.00	\$5,130.00	\$7,500.00	\$7,500.00
2	165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TYPE C	LF	735	\$1.30	\$955.50	\$1.00	\$735.00	\$1.00	\$735.00
3	163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	2	\$235.00	\$470.00	\$110.00	\$220.00	\$100.00	\$200.00
4	165-0105	MAINTAIN INLET SEDIMENT TRAP	EA	2	\$75.00	\$150.00	\$35.00	\$70.00	\$10.00	\$20.00
5	171-030	TEMPORARY SILT FENCE, TYPE C	LF	1470	\$3.80	\$5,586.00	\$3.50	\$5,145.00	\$3.75	\$5,512.50
6	210-0100	GRADING COMPLETE	LS	1	\$21,000.00	\$21,000.00	\$33,445.00	\$33,445.00	\$30,000.00	\$30,000.00
7	402-3100	9.5MM RECYCLED ASPH. CONC. INCL. BITUMINOUS MATERIAL AND TACK COAT (SP TYPE I, GP 1)	TN	281	\$122.00	\$34,282.00	\$137.00	\$38,497.00	\$140.00	\$39,340.00
8	432-0212	MILL ASPHALT CONCRETE PAVEMENT 3.0 INCH	SY	4502	\$9.60	\$43,219.20	\$7.00	\$31,514.00	\$5.00	\$22,510.00
9	441-0016	DRIVEWAY CONCRETE, 6 IN.	SY	152	\$42.00	\$6,384.00	\$41.00	\$6,232.00	\$40.00	\$6,080.00
10	441-0104	CONCRETE SIDEWALK, 4 IN.	SY	734	\$35.00	\$25,690.00	\$28.00	\$20,552.00	\$30.00	\$22,020.00
11	441-6012	CONC CURB AND GUTTER, 8 IN X 24 IN, TP 2	LF	336	\$18.80	\$6,316.80	\$16.00	\$5,376.00	\$15.00	\$5,040.00
12	610-9001	REM SIGN	EA	4	\$50.00	\$200.00	\$35.00	\$140.00	\$50.00	\$200.00
13	611-5551	RESET SIGN	EA	4	\$50.00	\$200.00	\$60.00	\$240.00	\$50.00	\$200.00
14	611-8120	ADJUST WATER METER BOX TO GRADE	EA	4	\$150.00	\$600.00	\$155.00	\$620.00	\$100.00	\$400.00
15	611-8140	ADJUST WATER VALVE BOX TO GRADE	EA	2	\$150.00	\$300.00	\$65.00	\$130.00	\$100.00	\$200.00
16	652-5451	SOLID TRAF STRIPE, 5 IN, WHITE	LF	2854	\$4.00	\$11,416.00	\$0.35	\$998.90	\$1.50	\$4,281.00
17	652-5452	SOLID TRAF STRIPE, 5 IN, YELLOW	LF	3202	\$4.00	\$12,808.00	\$0.35	\$1,120.70	\$1.50	\$4,803.00
18	652-5701	SOLID TRAF STRIPE, 24 IN, WHITE	LF	30	\$5.50	\$165.00	\$5.00	\$150.00	\$10.00	\$300.00
19	652-5801	SOLID TRAF STRIPE, 8 IN, WHITE	LF	1232	\$4.25	\$5,236.00	\$1.70	\$2,094.40	\$3.50	\$4,312.00
20	700-0200	GRASSING COMPLETE	EA	1	\$9,750.00	\$9,750.00	\$6,865.00	\$6,865.00	\$4,000.00	\$4,000.00
21		TRAFFIC MARKING OF SPEED HUMPS	EA	2	\$825.00	\$1,650.00	\$1,755.00	\$3,510.00	\$2,500.00	\$5,000.00
					TOTAL	\$194,678.50	TOTAL	\$162,785.00	TOTAL	\$162,653.50

