



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, February 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

Old Business

New Business

- [1.](#) ANNX2020-00003; Jackson EMC, Randy Dellinger; 461 & 454 Swanson Drive
- [2.](#) RZC2020-00019; Jackson EMC, Randy Dellinger; 461 Swanson Drive
- [3.](#) RZC2020-00020; Jackson EMC, Randy Dellinger; 454 Swanson Drive
- [4.](#) SUP2020-00043; MSM Lawrenceville LLC; 455 Grayson 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: ANN2020-00003; Jackson EMC, Randy Dellinger; 461 & 454 Swanson Drive

Department: Planning and Development

Date of Meeting: Monday, February 1, 2021

Presented By: Todd Hargrave

Department Recommendation: Approval

Summary: The property worker is requesting to annex into the City limits.

Attachments/Exhibits:

- ANN2020-00003 Report
- ANN2020-00003 Attachments

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
ANNEXATION AND REZONING

CASE NUMBER	ANNX2020-00003 RZC2020-00019 RZC2020-00020
APPLICANT	JACKSON EMC
CONTACT	RANDY DELLINGER
PHONE NUMBER	M770.822.3219
ZONING CHANGE	GWINNETT COUNTY, M-1 (LIGHT INDUSTRY DISTRICT) TO CITY OF LAWRENCEVILLE LM (LIGHT MANUFACTURING DISTRICT)
LOCATION	641 SWANSON DRIVE 454 SWANSON DRIVE
PARCEL ID	R7012 050 (10 .10ACRES) R7012 074 (3 ACRES)
ACREAGE	APPROXIMATELY 13.10 ACRES
PROPOSED DEVELOPMENT	EXISTING PROPERTIES
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties are located within unincorporated Gwinnett County, zoned M-1 (Light Industry District).

PROJECT DATA:

The applicant requests annexation, and rezoning of two parcels of land (R7012 050, R7012 074) within unincorporated Gwinnett County, totaling approximately 13.10-acres from M-1 (Gwinnett County Light Industry District) to LM (City of Lawrenceville Light Manufacturing District). The subject properties are located at 461 and 454 Swanson Drive, just east of Buford Drive, and west of Hi Hope Road. The properties are currently developed and utilized for light industrial activities.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located close to the Community Mixed Use Character Area. Although not strictly consistent with the intent of the Plan, the long-standing use of the properties and their compatibility with the variety of uses and zoning in the immediate area may be considered consistent with the policies of the City of Lawrenceville.

The surrounding area is characterized by a variety of uses and zoning. To the south, within the city limits are undeveloped properties zoned BG (General Business District). To the east, outside the city limits of Lawrenceville and adjacent to subject property are developed and undeveloped properties zoned OI (Gwinnett County Office Institutional District). Adjacent to the west, is the remainder of the Jackson EMC campus within the city limits zoned BG. Although the property was developed years ago, the integration of the two parcels into the city limits could be considered to complete the development process.

The proposed annexation and rezoning are consistent with the policies of the City of Lawrenceville; which are designed to attract, develop, maintain and retain a diverse array of professional businesses, and inventory of land to support the city's growth, influence and marketability. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the requested Annexation and Rezoning.

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

The boundary and partial topographic survey exhibits are six years old, and do not show improvements that have been made to the property since January 2015, including the Jackson Electric facilities gaining direct access to Buford Drive. The aerial photo exhibits show the changes really well. All of the changes occurred on the portion of the JEMCO property that is currently within the city limits.

There is a large detention pond located entirely (or essentially entirely) on the 3-acre tract. Jackson Electric needs to provide the City with a current as-built survey of the pond. A recorded Inspection and Maintenance Agreement associated with the pond will also be required along with the deed book and page number recording information. If there is not an I&M Agreement, Jackson EMC will have to prepare a draft and submit it to the City for review.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

CODE ENFORCEMENT

No Comment.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes, the requested annexation and rezoning could be considered to be consistent with adjacent and nearby properties.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No, the annexation and rezoning should not adversely affect the existing use of adjacent or nearby properties.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes*
4. **Will the rezoning 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 rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes, the proposed annexation and rezoning conform with the policies and intent of the City's 2040 Comprehensive Plan.*
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 rezoning proposal?** *The proposed annexation and rezoning will allow the city to expand and reinforce its economic foundation.*

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

ANNX2020-00003

Approval of annexation as LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- A. Uses permitted in the LM (Light Manufacturing District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.
- C. Must combine all parcels to one.



