



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION- AGENDA

Monday, March 01, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

- [1.](#) CIC2020-00005; Extra Space Storage; 840 Scenic Highway

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: CIC2020-00005; Extra Space Storage; 840 Scenic Highway

Department: Planning and Development

Date of Meeting: Monday, March 1, 2021

Presented By: Todd Hargrave

**Department
Recommendation:** **DENIAL**

**Planning
Commission
Recommendation:**

Summary: The applicant requests a change-in-conditions to the previously approved Special Use Permit for the self-storage facility (SU-16-16) to allow dumpsters to be placed outside of the building.

Attachments/Exhibits:

- CIC2020-00005 Report
- CIC2020-00005 Planning and Development Recommendation
- CIC2020-00005 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
CHANGE IN CONDITIONS REPORT**

CASE NUMBER	CIC2020-00005
APPLICANT	EXTRA SPACE STORAGE
CONTACT	JAINET YOUNG
PHONE NUMBER	404.270.3603
ZONING CHANGE	-
LOCATION	840 SCENIC HIGHWAY
PARCEL ID	R5108 068
ACREAGE	1.37
PROPOSED DEVELOPMENT	CHANGE IN CONDITIONS TO AMEND CONDITION NUMBER 12 OF APPROVED CASE SU-16-16.
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

The property has been zoned BG (General Business District) since 1987. In 2016 the property was granted a Special Use permit for a Self-Storage Facility pursuant to case SU-16-16. In 2018, a Change-in-Conditions request to allow an external dumpster pad and enclosure was denied, pursuant to CIC-18-11.

PROJECT DATA:

The applicant is requesting a Change in Conditions to the previously approved Special Use Permit (SU-16-16) which requires all storage to be indoors. The property is a 1.37-acre parcel and it is located along the eastern right-of-way of Scenic Highway at its intersection with Sugarloaf Parkway. The property is currently developed as a self-storage facility and access to the property is off two shared driveways- one on Scenic Highway and the other on Sugarloaf Parkway. The applicant is requesting to amend Condition 12. The conditions currently read as follows:

“12. Dumpsters shall be stored internally.”

The applicant proposes to modify the approval of SU-16-16, by amending Condition 12. to remove the phrase “shall be stored internally” and replace with “Dumpster enclosure shall be constructed as a stand-alone structure from the principal building” .

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Neighborhood Mixed Use Character Area. The vision for the Neighborhood Mixed Use character area is to provide a center for local services that is walkable from nearby residential areas. The Neighborhood Mixed Use areas are primarily located in the southern half of the city to serve Traditional Residential neighborhoods. The City Council has set a precedent in the area that outdoor storage should not be seen from the right-of-way as well as by denying the previous request (CIC-18-11)..

The surrounding area is characterized by a mix retail developed lots, a private school, and commercial uses all zoned BG (General Business District) to the south across Sugarloaf Parkway, and adjacent to the north and east, with residential uses extending beyond the corridor. Additionally, to the west across Scenic Highway are commercial uses within Gwinnett County.

The City Council was specific about dumpsters being stored within the building when approving the Special Use Permit in 2016; the City Council recently adopted policies strictly prohibiting outdoor storage of equipment, materials and merchandise; which could be interpreted to include a dumpster enclosure in a parking lot located at the center of a major gateway into the city limits. Therefore, the request for a Special Use Permit allowing the outdoor dumpster enclosure in the front yard area may not be appropriate in view of the Council's efforts to change the image of the city, but the overall appearance as well.

Furthermore, the requested Change-in-Conditions is the result of the applicant requesting a building permit for the installation of solar panels on the existing structure. Part of the review process includes a preliminary review of each request to verify compliance with the rules and regulations of the City. As a result, the applicant was informed in writing of the zoning violation related to SU-16-16 and instructed of the necessary actions to correct the violation before the issuance of a building permit (see attached).

The proposed Change-in-Conditions to allow a dumpster enclosure in the front yard area of the self-storage facility may be inconsistent with policies of the Comprehensive Plan and precedent set by the City Council. The Planning and Development Department recommends **DENIAL** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

#15945 – 01/16/2019 – No sign permit on file, complied

CEU2020-02045 - 09/09/2020 – CIC-18-11; violation of conditions of zoning (No. 12
“Dumpsters shall be stored internally”).

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

1. **Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *The proposed change may be inconsistent with precedent set by the City Council.*
2. **Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *if properly conditioned, any adverse impacts may be mitigated.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal?** *The City Council has decided outdoor storage is not appropriate for this area.*

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS - 11192020**

CIC2020-00005:

Additions in **BOLD**

Deletions in ~~STRIKETHROUGH~~

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

Approval of Change in Conditions to SU-16-16, subject to the following enumerated conditions:

1. The applicant shall meet all requirements of Article VIII of the Development Regulations in regards to the landscape strip and parking lot trees. The Council removed the entry drives as part of the calculation. ~~Therefore, the applicant will be required to install 18 street trees and 54 evergreen shrubs. Street trees, including but not limited to oaks, maples, and/or zelkovas shall be planted in a manner that does not impair the structural integrity of any retaining walls.~~ The applicant shall submit a landscape plan for review and approval of the Director of Planning and Development.
2. Storage units shall not be used for manufacturing, retail or wholesale, office or other businesses or service use.
3. Storage units shall not be used for human habitation.
4. Access to all storage units shall be from the interior of the main building. No access to a storage unit shall lead directly to the exterior of the building.
5. Outdoor speakers or sound amplification systems shall be prohibited.
6. No outdoor storage of ant type shall be allowed at the facility.
7. The facility shall provide adequate loading and unloading area which shall be outside of all the designated and required parking spaces, all travel lanes and all fire lanes.
8. Exterior lighting shall be contained in cutoff type luminaries designed so that it does not cause a hindrance to the motoring public. They will be directed downward in a manner that is subject to the approval of the Planning and Development Department.
9. The property owner shall provide a permanent easement at the corner property lines adjacent to Scenic Highway and Sugarloaf Parkway for the exclusive use of the City of

Lawrenceville only to construct a monument type sign at a future time determined by the City of Lawrenceville. The proposed signage shall not exceed 12 feet in overall height as measured from the adjacent roadway centerline elevation. The property owner will provide a one-time check to the City of Lawrenceville in the amount of \$6,000.00 to be used for the construction of the Gateway Node signage.

