

LEGAL NOTICES

THE DESIGNATED LEGAL ORGAN FOR GWINNETT COUNTY, GEORGIA

Mail legal to:
Southern Community Newspaper Inc.

Gwinnett Daily Post
P.O. Box 603
Lawrenceville, GA 30046
Attention: Legal Advertising

Telephone:
(770) 963-9205, Ext. 1161

Email address is:
legals@gwinnettdaily.com
(text or word format)

Office Hours 10:00 a.m. to 4:00 p.m.,
Monday through Thursday (Closed Friday)

Southern Community Newspapers, Inc.

Gwinnett Daily Post Clayton News Daily
Rockdale Citizen Henry Daily Herald
Jackson Progress-Argus

LEGAL ADVERTISING DEADLINES THROUGH DECEMBER 2022

The deadline for legal advertising in the Wednesday Legal Section (other than Foreclosures and Tax Sales) is 3pm Tuesday of the previous week.

Foreclosures, Sheriff's Sales and Tax Sales are held on the first Tuesday of each month.
Notices publish four consecutive weeks prior to the first Tuesday. Deadlines are below:

MONTH	DEADLINES (NOON)	PUBLICATION DATES	SALE DATE
JANUARY	*DEC 27	JAN 5,12,19,26	FEB 1, 2022
FEBRUARY	JAN 24	FEB 2,9,16,23	MAR 1, 2022
MARCH	FEB 28	MAR 9,16,23,30	APR 5, 2022
APRIL	MAR 28	APR 6,13,20,27	MAY 3, 2022
MAY	MAY 2	MAY 11,18,25,6/1	JUN 7, 2022
JUNE	*MAY 27	JUN 8,15,22,29	JUL 5, 2022
JULY	*JUN 24	JUL 6,13,20,27	AUG 2, 2022
AUGUST	AUG 1	AUG 10,17,24,31	SEPT 6, 2022
SEPTEMBER	*AUG 26	SEPT 7,14,21,28	OCT 4, 2022
OCTOBER	SEPT 26	OCT 5,12,19,26	NOV 1, 2022
NOVEMBER	OCT 31	NOV 9,16,23,30	DEC 6, 2022
DECEMBER	*NOV 25	DEC 7,14,21,28	JAN 3, 2023

ADOPTION

NOTICE

To: Travis Whittington and Madison Elard Whittington
34 Allred Rd.
Buchanan, GA 30113
Haralson County, GA

By order of the court for service by publication, dated June 3, 2022, you are hereby notified that on May 17, 2022, 2022, a Petition For Adoption was filed with the Superior Court of Gwinnett County, Georgia, Civil Action File Number 22-AD-00064-9 by Patrick Dean McFarlane and Hope Angela Henry McFarlane for the purpose of adoption in the interest of a male child, born Beau Asher Whittington on December 8, 2016. All parental rights you may have with respect to the minor child will be lost and you will neither receive notice nor be entitled to object to the adoption of the child unless you file with the Clerk of Superior Court, Gwinnett County, Georgia and serve upon the Petitioner's attorney, Harold D. Holcombe P. C., 1467 Scenic Hwy N, Snellville, GA 30078, an Answer to the Petition within sixty (60) days of the date of this Notice.

Respectfully submitted this 20th day of June, 2022
-s- Harold D. Holcombe, Georgia Bar No. 360393
Attorney for the Petitioners, 1467 Scenic Hwy N, Snellville, GA 30078, Phone (678) 344-0116 Fax (678) 344-0118
Email: holcomblaw@yahoo.com 901-74491 6/29,7/6,13,20,2022

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CITY OF BUFORD BUFORD DOWNTOWN DEVELOPMENT AUTHORITY

Request for Proposals

I. Summary.

The City of Buford Downtown Development Authority (herein after referred to as the "City") hereby solicits invitations to qualified entities to submit proposals for the acquisition and development of a certain property located within the City of Buford. Said property contains approximately 0.33 acres and is located at 79 Moreno Street, Buford Georgia 30518. Tax Parcel 7295A-035.

The City has worked diligently to promote its historic downtown district. The City envisions a three (3) to five (5) story mixed-use project with at least the ground floor consisting of retail office space and fee simple condominiums on the remaining floors. Projects extending to other parcels as part of a master plan may be considered. Parking for the residential units to be basement/garage parking. The successful proposer will use their creativity and maximize this opportunity. Elements such as sidewalks that would encourage outdoor dining should be included along with consideration of on-street parking.

II. Design Guidelines.

Attention to appropriate architectural detailing complementing the historic downtown district is essential, incorporating proportional massing, and other similar elements are necessary and required. Traditional style architecture, four (4) sided brick, stone accents. Other appropriate but minimal architectural accents may be considered.