LAWRENCEVILLE

GEORGIA

1.

December 18, 2020

The Honorable Charlotte Nash, Chairman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30046

Re: City of Lawrenceville Annexation Application - ANNX2020-00003

Owners:

Jackson Electric Membership Corporation (R7012 050)
Jackson Electric Membership Corporation (R7012 074)

Requested Zoning: LM (Light Manufacturing District)

Dear Chairman Nash:

Please be advised that the City of Lawrenceville, Georgia, by the authority vested in the Mayor and Council of the City of Lawrenceville, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property, hereinafter described, by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation in accordance with O.C.G.A. §36-36-6, O.C.G.A. §36-36-9 and O.C.G.A. §36-36-111.

SEE ATTACHED LEGAL DESCRIPTIONS AND SURVEYS

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you are requested to notify the Mayor and City Council of the City of Lawrenceville, in writing and by certified mail, return receipt requested, of any county facilities or property located within the area to be annexed, within five (5) business days of receipt of this letter.

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

In accordance with Georgia law, this letter provides you with a copy of the annexation and zoning/land use request. The rezoning application specifies and identifies the requested zoning and any zoning or land use changes. Copies of the annexation application and rezoning application are enclosed with this notice. A public hearing on the rezoning of the property, which is to be annexed is set for 7:00 P.M. on Monday, February 22, 2021. The proposed City zoning classification of the property is LM (Light Manufacturing District). The hearing on the annexation will also be held on Monday, February 22, 2021. The annexation and zoning hearings will take place in the City Hall building at 70 South Clayton Street, Lawrenceville, Georgia.

Notice has been provided in this letter in accordance with O.C.G.A. §36-36-111. If the County governing authority intends to object to this annexation, please notify the Mayor and City Council of the objection within 30 days as provided in O.C.G.A. §36-36-113.

Sincerely,



Chuck Warbington, PE | City Manager



LAWRENCEVILLE
GEORGIA

70 South Clayton Street | PO Box 2200

Lawrenceville GA 30046

Office: 678-407-6415 | LawrencevilleGa.org

Enc: Annexation Application; Legal Descriptions; Surveys

C: Ms. Kathy Holland, Gwinnett County Planning and Development Director
Mr. Glenn Stephens, Gwinnett County Administrator



LAWRENCEVILLE

GEORGIA

1.

Via Priority Mail and Certified Mail

December 18, 2020

The Honorable Charlotte Nash, Chairman
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30046

Re: Lawrenceville Annexation Application - ANNX2020-00003

Dear Ms. Charlotte Nash:

Please see the attached documents in regards to the Annexation:

- Letter from City Manager, Chuck Warbington, P.E.
- Annexation application.
- Survey and Legal Description for subject property.

Sincerely,

Todd Hargrave | Director
Planning and Development Department



LAWRENCEVILLE
GEORGIA

70 S Clayton St | PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6563

Enc: Annexation Application; Legal Descriptions; Surveys

C: Ms. Kathy Holland, Gwinnett County Planning and Development Director
Mr. Glenn Stephens, Gwinnett County Administrator



LAWRENCEVILLE

GEORGIA

1.

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6400
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE 12-14-2020

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of _____.

Address of Property to be annexed: 461 Swanson Dr, Lawrenceville, GA 30043

Area: 10.10 acres or _____ square feet.