- ~~10. Approval shall be specific to the site plan provided with the application.~~ **The approved “As-Built” survey shall be revised to reflect the approved conditions of zoning.**
- ~~11. Approval shall be specific to the building elevation drawings provided with the application.~~ **Building elevations depicting the dumpster enclosure shall be submitted for the review and approval of the Director of the Planning and Development Department.**
- ~~12. Dumpsters shall be stored internally.~~ **The dumpster shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate. Dumpster enclosure shall be constructed of materials consistent with materials and colors of the primary structure. The dumpsters and associated enclosure and pad shall be located outside of any required buffer, easement or setback.**
- 13. Dumpster shall be screened with landscaping so as not to be visible from any park, plaza, or sidewalk. The applicant shall submit a landscape plan for review and approval of the Director of Planning and Development.**
- 14. The dumpsters, associated enclosure and concrete pad shall be designed to adequately support the size and weight of service vehicles. The “Front Load Dumpster” enclosure shall be uncovered and a concrete pad measuring 10 feet in width and 10 feet in depth shall be installed. The final site and building design**

shall be subject to review and approval of the Director of the Planning and Development Department.

15. Sign twirling is prohibited.
16. Interior of the building shall not be visible through windows from the exterior of the building and you shall not be able to see interior doors.
17. The building shall be constructed architecturally so that the reliefs and accents are at least equivalent to picture #1 (exhibit 1) and shall not be as shown in picture #2 (Exhibit 2).
18. The property owner will complete the preliminary construction of the improvements for the entryway sign.



LAWRENCEVILLE

GEORGIA

CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>EXTRA SPACE STORAGE</u>	NAME: <u>EXTRA SPACE PROPERTIES TWO LLC</u>
ADDRESS: <u>2795 E. COTTONWOOD PKWY # 300</u>	ADDRESS: <u>2795 E. COTTONWOOD PKWY # 300</u>
CITY: <u>SALT LAKE CITY</u>	CITY: <u>SALT LAKE CITY</u>
STATE: <u>UT</u> ZIP: <u>84121</u>	STATE: <u>UT</u> ZIP: <u>84121</u>
CONTACT PERSON: <u>JANET YOUNG</u> PHONE: <u>470-270-3603</u> <u>jyoung@extraspace.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>B6</u> REQUESTED ZONING DISTRICT: <u>B6</u> <i>Only site plan amendment to allow dumpster</i>	
PARCEL NUMBER(S): <u>5108/1063</u> ACREAGE: <u>1.3764</u>	
ADDRESS OF PROPERTY: <u>840 SCENIC HWY - LAWRENCEVILLE, GA 30046</u>	

[Signature] 10/8/20
SIGNATURE OF APPLICANT DATE

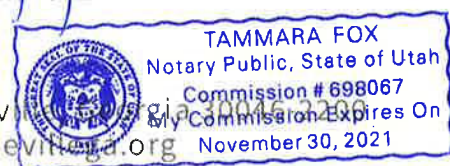
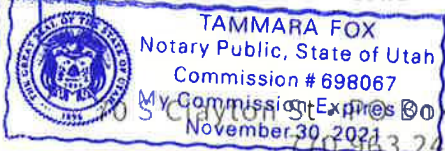
[Signature] 10/8/20
SIGNATURE OF OWNER DATE