**BIDDER'S TOTAL
\$193,200.00**

**BID TABULATION
HILLCREST ROAD SIDEWALKS
BID #COL/HILLCREST-1.25.2018**

ITEM	GDOT #	DESCRIPTION	UNIT	APPROX. QTY.	YASHVI CONSTRUCTION		WOODWIND CONSTRUCTION		PEACH STATE	
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	150-1000	TRAFFIC CONTROL	LS	1	\$20,800.00	\$20,800.00	\$22,000.00	\$22,000.00	\$12,300.00	\$12,300.00
2	165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TYPE C	LF	735	\$1.00	\$735.00	\$2.00	\$1,470.00	\$0.00	\$0.00
3	163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	2	\$250.00	\$500.00	\$300.00	\$600.00	\$300.00	\$600.00
4	165-0105	MAINTAIN INLET SEDIMENT TRAP	EA	2	\$150.00	\$300.00	\$100.00	\$200.00	\$0.00	\$0.00
5	171-030	TEMPORARY SILT FENCE, TYPE C	LF	1470	\$5.00	\$7,350.00	\$4.00	\$5,880.00	\$3.00	\$4,410.00
6	210-0100	GRADING COMPLETE	LS	1	\$36,521.00	\$36,521.00	\$79,000.00	\$79,000.00	\$91,000.00	\$91,000.00
7	402-3100	9.5MM RECYCLED ASPH. CONC. INCL. BITUMINOUS MATERIAL AND TACK COAT (SP TYPE I, GP 1)	TN	281	\$118.00	\$33,158.00	\$200.00	\$56,200.00	\$130.00	\$36,530.00
8	432-0212	MILL ASPHALT CONCRETE PAVEMENT 3.0 INCH	SY	4502	\$4.20	\$18,908.40	\$7.00	\$31,514.00	\$6.50	\$29,263.00
9	441-0016	DRIVEWAY CONCRETE, 6 IN.	SY	152	\$35.00	\$5,320.00	\$72.00	\$10,944.00	\$38.00	\$5,776.00
10	441-0104	CONCRETE SIDEWALK, 4 IN.	SY	734	\$30.00	\$22,020.00	\$45.00	\$33,030.00	\$32.00	\$23,488.00
11	441-6012	CONC CURB AND GUTTER, 8 IN X 24 IN, TP 2	LF	336	\$20.00	\$6,720.00	\$20.00	\$6,720.00	\$16.00	\$5,376.00
12	610-9001	REM SIGN	EA	4	\$250.00	\$1,000.00	\$100.00	\$400.00	\$50.00	\$200.00
13	611-5551	RESET SIGN	EA	4	\$300.00	\$1,200.00	\$150.00	\$600.00	\$50.00	\$200.00
14	611-8120	ADJUST WATER METER BOX TO GRADE	EA	4	\$300.00	\$1,200.00	\$200.00	\$800.00	\$750.00	\$3,000.00
15	611-8140	ADJUST WATER VALVE BOX TO GRADE	EA	2	\$300.00	\$600.00	\$150.00	\$300.00	\$200.00	\$400.00
16	652-5451	SOLID TRAF STRIPE, 5 IN, WHITE	LF	2854	\$0.35	\$998.90	\$1.00	\$2,854.00	\$0.75	\$2,140.50
17	652-5452	SOLID TRAF STRIPE, 5 IN, YELLOW	LF	3202	\$0.35	\$1,120.70	\$1.00	\$3,202.00	\$0.75	\$2,401.50
18	652-5701	SOLID TRAF STRIPE, 24 IN, WHITE	LF	30	\$20.00	\$600.00	\$5.00	\$150.00	\$5.00	\$150.00
19	652-5801	SOLID TRAF STRIPE, 8 IN, WHITE	LF	1232	\$1.50	\$1,848.00	\$3.00	\$3,696.00	\$2.50	\$3,080.00
20	700-0200	GRASSING COMPLETE	EA	1	\$9,800.00	\$9,800.00	\$5,000.00	\$5,000.00	\$9,450.00	\$9,450.00
21		TRAFFIC MARKING OF SPEED HUMPS	EA	2	\$1,100.00	\$2,200.00	\$750.00	\$1,500.00	\$850.00	\$1,700.00
					TOTAL	\$172,900.00	TOTAL	\$266,060.00	TOTAL	\$231,465.00