Tax Map Number: R 7012 050

Owners of Property: Jackson Electric Membership Corporation

Address if different from Property: P.O. Box 38 Phone: (770) 822-3219
Jefferson, GA 30549

Applicant Name and Address: Jackson EMC Phone: (770) 822-3219
Randy Dellinger
825 Buford Dr.
Lawrenceville, GA 30043

Randy L. Dellinger 12-14-2020 Randy L. Dellinger 12-14-2020
Signature of Applicant Date Signature of Owner Date

Randy L. Dellinger 12-14-2020 Jackson EMC 12-14-2020
Print Name of Applicant Date Print Name of Owner Date
Joy M. Knight 12-14-20 Joy M. Knight 12-14-20
Signature of Notary Date Signature of Notary Date



205 Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
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ANNX2020-00003
RZC2020-00020
Received: December 14, 2020
Planning and Development Department



LAWRENCEVILLE

GEORGIA

1.

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6400
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE 12-14-2020

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of _____.

Address of Property to be annexed: 454 Swanson DR, Lawrenceville, GA 30043

Area: 3.00 acres or _____ square feet.

Tax Map Number: R 7012 074

Owners of Property: Jackson Electric Membership Corporation

Address if different from Property: P.O. Box 38 Phone: (770) 822-3219
Jefferson, GA 30549

Applicant Name and Address: Randy L. Dellinger Phone: (770) 822-3219
Jackson EMC
825 Buford DR.
Lawrenceville, GA 30043

Randy L. Dellinger 12-14-2020 Randy L. Dellinger 12-14-2020
Signature of Applicant Date Signature of Owner Date

Randy L. Dellinger 12-14-2020 Jackson EMC 12-14-2020
Print Name of Applicant Date Print Name of Owner Date

Joy M. Knight 12-14-20 Joy M. Knight 12-14-20
Signature of Notary Date Signature of Notary Date



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ANNX 2020-00003



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Randy L. Dellinger</u>	NAME: <u>Jackson Electric Membership Corporation</u>
ADDRESS: <u>825 Buford Drive</u>	ADDRESS: <u>P.O. Box 38</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Jefferson</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30549</u>
CONTACT PERSON: <u>Randy L. Dellinger</u> PHONE: <u>770.822.3219</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>M-1 (County)</u> REQUESTED ZONING DISTRICT: <u>LM (City)</u>	
PARCEL NUMBER(S): <u>7012 050 & 7012 074</u> ACREAGE: <u>13.1067</u>	
ADDRESS OF PROPERTY: <u>457 Swanson Drive, Lawrenceville, GA 30043</u>	

See attached Annexation Application
SIGNATURE OF APPLICANT DATE

Randy L. Dellinger
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

See attached Annexation Application
SIGNATURE OF OWNER DATE

Jackson Electric Membership Corporation
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

SURVEY NOTES

EQUIPMENT USED:
A TOPCON 30 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
A TRIMBLE 4 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE CONTINUED:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
THE FIELD DATA WHICH THIS SURVEY IS BASED ON IS A CLOSURE OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF TWO ANGLES PER POINT AND WAS ADJUSTED USING THE COMPOUND RULE.

THE BEARING SHOWN ON THIS SURVEY ARE COMPOUND ANGLES BASED ON A LINE BEARING BASE (S4 WEST ZONE) HAZED.

ALL HORIZONTAL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.

MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT TWO FOOT INTERVALS.

ELEVATIONS ARE BASED ON RTK EQUAL POSITIONS SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD83 DATUM.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN AS PROVIDED BY THE UTILITY OWNERS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND SHOULD BE CONSIDERED AS A GUIDE TO THE UTILITY OWNERS. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UNRELIABLE. THE SURVEYOR HAS SHOWN WHAT HE HAS OBSERVED. THE UTILITY OWNERS ARE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION SHOWN HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND UTILITIES.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS MADE BY THE SURVEYOR. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIALS THAT ARE SHOWN ON THIS SURVEY. INFORMATION IS A GUIDE FOR THE UTILITY OWNERS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND SHOULD BE CONSIDERED AS A GUIDE TO THE UTILITY OWNERS. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UNRELIABLE. THE SURVEYOR HAS SHOWN WHAT HE HAS OBSERVED. THE UTILITY OWNERS ARE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION SHOWN HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND UTILITIES.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

INFORMATION REGARDING SIZE, LOCATION AND SPECIES OF EXISTING TREES IS SHOWN AS PROVIDED BY THE UTILITY OWNERS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND SHOULD BE CONSIDERED AS A GUIDE TO THE UTILITY OWNERS. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UNRELIABLE. THE SURVEYOR HAS SHOWN WHAT HE HAS OBSERVED. THE UTILITY OWNERS ARE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION SHOWN HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND UTILITIES.

TERMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JANUARY 30, 2019.

AREA TABLE

LEASE PARCEL:	170,113.50 SQ FT OR 3.9052 AC
PARCEL ONE:	400,814.50 SQ FT OR 9.2015 AC
PARCEL TWO:	451,932.50 SQ FT OR 10.3749 AC
PARCEL THREE:	175,184.50 SQ FT OR 4.0219 AC
OVERALL AREA:	1,198,052.50 SQ FT OR 27.5555 AC

TITLE NOTES

ACCORDING TO THE "FIRM FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA" DATED MAY 1, 2014, THE ENTIRE SURVEY AREA IS LOCATED WITHIN A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION SHOWN HEREON.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF SWANSON DRIVE, WIMBERLY WAY AND GEORGIA HIGHWAY 20 (A.K.A. BUFORD DRIVE).

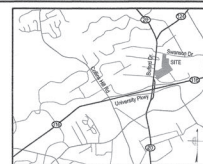
SITE INFORMATION

LEASE PARCEL:
CURRENT OWNER: JACKSON ELECTRIC MEMBERSHIP CORPORATION
TAX PARCEL ID # R1010 086
ADDRESS: 454 SWANSON DRIVE
ZONING: M1-GLEIST INDUSTRIAL DISTRICT
JURISDICTION: GWINNETT COUNTY
PARCEL ONE
CURRENT OWNER: JACKSON ELECTRIC MEMBERSHIP CORPORATION
TAX PARCEL ID # R1010 086 & R1010 074
ADDRESS: 454 SWANSON DRIVE
ZONING: M1-GLEIST INDUSTRIAL DISTRICT
JURISDICTION: GWINNETT COUNTY
PARCEL TWO
CURRENT OWNER: JACKSON ELECTRIC MEMBERSHIP CORPORATION
TAX PARCEL ID # R1010 127
ADDRESS: 454 SWANSON DRIVE
ZONING: M1-GLEIST INDUSTRIAL DISTRICT
JURISDICTION: GWINNETT COUNTY
PARCEL THREE
CURRENT OWNER: JACKSON ELECTRIC MEMBERSHIP CORPORATION
TAX PARCEL ID # R1010 086
ADDRESS: 454 SWANSON DRIVE
ZONING: M1-GLEIST INDUSTRIAL DISTRICT
JURISDICTION: GWINNETT COUNTY
SETBACKS: (NOT PROVIDED ON SURVEY)
FRONT 30 FOOT
SIDE 30 FOOT
REAR 30 FOOT
LOT WIDTH 150 FEET MIN.
BUILDING HEIGHT: 45 FEET MAX.
MIN. LOT SIZE: 1 ACRE

REFERENCE MATERIAL

1. FINAL PLAT FOR JACKSON ELECTRIC MEMBERSHIP CORPORATION, RECORDED IN DEED BOOK 27, PAGE 20, GWINNETT COUNTY RECORDS.
2. SURVEY OF THE JACKSON ELECTRIC MEMBERSHIP CORPORATION, RECORDED IN DEED BOOK 1, PAGE 10, GWINNETT COUNTY RECORDS.
3. LEASE PARCEL, EXHIBIT FOR JACKSON ELECTRIC MEMBERSHIP CORPORATION, DATED DECEMBER 10, 2014.