Gwyn McNEAL
TYPED OR PRINTED NAME

Gwyn McNEAL
TYPED OR PRINTED NAME

Tammara Fox 10/8/20
NOTARY PUBLIC DATE

Tammara Fox 10/8/20
NOTARY PUBLIC DATE



Box 2200 • Lawrenceville, GA 30046 • 770-963-2200 • www.lawrencevillega.org

10/27/2020

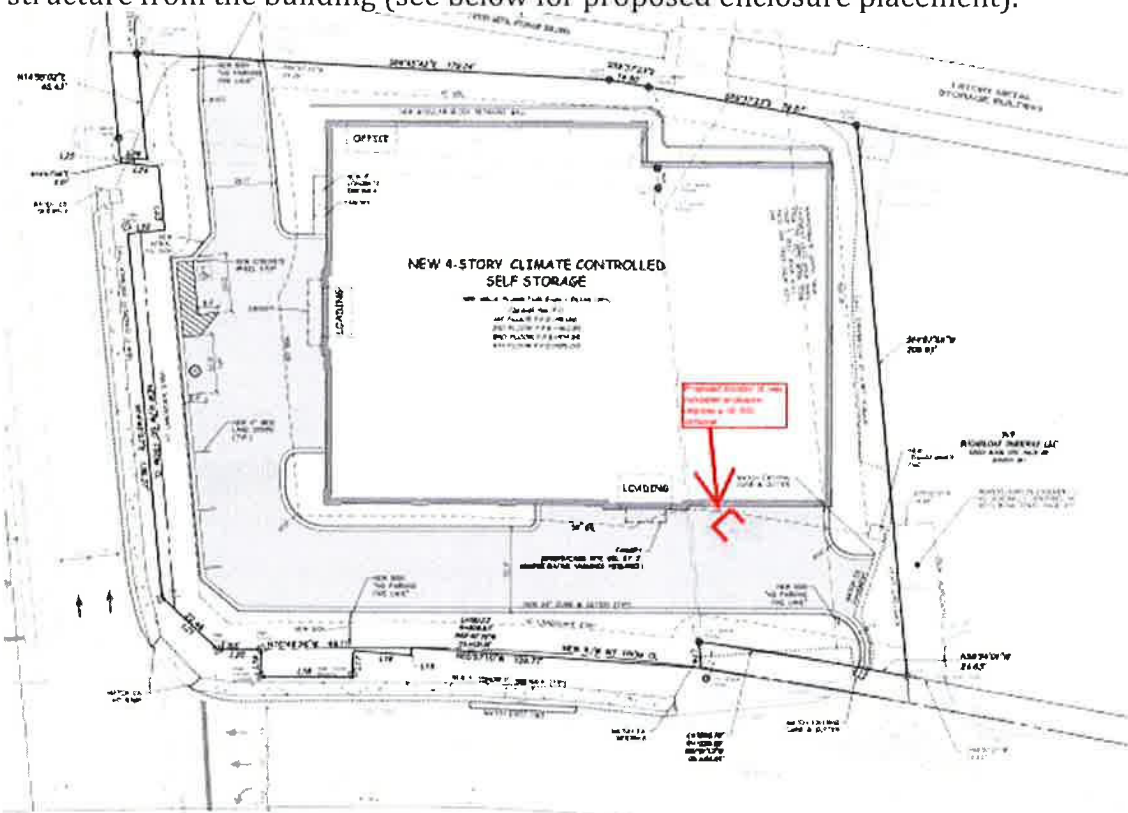
Gwinnett County/City of Lawrenceville

RE: Letter of Intent for Variance of Original Building Plan

Extra Storage Space (ESS)- 840 Scenic Highway N. Lawrenceville, GA 30046

To whom it may concern,

The original building plan for this location indicated that the required garbage dumpster was to be placed inside the building and accessed through a roll up garage door. Due to space constraints this enclosure was omitted. ESS is proposing that a new dumpster enclosure is constructed, per local code, and is a stand-alone structure from the building (see below for proposed enclosure placement).

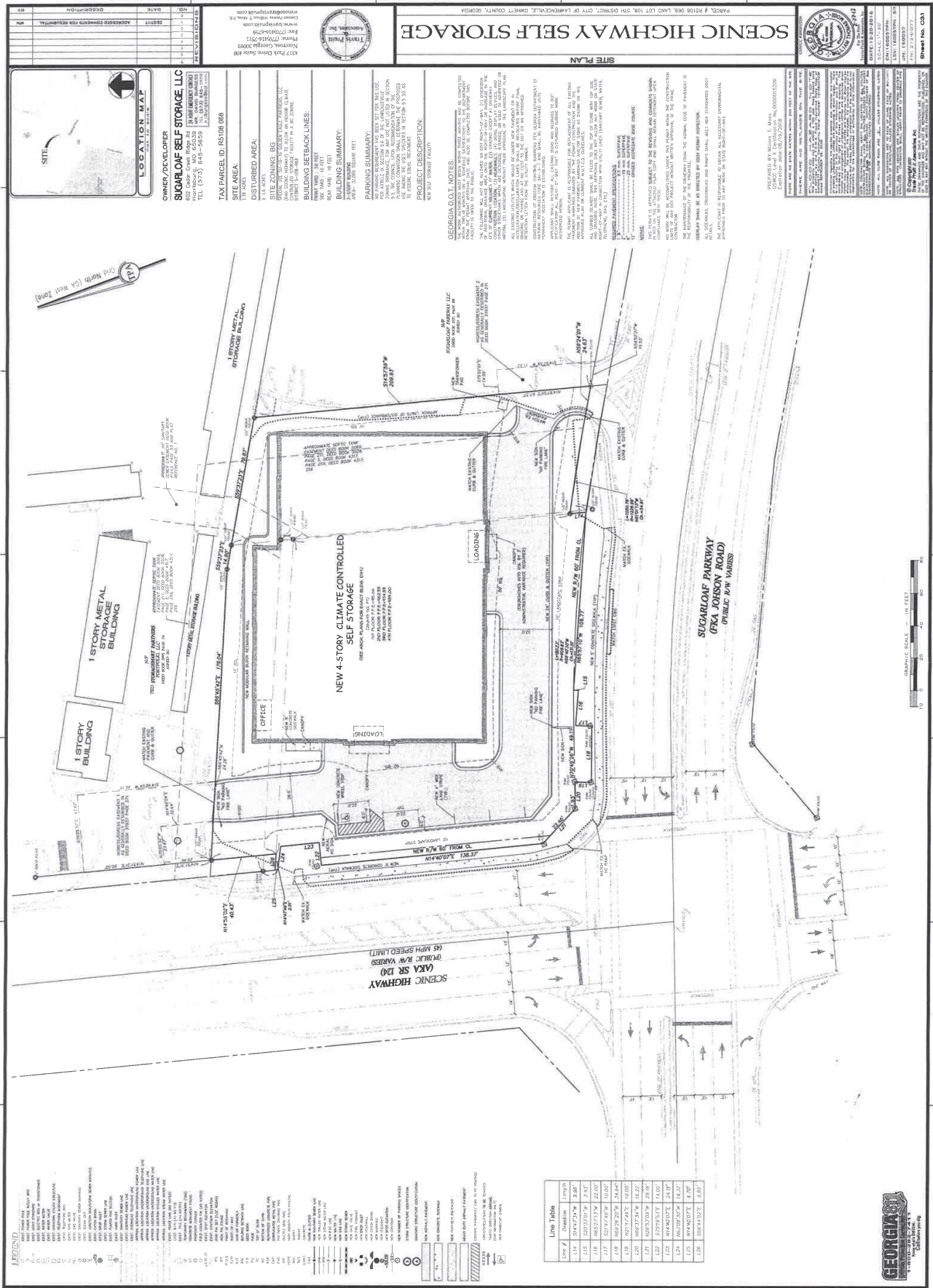


The enclosure is designed to contain a Dumpster with the following dimensions: 6'L X 3.5'W X 4'H. The construction plans and design documents for the enclosure are included with this letter for your review.

Thank you in advance for your consideration.