- Property - 79 Moreno Street.
- Minimum square footage of townhomes - 1400 square feet for one bedroom; 1500 square feet for two bedrooms, 1600 square feet for three bedrooms, which shall exclude the basement and garage.
- Expansion of the project to include other parcels as part of a master plan may be considered if in the best interest of the City.
- Side/rear setbacks minimum 5 feet.
- Front setback - in order to accommodate activities such as outdoor dining, a zero lot line front setback may be considered based on minimum 10 - 20-foot sidewalk adjacent to public parkways as applicable and adjoining the building. Said sidewalk shall include a 5 - 6-foot barrier free zone; Setbacks and final design subject to an approved site plan as part of the zoning and approval process. Final design elements subject to the approval of the Planning Director.
- Parking for the residential units shall enter via an underground basement and/or garage parking.
- Sidewalks, trees and lighting shall coordinate and incorporate the elements of the planned Moreno Street

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Streetscape project as approved by the Planning Director.

The City has adopted Design Guidelines for the overall areas of the City and expects to migrate those design criteria in order to guide massing and design. Familiarity with and a willingness to follow these standards is necessary and will provide helpful guidance with final building and site design.

III. The Property.

The subject property consists of approximately 0.43 acres +/-.

Acreeage

Representations of acreage are believed to be accurate; however, the DDA or the City makes no representation as to exact acreage and Buyer shall obtain a survey at his/her discretion.

IV. Zoning.

The 0.43 acres property is currently zoned Commercial (C-2) under the City's 2000 Zoning Ordinance and Official Zoning Map. Upon a successful proposal, the City anticipates zoning the property to a site plan specific planned development under the City's Zoning Ordinance.

All projects must follow all applicable Building Code and Fire Code standards as required by the appropriate agency. Additionally, all projects must follow all other governmental regulations as applicable.

V. Restricted Uses.

All parcels will be expected to contain certain deed covenants restricting any uses that relate to adult entertainment, adult video and bookstores, pool halls, tattoo parlors, vehicular sales or services uses and other relevant restrictions to be negotiated and subject to the selected design.

VI. Infrastructure, Environmental, Other.

All of the necessary utilities are located reasonably nearby. Costs for necessary infrastructure shall be borne by the developer.

Except as otherwise explicitly noted, the land is being sold as-is. Any and all costs associated with any relocation, modifications, extensions, etc. of roads or utilities shall be fully borne by the developer. Any environmental inspections or evaluations are the sole responsibility of the developer.

VII. Demographics.

The City of Buford is located approximately 35 miles from Atlanta and has excellent access to I-85, I-985, Buford Highway and Peachtree Industrial Boulevard. The City operates an independent school system ranked No.1 in the State of Georgia by Niche.com.

Greater Buford Area

The City limits of Buford currently encompass approximately 17 square miles and contain approximately 17,000 residents. However, the City is part of a much larger rapidly growing area. The 30518 and 30519 zip codes represent the "Greater Buford Area." The Greater Buford Area includes portions of unincorporated Gwinnett and Hall Counties.

VIII. Pricing and Compensation.

In addition to appropriate financial remuneration, the City has specific performance standards, goals and expectations provided herein that should be part of any successful proposal.

The successful proposer will provide a combination acceptable compensation and attention to City goals to be detailed in the proposal.

IX. Downtown Development Authority.

At the time of the sale, the City's Downtown Development Authority will be the owner of the property.

X. Proposal Submittal Requirements.

Proposals shall be submitted in the following order and format. Multiple proposals/alternatives by a single developer may be provided. However, for clarity each alternative shall be submitted as a separate proposal.

I. Credentials:

- Identity of developer, including the development team's organizational structure and names and address of principals. List the composition of development

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team.
b. The development team's professional qualifications and experience in development, financing and leasing/management of comparable projects or if leasing/management will be outsourced, the credentials of the proposed manager.

c. Evidence of the development team's financial capacity to undertake the proposed project including bank references.

d. Provide information of comparable experience with residential projects, historic development, mixed-use projects, in-fill projects, and/or other similar developments. Provide project information (such as size, location, development type, etc.) pictures, sketches, and other relevant details for said projects. Provide contact names and addresses for each representative project.

2. Project Proposals:

a. Project Description: Provide a written project description of the proposed project that includes, at a minimum:
1) square footages of buildings 2) number of buildings; 3) building heights and number of stories; 4) architectural theme or character (including exterior building materials); 5) method of construction; 6) any phasing; 7) anticipated build-out value; HOA structure, fees, services, parking plan, residential parking garage (minimum: two spaces per residential unit), parking management plan, sanitation service, etc. 8) other items that may be of interest.

b. Development Plan: Provide a detailed conceptual development plan that includes, at a minimum, 1) approximate configuration of proposed structure(s) on respective lot; and 2) site access, parking, pedestrian flow or other features appropriate for the project.

c. Illustrative Building Plan: Provide a conceptual illustrative rendering of the exterior of building(s) including identification of any architectural elements (e.g. stone, brick, amenities, etc.). Said rendering should depict the look and character of the proposed buildings.

d. Market Feasibility (optional): Provide copies of any relevant private studies or reports used to generate said proposal.

e. Other: Provide any other relevant information that demonstrates the developer's awareness, understanding and commitment to the City's vision, overall financial security, previous relevant experience, unique knowledge of the goals of the City and/or any other factor that the City may find useful in awarding the project.