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR JACKSON ELECTRIC MEMBERSHIP CORPORATION (GWINNETT DISTRICT OFFICE) LOCATED IN LAND LOT 12, 7TH DISTRICT GWINNETT COUNTY, GEORGIA



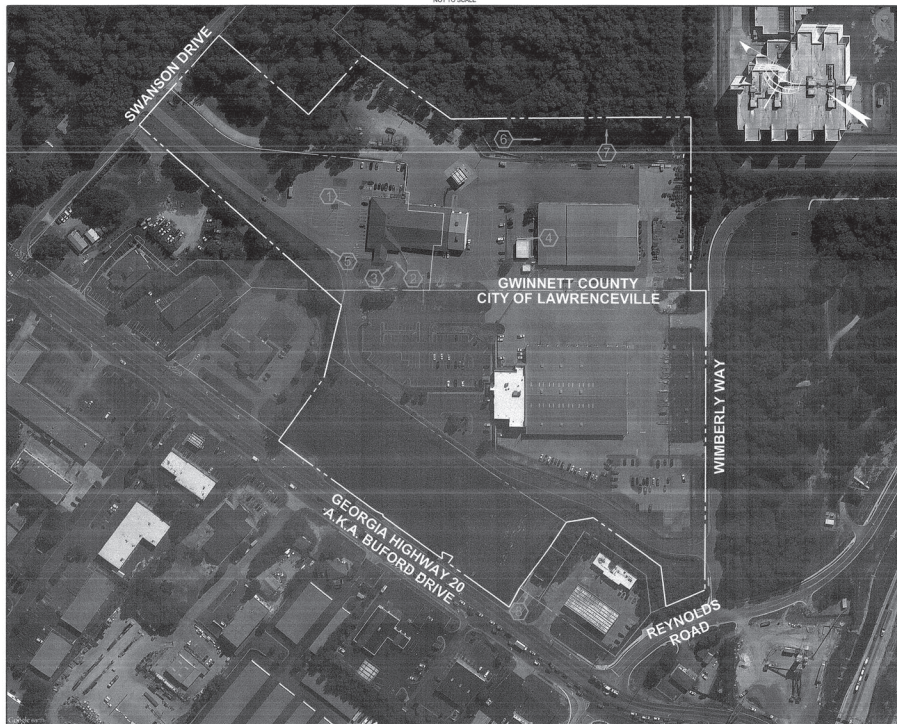
LOCATION MAP

NOT TO SCALE
LAT: 33°59' 19"N
LONG: 83°55' 00"W

SITE MAP

NOT TO SCALE

PICTURE LOCATION AND DIRECTION



AERIAL PHOTO PROVIDED BY GOOGLE EARTH
IMAGERY DATED MAY 1, 2014



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

ANNX2020-00003
RZC2020-00020
Received: December 14, 2020
Planning and Development Department

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
BIO-UTILITY LOCATING
600 TOWN CENTER WAY
ATLANTA, GA 30318
PHONE: 404-545-6666
ATTENTION: LESA PRINCE

THE UNDERGROUND UTILITIES EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND SANITARY UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS, WERE LOCATED BY BIO-UTILITY LOCATING USING A FREQUENCY TECHNIQUE AND IN ACCORDANCE TO THE BIO-UTILITY LOCATION SYSTEM. THE TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACERS WIRELESSLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE THE EXACT LOCATION INDICATED. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE THE EXACT LOCATION INDICATED. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE THE EXACT LOCATION INDICATED. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE THE EXACT LOCATION INDICATED.

THE WATERLINE AS NOTED ON SHEET OF A WAS EXPOSED UTILIZING VACUUM EXCAVATION PERFORMED BY BIO-UTILITY LOCATING IN ORDER TO DETERMINE THE DEPTH TO THE TOP OF THE 16" DP WATERLINE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

ATLANTA GAS LIGHT	ENG FARRINGTON	866-487-0240
COLUMBIA PIPELINE GAS	KATHRYN MCCOY	878-164-0400
CITY OF LAWRENCEVILLE GAS	BRADLEY BORRELLI	770-271-7466
GWINNETT COUNTY WATER	ROBERT DEATON	678-378-4666
JACKSON COUNTY SEWER	ROBERT DEATON	678-378-4666
JACKSON EMC	JAN COFF	770-662-3449
GEORGIA POWER	CARLE LOCATING	604-656-6539
CHARTER COMMUNICATIONS	TECHNICAL CENTER	888-246-7622
GWINNETT COUNTY TELECOM	HELP DESK	770-662-3449
JACKSON EMC FIBER	KEN BRAND	770-367-4151
TOWER CLOUD TELECOM	CARLE LOCATING	888-487-0240