Sincerely,
Jainet Young
District Manager
470-270-3603

CIC 2020-0005



EXTRA SPACE STORAGE DUMPSTER 840 SCENIC HIGHWAY LAURENCEVILLE, GA

OWNER
CITY OF LAURENCEVILLE
100 W. MAIN STREET
ATLANTA, GA 30204

CONTACT: SCOTT ZANERD, PRESIDENT
EZAL DESIGN/CONSTRUCTION

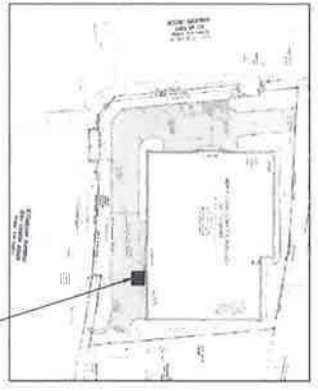
ARCHITECT
EZAL DESIGN/CONSTRUCTION, P.C.
3675 CRENSHAW PARKWAY
SUITE 100
ATLANTA, GA 30306
(770) 455-1591

CONTACT: SCOTT ZANERD, P.E.
EZAL DESIGN/CONSTRUCTION.COM

BUILDING INFORMATION:

CONSTRUCTION - BC TYPE I-B - NFPA 10000
NON-SPRINKLERED
ONE STORY - OPEN DUMPSTER ENCLOSURE - 60 SF
OCCUPANCY CLASSIFICATION UTILITY (U)
OCCUPANCY LOAD: 0 PEOPLE

LOCATION MAP:



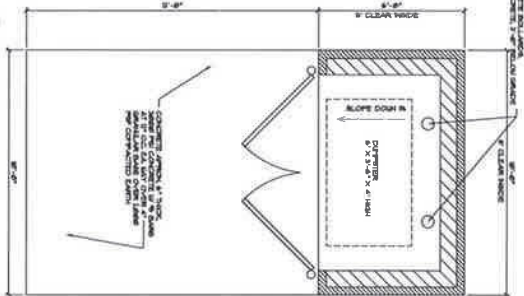
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
 - (1) NFPA Code and Standard, Current Edition (11)
 - (2) NFPA 101 Life Safety Code, 2006 Edition (11)
 - (3) International Building Code (IBC), 2006 Edition (11)
 - (4) International Fire Code (IFC), 2006 Edition (11)
 - (5) International Fuel Gas Code (IFGC), 2006 Edition with 2009 Amendments (11)
 - (6) International Plumbing Code (IPC), 2006 Edition with 2009 Amendments (11)
 - (7) International Mechanical Code (IMC), 2006 Edition with 2009 Amendments (11)
 - (8) International Electrical Code (IEC), 2006 Edition with 2009 Amendments (11)
 - (9) International Energy Conservation Code (IECC), 2006 Edition with 2009 Amendments (11)
 - (10) International Building Code (IBC), 2006 Edition with 2009 Amendments (11)
 - (11) International Building Code (IBC), 2006 Edition with 2009 Amendments (11)
2. THE CONSTRUCTION IS TO EXHIBIT ADEQUATE FIRE PROTECTION WITH THE COMPLETE SET OF DOCUMENTS AND THE SITE PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
6. ALL MATERIALS TO BE USED IN THE CONSTRUCTION SHALL BE INSTALLED IN THE MANNER AND SHALL BE INSTALLED IN THE MANNER AND SHALL BE INSTALLED IN THE MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.

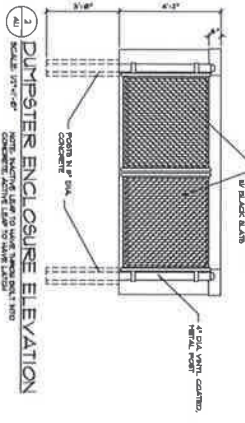
SCOPE OF WORK:

1. NEW CONSTRUCTION OF DUMPSTER ENCLOSURE AND CONCRETE APRON

DRAWING INDEX:	9/30/2010 PERMIT/CONSTRUCTION
ARCHITECTURAL	
ALL COVER PAGE 1 PLANS/ELEVATIONS/DETAILS	
SITE PLAN	
CIVIL SITE PLAN	



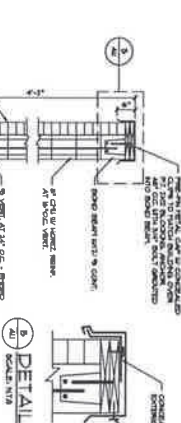
1. DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