One (1) original and five (5) copies of the proposal in an 8.5" X 11" bound document must be provided. Larger illustrative drawings may be submitted separately. However, these drawings must be included within the 6 bound documents. All proposals must be received by the City of Buford, 2300 Buford Hwy, Buford, Georgia, 30518 by 4 p.m. on June 30, 2022.

XI. Selection.

The City may select as the City deems in its best interest and may negotiate the execution of a sales contract with one or more parties simultaneously. The City may reject any and all proposals, waive technicalities and informalities and award the project as the City deems in its best interest. The City will take into account various factors as outlined. No submittal of a proposal or selection of a bidder proposal will be binding on the City until and unless a binding sales contract is entered into with the City.

Respondents are advised that the following factors will be considered as part of the evaluation of each proposal.

- Use. Proposals must meet the development objectives as explained herein and must contribute to augmenting the quality of life in Buford by the following means:
 - Contributes to the economic viability of the City of Buford;
 - Increases employment and/or residential opportunities;
 - Contributes to smart-growth principles;
 - Provides quality design that blends with the overall efforts in the nearby and surrounding area;
 - Will provide adequate future control and management to insure a long-term

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sustainable project.

2. Design. The successful Proposer(s) will have demonstrated a willingness and understanding of the heightened design goals of the City.

2. Compensation. The financial proposal provides compensation to the City, while maximizing the value of the resulting development and its positive economic and fiscal impacts on Downtown Buford and the City as a whole.

For additional information and an emailed copy of this Request For Proposals, contact Kim Wolfe, Planning and Zoning Director, kwolfe@cityofbuford.com or Bryan Kerlin, City Manager, bkerlin@cityofbuford.com.

XII. Contractual Issues.

Upon the selection of one or more bidders, the City will enter into a purchase/sale agreement that among other items will allow the purchaser up to 90 days to perform appropriate due diligence and obtain approval of architectural plans and zoning, which the City may elect to extend as necessary. An earnest money deposit will be required at contract execution equal to five (5) percent of the purchase price.

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Annandale at Suwanee, Inc. June 13, 2022
Published in Gwinnett Daily Post

Annandale at Suwanee, Inc. is accepting separate sealed bids for the purchase and installation of a generator on its campus in Suwanee, GA. This project will be funded from the Gwinnett County Community Development Block Grant program and therefore services provided must comply with all applicable federal government statutory and regulatory requirements. A Pre-Bid Conference is scheduled at 10:00 a.m. on Thursday, July 7th. Please contact [Kathy Lindeman at annandale.org](mailto:kathy.lindeman@annandale.org) for more information.

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Bids will be received at the Annandale Village campus located at 3500 Annandale Lane, Suwanee, GA 30024 until 10:00 a.m. Thursday, July 28, 2022. A Bid Conference is scheduled at 10:00 a.m. on Thursday, July 28, 2022. The bids must be addressed to Annandale at Suwanee, Inc. and designated as bid for the Generator Project. Any bid received after said time and date will not be accepted. All firms submitting bids will be notified of the bidders submitting bids and the amounts of all bids received. The Owner reserves the right to reject any and all bids, waive any technicalities or irregularities and request any additional information or clarification deemed necessary for the evaluation of any bid. This project does have a maximum budget, therefore specifications are subject to change after the selection of a qualified firm.

The Contract Documents, consisting of Advertisement for Bids, Information for Bidders, Bid Proposal Form, Form of Agreement, Specifications, and other Contract Documents may be examined at Annandale Village, 3500 Annandale Lane, Suwanee, GA 30024 or via email by contacting Joseph DiGiovanni at joseph.digiovanni@annandale.org.

Attention of bidders is particularly called to the requirements regarding conditions of employment and minimum wage rates that be paid on this project, and that the contractor and subcontractor must comply with all Federal, State, and local requirements. Minority and female owned firms are encouraged to participate in this federally funded project. Procurement will be in compliance with the Uniform Administrative Requirements, 2 CFR 200.318-326. Potential respondents are particularly called to the requirements of Title VI, Civil Rights Act of 1964 and 24 CFR 570.602; and Executive Order 11246 - Equal Employment Opportunity and Affirmative Action. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 USC 1701u (Section 3). The purpose of Section 3 is to ensure employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall to greatest extent feasible, be directed to low- and very-low income persons, particularly persons who are recipients of HUD assistance for housing.