SURVEYOR'S CERTIFICATE

THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS FOR PROFESSIONAL SURVEYORS IN GEORGIA AND SET FORTH IN CHAPTER 10 OF THE RULES OF THE SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OF 2014. I, THE SURVEYOR, HAVE PERSONALLY CONDUCTED THE SURVEY AND AM NOT PROVIDING INFORMATION AND BELIEF.



2016 E. 1000TH ST.
REGISTERED JANUARY 2017

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
FOR
JACKSON ELECTRIC MEMBERSHIP CORPORATION
(GWINNETT DISTRICT OFFICE)
LOCATED IN
LAND LOT 12, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET NO.
1/4



All that tract or parcel of land lying and being Land Lot 12, of the 7th District, City of Lawrenceville, Gwinnett County, State of Georgia and being more particularly described as follows:

Commencing for the same at the intersection of the southerly mitered right-of-way of Swanson Drive (apparent 80' right-of-way) with the easterly right-of-way of Georgia Highway 20 (a.k.a. Buford Drive, variable width right-of-way); thence leaving said Point of Commencement and running easterly along the southerly right-of-way line of Swanson Drive South 78 Degrees 12 Minutes 52 Seconds East a distance of 418.09 feet to a 5/8-inch rebar found and the **True Point of Beginning**; thence continuing along said right-of-way South 78 Degrees 15 Minutes 11 Seconds East a distance of 299.95 feet to a 1-inch open top pipe found; thence leaving said right-of-way South 11 Degrees 27 Minutes 19 Seconds West a distance of 300.07 feet to a 1-inch open top pipe found; thence South 77 Degrees 33 Minutes 07 Seconds East a distance of 199.81 feet to an iron pin set; thence South 05 Degrees 40 Minutes 34 Seconds West a distance of 271.90 feet to an iron pin set; thence South 30 Degrees 24 Minutes 21 Seconds East a distance of 600.85 feet to an iron pin set; thence South 60 Degrees 06 Minutes 51 Seconds West a distance of 435.00 feet to a 1-inch iron rod found; thence North 29 Degrees 50 Minutes 29 Seconds West a distance of 635.53 feet to a point; thence North 29 Degrees 50 Minutes 29 Seconds West a distance of 262.93 feet to a point; thence North 11 Degrees 45 Minutes 10 Seconds East a distance of 622.01 feet to 5/8-inch rebar found at the southerly right-of-way of Swanson Drive; said point being the **True Point of Beginning**.

Said tract or parcel of land containing 13.1067 acres more or less, and being designated as "Lease Parcel" and "Parcel One", on Boundary and Partial Topographic Survey prepared for Jackson Electric Membership Corporation (Gwinnett District Office), prepared by TerraMark Professional Land Surveying, John C. Blount, Georgia Registered Land Surveyor No. 2887, dated January 26, 2015, which plat is incorporated herein by reference for a more particular description.

PARCEL ID	TAX YEAR	OWNER OF RECORD		
R7012 074	2020	JACKSON ELECTRIC MEM CORP		
DISTRICT	PROPERTY LOCATION & DESCRIPTION			
COUNTY Unincorporated	454 SWANSON DR OFF SWANSON DR/PUBLIC UTILITY U016			
READ THE REVERSE OF THIS BILL, PLUS THE ENCLOSED FAQs AND WATCH OUR VIDEOS TO UNDERSTAND YOUR 2020 PROPERTY TAX BILL. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.				
APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS		
BUILDING VALUE: \$0 TOTAL VALUE: \$0 ASSESSED VALUE: \$0				
COUNTY GOVERNMENT TAXES -				
SCHOOL TAXES -				
STATE, CITY & OTHER TAXES -				
TOTAL MILLAGE RATE: 0.000000		TOTAL AD VALOREM TAXES: 0.00		
OTHER ASSESSMENTS		COMBINED TAXES AND ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT
STORMWATER SERVICE	\$2.46/100 sq.ft. X 70000 sq.ft.	1,722.00	ASSESSMENTS:	1,722.00
			TOTAL AMOUNT DUE	1,722.00
TOTAL OTHER ASSESSMENTS:		1,722.00	GRAND TOTAL DUE THIS BILLING:	1,722.00