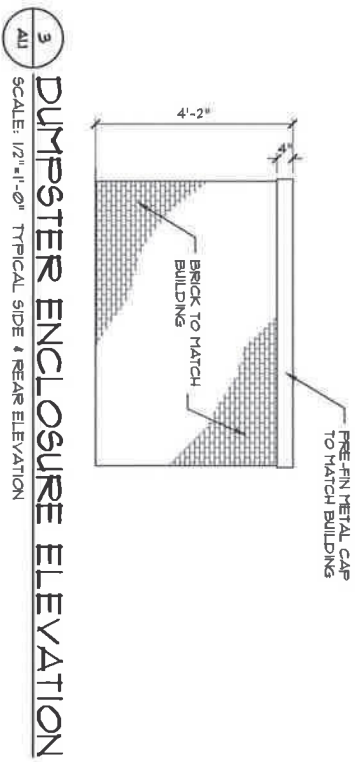
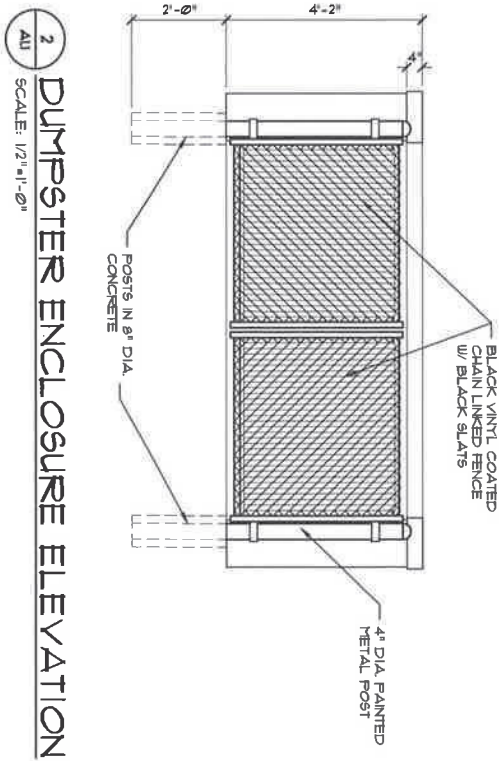
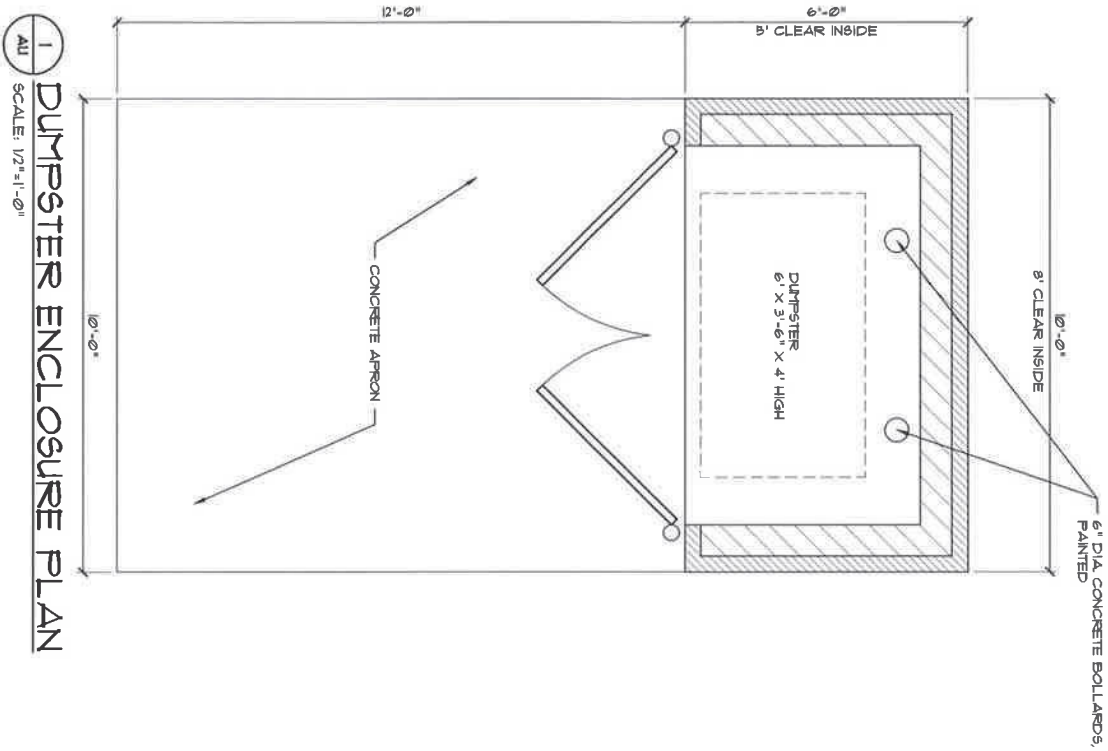
2. DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



3. TYPICAL SECTION ELEVATION
SCALE: 1/4" = 1'-0"



4. DUMPSTER ENCLOSURE WALL
SCALE: 1/4" = 1'-0"





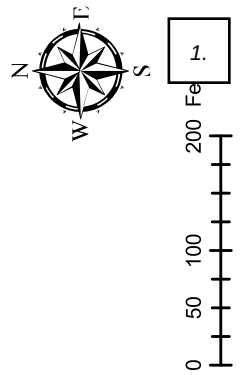
The City of Lawrenceville
Planning & Development

Aerial Map and
Surrounding Area
File # CIC2020-00005

Applicant:
Extra Space Storage

Legend

-  Subject Property
-  Parcels
-  Roads





The City of Lawrenceville
Planning & Development

Location Map and
Surrounding Zoning
File # CIC2020-00005

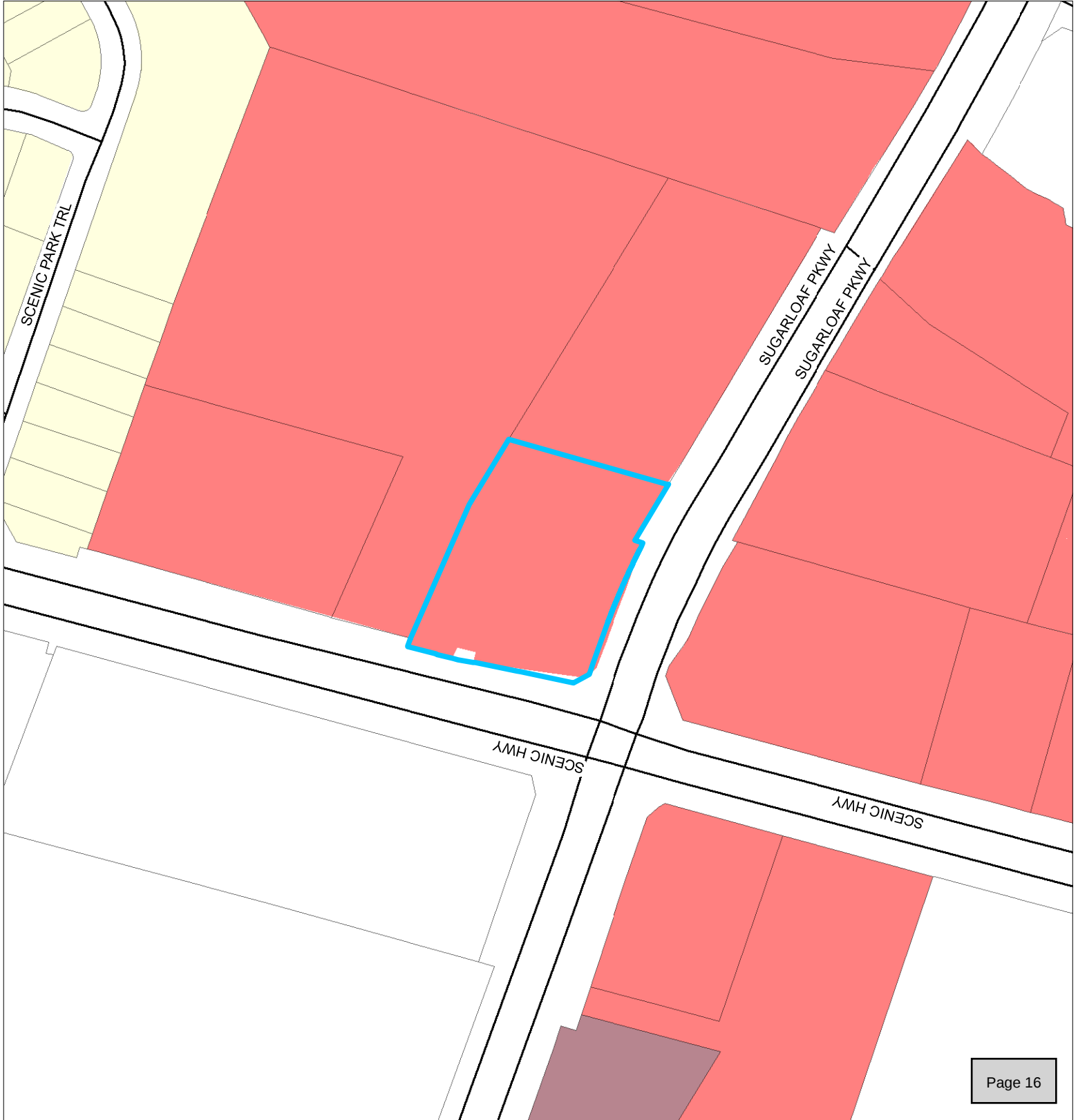
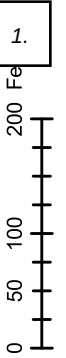
Applicant:
Extra Space Storage