Interested parties must contact Roger White at rwhite@midcitypartners.com to obtain a copy of the Intent to Bid. The City will receive bids until 4:00 PM, July 15, 2022 at City Hall (2342 Oak Road). Bids received after that time and date will not be accepted. Bids are to be submitted in an enclosed and sealed envelope and on the face of the envelope, the following shall be shown:
The City reserves the right to reject any or all bids and to waive technicalities and informalities. 902-73578 6/15,22,29,7/6,2022

The City of Snellville will receive sealed bids to construct a restaurant as part of The Grove at Towne Center development. The Hall at The Grove is a two-story, 17,200 square-foot unique restaurant with event space on the second floor. The project will be funded with bond funds.

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(www.snellville.org).

A 5% bid bond is required.

Payment and Performance Bonds will be required on this project.

All questions regarding the bid documents shall be made via email to Roger White at rwhite@midcitypartners.com. The deadline to submit questions is no later than 5:00 PM, July 8, 2022. The City will post all "Response to Questions and/or Addenda" if applicable, on the City's website by no later than 5:00 PM, July 11, 2022. It is incumbent that those submitting questions follow up with Mr. White to ensure that questions were received.

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suant to this invitation to bid.

In order to assure that Bidders receive all addenda and clarifications to the bid documents in a timely manner, it is highly recommended that all bidders obtain at least one complete set of Bid Documents directly from Annandale at Suwanee, Inc. Entities that do not obtain Bid Documents from this source are doing so at their own risk. 902-73366 6/12-7/27

#PURCH0629 2022

In an effort to better serve the Citizens and Supplier Community and to increase competition, information regarding Gwinnett County solicitations is available from the following sources:
Gwinnett Daily Post (Newspaper), Gwinnett County Web Site www.GwinnettCounty.com and the Solicitation Center located at the Gwinnett Justice and Administration Center, Purchasing Division, Second Floor, 75 Langley Drive, Lawrenceville, Georgia 30046.

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BL077-22 Gwinnett County Coalition for Health and Human Services Interior Upgrades Project July 14, 2022 3:00 P.M.

RP024-22 Provision of Managed Services for IT Project Management July 27, 2022 3:00 P.M.

BL078-22 Poured-In-Place Concrete & Associated Miscellaneous Site Work on an Annual Contract July 27, 2022 3:00 P.M.

RP027-22 Provision of SCADA System Integrator Services on an Annual Contract July 25, 2022 3:00 P.M.

The Gwinnett County Board of Commissioners is soliciting applications from contractors for the following annual Pre-Qualifications:

-Installation, Replacement and/or Relocation of Gravity Sanitary Sewer Mains, Force Mains and Appurtenances

-Installation, Replacement and/or Relocation of Pressurized Water Mains and Appurtenances

-Construction of Selected Wasthed Improvement Projects

Special Conditions: The Gwinnett County Department of Water Resources shall comply with O.C.G.A. § 35-91-20 as amended for mandatory Pre-Qualification of prospective bidders. Therefore, interested applicants should obtain the appropriate Pre-Qualification application from Kaley Ivins at the Gwinnett County Purchasing Office, 75 Langley Drive, Lawrenceville, Georgia 30046. You may also download the applications from www.GwinnettCounty.com. These applications will be accepted throughout the year. Questions regarding Pre-Qualification applications should be submitted in writing to Brittany Bryant, Purchasing Associate II, via phone 770-822-7759, fax 770-882-8728, or email brittany.bryant@gwinnettcounty.com

For more information, please call (770) 822-8720 or visit www.GwinnettCounty.com

Gwinnett County Board of Commissioners

902-74928 6/29/2022

ALCOHOLIC BEVERAGE

LEGAL NOTICE

Notice is hereby given that this office received an application for a distilled spirits license from DIAMOND CITY located at 4771 Brit Rd STE 77 MORCROSS GA 30093. Said establishment is owned by EL DIMOND LLC. Please submit in writing any information affecting the issuance of a license at said establishment to this office by July 13, 2022. BRANDI EVERETT Financial Manager Gwinnett County Department of Planning & Revenue Administration 446 West Crogan Street SUITE 125 LAWRENCEVILLE GA 30046 904-74434 6/29/7/6, 2022

LEGAL NOTICE

Notice is hereby given that this office received an application for a distilled spirits license from SUGARLOAF PKWY STE 106-107 LAWRENCEVILLE GA 30044. Said establishment is owned by PICHANHA BAR AND GRILL LLC. Please submit in writing any information affecting the issuance of a license at said establishment to this office by July 13, 2022. BRANDI EVERETT Financial Manager Gwinnett County Department of Planning & Revenue Administration 446 West Crogan Street SUITE 125 LAWRENCEVILLE GA 30046 904-74434 6/29/7/6, 2022

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