RETURN THIS PORTION WITH YOUR PAYMENT

09/21/2020

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2020	R7012 074	12-1-2020	\$1,722.00	

Address
Change:

☐

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



R7012 074 180254
JACKSON ELECTRIC MEM CORP
PO BOX 38
JEFFERSON GA 30549-0038

41,784



ANNX2020-00003
REC2020-00020
Received: December 14, 2020
Planning and Development Department



1111

1 20 187012000740000 6 00000172200 00000172200 3

ANNX 2020-00003

PARCEL ID	TAX YEAR	OWNER OF RECORD
R7012 050	2020	JACKSON ELEC MEMBERSHIP
DISTRICT	PROPERTY LOCATION & DESCRIPTION	
COUNTY Unincorporated	461 SWANSON DR SWANSON DR/PUBLIC UTILITY U016	
READ THE REVERSE OF THIS BILL, PLUS THE ENCLOSED FAQs AND WATCH OUR VIDEOS TO UNDERSTAND YOUR 2020 PROPERTY TAX BILL. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.		
APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS
BUILDING VALUE: \$0 TOTAL VALUE: \$0 ASSESSED VALUE: \$0		
COUNTY GOVERNMENT TAXES -		
SCHOOL TAXES -		
STATE, CITY & OTHER TAXES -		
TOTAL MILLAGE RATE: 0.000000		TOTAL AD VALOREM TAXES: 0.00
OTHER ASSESSMENTS		COMBINED TAXES AND ASSESSMENTS
LEVYING AUTHORITY	RATE	AMOUNT
STORMWATER SERVICE	\$2.46/100 sq.ft. X 249100 sq.ft.	6,127.86
TOTAL OTHER ASSESSMENTS: 6,127.86		GRAND TOTAL DUE THIS BILLING: 6,127.86

RETURN THIS PORTION WITH YOUR PAYMENT

09/21/2020

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2020	R7012 050	12-1-2020	\$6,127.86	

Address
Change:

☐

Check here and fill out the back
of this remittance slip if your
billing address or property
location has changed.



R7012 050 10396
JACKSON ELEC MEMBERSHIP
PO BOX 38
JEFFERSON GA 30549-0038

41,514



ANNX2020-00003
2020-00020
Received: December 14, 2020
Planning and Development Department



1111

1 20 187012000500000 6 00000612786 00000612786 6

ANNX 2020. 60003



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2020-00019; Jackson EMC, Randy Dellinger; 461 Swanson Drive

Department: Planning and Development

Date of Meeting: Monday, February 1, 2021

Presented By: Todd Hargrave

Department Recommendation: **APPROVAL**

Summary: The property owner is requesting to annex into the City limits and is also requesting to rezone the property from Gwinnett County's zoning district M-1 (Light Manufacturing) to the City's LM (Light Manufacturing District).

Attachments/Exhibits:

- **RZC2020-00019 Report**
- **RZC2020-00019 Attachments**

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
ANNEXATION AND REZONING

CASE NUMBER	ANNX2020-00003 RZC2020-00019 RZC2020-00020
APPLICANT	JACKSON EMC
CONTACT	RANDY DELLINGER
PHONE NUMBER	M770.822.3219
ZONING CHANGE	GWINNETT COUNTY, M-1 (LIGHT INDUSTRY DISTRICT) TO CITY OF LAWRENCEVILLE LM (LIGHT MANUFACTURING DISTRICT)
LOCATION	641 SWANSON DRIVE 454 SWANSON DRIVE
PARCEL ID	R7012 050 (10 .10ACRES) R7012 074 (3 ACRES)
ACREAGE	APPROXIMATELY 13.10 ACRES
PROPOSED DEVELOPMENT	EXISTING PROPERTIES
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties are located within unincorporated Gwinnett County, zoned M-1 (Light Industry District).