Legend

-  Subject Property
-  Parcels
-  Roads

Zoning Districts

-  BG General Business
-  HSB Highway Service Business
-  RS60 Single-Family Residence



From: [Todd Hargrave](#)
To: ["Christopher Morse"](#)
Cc: [Rebecca Nelson](#); [Eric Domesick](#); [Mitch Butler](#); [Helen Appenzeller](#)
Bcc: [Frank Hartley](#)
Subject: RE: PLANSUBMITTAL2020-07033
Date: Wednesday, September 9, 2020 8:57:00 AM
Attachments: [image012.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[CIC-18-11 Report.pdf](#)
[image002.png](#)
[image005.png](#)
[image007.png](#)
[image028.png](#)

Our records do not indicate the submittal of an application requesting a permit for the installation of solar panels at this site. Therefore, the requests has not been accepted or rejected. Part of the review process includes compliance with the City's Zoning Ordinance and previously approved rezoning request.

In 2016, the City Council approved a Special Use Permit (SU-16-16) allowing the development of an Indoor Climate Controlled Storage Facility at the subject property. The approval included a condition of zoning limiting the location of the dumpster to within the confines of the structure. In 2018, the owner/tenant submitted a request for a Change-in-Conditions (CIC-18-11) to remove this restriction; however, the request did not have the support of the City Council and ultimately denied. As previously mentioned, a Certificate of Occupancy was issued erroneously, and the matter must be resolved before the issuance any additional permits.

If the owner/tenant wants a permit to install the solar panels, the alternatives are limited to the installation of the dumpster within the confines of the building as originally agreed upon or submit a Change-in-Conditions application requesting to delete or modifying Condition 12 from the initial rezoning approval. The next submittal deadline is Friday, October 2, 2020, with subsequent hearing dates during the month of November 2020. It is the owner/tenant(s) responsibility to comply with the conditions of zoning established by the City Council.

Regards,

Todd Hargrave | Director
 Planning and Development Department



70 S Clayton St
 PO Box 2200,
 Lawrenceville GA 30046
 Office: 678.407.6563 | Mobile: 470.214.8597
Todd.Hargrave@LawrencevilleGa.org | LawrencevilleGa.org



From: Christopher Morse <christopher.morse@renewvia.com>

Sent: Tuesday, September 8, 2020 3:37 PM

To: Todd Hargrave <Todd.Hargrave@lawrencevillega.org>

Cc: Rebecca Nelson <Rebecca@claytonjoseph.com>; Eric Domescik <eric@renewvia.com>; Mitch Butler <mitch@renewvia.com>

Subject: RE: PLANSUBMITTAL2020-07033

CAUTION: This email originated from outside of City of Lawrenceville. Maintain caution when opening external links/attachments.

Mr. Hargrave

I am responding to the kick back of our permit. Could you give me a call 907-854-9089

Respectfully

Christopher Morse

Director of Construction



1425 Mayson Street | Atlanta, GA 30324

MOBILE 907-854-9089

EMAIL christopher.morse@renewvia.com **WEBSITE** www.renewvia.com

From: Rebecca Nelson <Rebecca@claytonjoseph.com>

Sent: Tuesday, September 8, 2020 3:09 PM

To: Christopher Morse <christopher.morse@renewvia.com>

Cc: Mitch Butler <mitch@renewvia.com>

Subject: FW: PLANSUBMITTAL2020-07033

Please see below. I am about to call Chris and explain.

Feel Free To Contact Me With Any Questions.

Respectfully,
Rebecca Nelson
Office Administrator



Clayton Joseph Construction Services, LLC

276 Arnold Mill Rd * Woodstock, Ga 30188

678.494.4929 / Fx 678.494.0843

As always, we thank you for giving us the opportunity to serve you.

From: Todd Hargrave <Todd.Hargrave@lawrencevillega.org>

Date: Tuesday, September 8, 2020 at 3:05 PM

To: Rebecca Nelson <Rebecca@claytonjoseph.com>

Cc: "Rob.Mathis@gwinnettcounty.com" <Rob.Mathis@gwinnettcounty.com>

Subject: RE: PLANSUBMITTAL2020-07033

The City of Lawrenceville Solar Panels supplemental regulations may be found below. However, a condition of zoning must be satisfied before any permit is issued by the city. According to our records, the Conditions of Zoning relating to the initial request (SU-16-16) have not been met. Condition 12. reads as follows:

"12. Dumpsters shall be stored internally"

Additionally, a request for a Change-in-Conditions (CIC-18-11) to allow an external dumpster pad and enclosure was denied by the City Council of Lawrenceville. However, according to our records, a Certificate of Occupancy was issued erroneously, and the matter must be resolved before the issuance any additional permits. Please consider this email to be your written notice for violating the Conditions of Zoning of SU-16-16.

902 Planning and Development Director

A. Role of the of Planning and Development Director.

1. The Director shall administer and enforce this Ordinance with the assistance of the Planning and Development staff and other persons as appointed by the City Council.
2. The Director shall have the authority to approve and issue certificates of occupancy, and to make interpretations and determinations of the Zoning Ordinance and Zoning Map in order to carry out the intent and purpose of this Zoning Ordinance.
3. If the Director finds that any of the provisions of this Ordinance are being violated, they shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. The Director shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with or to prevent violation of its provisions.
- 4.

Once the dumpster issue is resolved, the following shall apply.

Depending on the location of the panels, the following types of permits may be required.

- Commercial Development Permit – If physically anchored or located on the subject property. Cannot be located within a buffer, easement, landscape strip or a front yard area.
- Building Permit – if physically anchored or attached to the structure.
- Building Permit – Electrical permit may be required.

200.3.1 Solar Panels

Solar panels are permitted as an accessory use in all districts to promote clean, sustainable and renewable energy resources. The intent of these regulations is to establish general guidelines to prevent off-site nuisances including unreasonable visual interference, light glare, and heat that the incorrect placement of solar panels may create. Furthermore, no solar panel system shall be constructed, erected, installed, or located before proper approval has been obtained pursuant to this Section.

- A. Requirements and Regulations. Solar panel systems shall conform to or be evaluated for compliance with the following standards:
1. The proposed system is no larger than necessary to provide 120 percent of the electrical energy

- requirements of the primary structure to which it is accessory to as determined by a contractor licensed to install solar and photovoltaic energy systems.
2. If roof mounted, the solar panel system shall:
 - a. Be flush mounted on the roof unless good cause is shown by the applicant that the solar panel is not at an appropriate angle to obtain sufficient sun exposure;
 - b. Be located in the most inconspicuous location on the roof so as not to be seen from the street, if possible, and still be able to function as designed; and
 - c. Not extend higher than the peak of a sloped roof or higher than 5 feet from the top of a flat roof.
 3. If freestanding, the solar panel system shall:
 - a. Not extend more than 10 feet above the existing grade in residential districts. In all other districts, the maximum height of a solar panel system will be determined on a case by case basis upon plan review.
 - b. Not be located in a front yard.
 - c. Not be located in any required side or rear yard setback areas for accessory uses.
 - d. Not be positioned so as to reflect sunlight onto neighboring property, public streets or sidewalks, including onto any neighboring structures.
 - e. Be landscaped at the base and the back of the panel structure if structure is visible from neighboring property.
 4. All signs, both temporary and permanent, are prohibited on solar panel or solar collection systems, except as follows:
 - a. Manufacturer or installer's identification information on the system.
 - b. Appropriate warning signs and placards.
 5. Solar panel systems shall comply with all applicable sections of the [City of Lawrenceville Building Code](#), [International Building Code \(IBC\)](#), and applicable industry standards such as the American National Standards Institute (ANSI), Underwriters Laboratories (UL), or an equivalent third party.
 6. All electrical transmission wires and connections on freestanding solar panel system shall be located underground.
- A. Utility Connection. Solar panel systems proposed to be connected to the local utility power grid shall adhere to corresponding statutory provisions of the Georgia Statutes.
- Maintenance. All solar panel systems shall be maintained in good, working order.

Todd Hargrave | Director

Planning and Development Department



70 S Clayton St
PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6563 | Mobile: 470.214.8597
Todd.Hargrave@LawrencevilleGa.org | LawrencevilleGa.org



From: Rob.Mathis@gwinnettcountry.com <Rob.Mathis@gwinnettcountry.com>

Sent: Tuesday, September 8, 2020 1:28 PM

To: Rebecca@claytonjoseph.com

Cc: Todd Hargrave <Todd.Hargrave@lawrencevillega.org>

Subject: RE: PLANSUBMITTAL2020-07033

CAUTION: This email originated from outside of City of Lawrenceville. Maintain caution when opening external links/attachments.

I have emailed my contact with the City of Lawrenceville, but haven't heard back from him yet.

I will let you know when I do.

Thanks,

Rob



Rob Mathis, CFPS, CFPE | Fire Planner II | Gwinnett County Government
678-518-6103 | 446 West Crogan St, Lawrenceville GA 30046
| www.gwinnettcountry.com

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<http://www.gwinnettcountry.com/portal/gwinnett/Departments/PlanningandDevelopment/CustomerServiceSurvey>

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and subject to release under Georgia laws or pursuant to subpoena.

From: Rebecca Nelson <Rebecca@claytonjoseph.com>

Sent: Tuesday, September 8, 2020 1:27 PM

To: Mathis, Rob <Rob.Mathis@gwinnettcountry.com>

Subject: Re: PLANSUBMITTAL2020-07033

CAUTION: This email originated from outside of Gwinnett County Government. Maintain caution when opening external links/attachments.

Good Afternoon Rob,

I am trying to apply for a building permit with the City of Lawrenceville and they require that we have stamped plans from Gwinnett County Fire Marshal before we can even begin that process.

We have done 3 building permits so far with Gwinnett for solar panels in the last few months. And I know this is in Lawrenceville, but they told me that they can't help me until I go through Gwinnett County Fire Marshal's Office first.

Should I just show them the email that states you don't need to review?

Feel Free To Contact Me With Any Questions.

Respectfully,
Rebecca Nelson
Office Administrator



Clayton Joseph Construction Services, LLC
276 Arnold Mill Rd * Woodstock, Ga 30188
678.494.4929 / Fx 678.494.0843

As always, we thank you for giving us the opportunity to serve you.

From: "Claudia.Reit@gwinnettcountry.com" <Claudia.Reit@gwinnettcountry.com>

Date: Tuesday, September 8, 2020 at 10:57 AM

To: Rebecca Nelson <Rebecca@claytonjoseph.com>

Subject: FW: PLANSUBMITTAL2020-07033

See email that Fire sent to the City of Lawrenceville.



Claudia Reit | Engineer III | Gwinnett County Government
678.518.6048 | 446 W. Crogan Str. Suite 150|
Claudia.reit@gwinnettcountry.com | Lawrenceville,30046 |
www.gwinnettcountry.com

From: Mathis, Rob <Rob.Mathis@gwinnettcountry.com>

Sent: Tuesday, September 8, 2020 10:55 AM

To: 'todd.hargrave@lawrencevillega.org' <todd.hargrave@lawrencevillega.org>

Cc: Reit, Claudia <Claudia.Reit@gwinnettcountry.com>

Subject: FW: PLANSUBMITTAL2020-07033

Todd,

Fire does not review or inspect solar panels. What do you need from us for this project to move forward?

Thanks,

Rob



Rob Mathis, CFPS, CFPE | Fire Planner II | Gwinnett County Government
678-518-6103 | 446 West Crogan St, Lawrenceville GA 30046
| www.gwinnettcountry.com

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From: Reit, Claudia <Claudia.Reit@gwinnettcountry.com>

Sent: Tuesday, September 8, 2020 10:52 AM

To: Mathis, Rob <Rob.Mathis@gwinnettcountry.com>

Subject: FW: PLANSUBMITTAL2020-07033

Good morning, Rob

I have a customer that is trying to apply for solar panels in the City of Lawrenceville however the city will not let them pull the permit without Fire approval. What can they do in this case, because you don't review solar panels?

Thanks,



Claudia Reit | Engineer III | Gwinnett County Government
 678.518.6048 | 446 W. Crogan Str. Suite 150|
Claudia.reit@gwinnettcountry.com | Lawrenceville, 30046 |
www.gwinnettcountry.com

From: Craig, Tamara <Tamara.Craig@gwinnettcountry.com>

Sent: Tuesday, September 8, 2020 10:42 AM

To: Reit, Claudia <Claudia.Reit@gwinnettcountry.com>

Subject: RE: PLANSUBMITTAL2020-07033

Yes, ask Rob and let me know what he says.



Tamara Craig | Customer Service Associate III |
 Gwinnett County Government
 678.518.6242 | 446 West Crogan Street, Lawrenceville
 GA 30046 | www.gwinnettcountry.com
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Have you completed the [2020 Census](#)? Help us make sure #EveryOneCounts!

From: Reit, Claudia <Claudia.Reit@gwinnettcountry.com>

Sent: Tuesday, September 8, 2020 10:40 AM

To: Craig, Tamara <Tamara.Craig@gwinnettcountry.com>

Subject: RE: PLANSUBMITTAL2020-07033

I know, but City will not approve them without something from Fire. I don't know what to do. Should I ask Rob?



Claudia Reit | Engineer III | Gwinnett County Government
678.518.6048 | 446 W. Crogan Str. Suite 150|
Claudia.reit@gwinnettcountry.com | Lawrenceville, 30046 |
www.gwinnettcountry.com

From: Craig, Tamara <Tamara.Craig@gwinnettcountry.com>

Sent: Tuesday, September 8, 2020 10:02 AM

To: Reit, Claudia <Claudia.Reit@gwinnettcountry.com>

Subject: RE: PLANSUBMITTAL2020-07033

I don't know. I asked Rob and he said they don't review solar panels.



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Tamara Craig | Customer Service Associate III |
Gwinnett County Government
678.518.6242 | 446 West Crogan Street, Lawrenceville
GA 30046 | www.gwinnettcountry.com
Follow us @GwinnettGov and sign up for email newsletters!
Have you completed the [2020 Census](#)? Help us make sure #EveryOneCounts!

From: Reit, Claudia <Claudia.Reit@gwinnettcountry.com>

Sent: Tuesday, September 8, 2020 9:56 AM

To: Craig, Tamara <Tamara.Craig@gwinnettcountry.com>

Subject: FW: PLANSUBMITTAL2020-07033

You closed this one last week however City of Lawrenceville will not approve their plans without Fire approval...What should we do?

From: Rebecca Nelson <Rebecca@claytonjoseph.com>

Sent: Tuesday, September 8, 2020 9:13 AM

To: Reit, Claudia <Claudia.Reit@gwinnettcountry.com>

Subject: Re: PLANSUBMITTAL2020-07033

CAUTION: This email originated from outside of Gwinnett County Government. Maintain caution when opening external links/attachments.

Good Morning Claudia,

You've been so incredibly helpful to me with these solar permits and was wondering if you have

any advice on how to proceed with this submittal? I can't get a hold of anyone from the Gwinnett County Fire Marshal's office and I'm not sure who else to call. I replied to the EDR Gatekeeper but didn't get a response either.

From: Rebecca Nelson <Rebecca@claytonjoseph.com>

Date: Friday, September 4, 2020 at 4:46 PM

To: EDR Gatekeeper <EDRGatekeeper@gwinnettcountry.com>, "info@epsprofessional.com" <info@epsprofessional.com>

Subject: Re: PLANSUBMITTAL2020-07033

In order to apply for a building permit in Lawrenceville, I have to have stamped approved plans from Gwinnett County Fire Marshal and I was told to submit the plans on Gwinnett County's portal. Is there any further instruction that you can help me with so that I may do this properly?

Thank you so much for your help!

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From: EDR Gatekeeper <EDRGatekeeper@gwinnettcountry.com>

Sent: Friday, September 4, 2020 4:42:54 PM

To: Rebecca Nelson <Rebecca@claytonjoseph.com>; info@epsprofessional.com <info@epsprofessional.com>

Subject: PLANSUBMITTAL2020-07033

Good Afternoon,

The property located at 840 Scenic Hwy is located in the city limits of Lawrenceville, therefore your request needs to be made to the city.

Thank you,

Gwinnett County Planning and Development

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