PROJECT DATA:

The applicant requests annexation, and rezoning of two parcels of land (R7012 050, R7012 074) within unincorporated Gwinnett County, totaling approximately 13.10-acres from M-1 (Gwinnett County Light Industry District) to LM (City of Lawrenceville Light Manufacturing District). The subject properties are located at 461 and 454 Swanson Drive, just east of Buford Drive, and west of Hi Hope Road. The properties are currently developed and utilized for light industrial activities.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located close to the Community Mixed Use Character Area. Although not strictly consistent with the intent of the Plan, the long-standing use of the properties and their compatibility with the variety of uses and zoning in the immediate area may be considered consistent with the policies of the City of Lawrenceville.

The surrounding area is characterized by a variety of uses and zoning. To the south, within the city limits are undeveloped properties zoned BG (General Business District). To the east, outside the city limits of Lawrenceville and adjacent to subject property are developed and undeveloped properties zoned OI (Gwinnett County Office Institutional District). Adjacent to the west, is the remainder of the Jackson EMC campus within the city limits zoned BG. Although the property was developed years ago, the integration of the two parcels into the city limits could be considered to complete the development process.

The proposed annexation and rezoning are consistent with the policies of the City of Lawrenceville; which are designed to attract, develop, maintain and retain a diverse array of professional businesses, and inventory of land to support the city's growth, influence and marketability. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the requested Annexation and Rezoning.

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

The boundary and partial topographic survey exhibits are six years old, and do not show improvements that have been made to the property since January 2015, including the Jackson Electric facilities gaining direct access to Buford Drive. The aerial photo exhibits show the changes really well. All of the changes occurred on the portion of the JEMCO property that is currently within the city limits.

There is a large detention pond located entirely (or essentially entirely) on the 3-acre tract. Jackson Electric needs to provide the City with a current as-built survey of the pond. A recorded Inspection and Maintenance Agreement associated with the pond will also be required along with the deed book and page number recording information. If there is not an I&M Agreement, Jackson EMC will have to prepare a draft and submit it to the City for review.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

CODE ENFORCEMENT

No Comment.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes, the requested annexation and rezoning could be considered to be consistent with adjacent and nearby properties.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No, the annexation and rezoning should not adversely affect the existing use of adjacent or nearby properties.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes*
4. **Will the rezoning 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 rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes, the proposed annexation and rezoning conform with the policies and intent of the City's 2040 Comprehensive Plan.*
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 rezoning proposal?** *The proposed annexation and rezoning will allow the city to expand and reinforce its economic foundation.*

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00019

Approval of annexation as LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- A. Uses permitted in the LM (Light Manufacturing District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.
- C. Must combine all parcels to one.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Randy L. Dellinger</u>	NAME: <u>Jackson Electric Membership Corporation</u>
ADDRESS: <u>825 Buford Drive</u>	ADDRESS: <u>P.O. Box 38</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Jefferson</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30549</u>
CONTACT PERSON: <u>Randy L. Dellinger</u> PHONE: <u>770.822.3219</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>M-1 (County)</u> REQUESTED ZONING DISTRICT: <u>LM (City)</u>	
PARCEL NUMBER(S): <u>7012 050 & 7012 074</u> ACREAGE: <u>13.1067</u>	
ADDRESS OF PROPERTY: <u>457 Swanson Drive, Lawrenceville, GA 30043</u>	

See attached Annexation Application
SIGNATURE OF APPLICANT DATE

Randy L. Dellinger
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

See attached Annexation Application
SIGNATURE OF OWNER DATE

Jackson Electric Membership Corporation
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Legal Description

All that tract or parcel of land lying and being Land Lot 12, of the 7th District, City of Lawrenceville, Gwinnett County, State of Georgia and being more particularly described as follows:

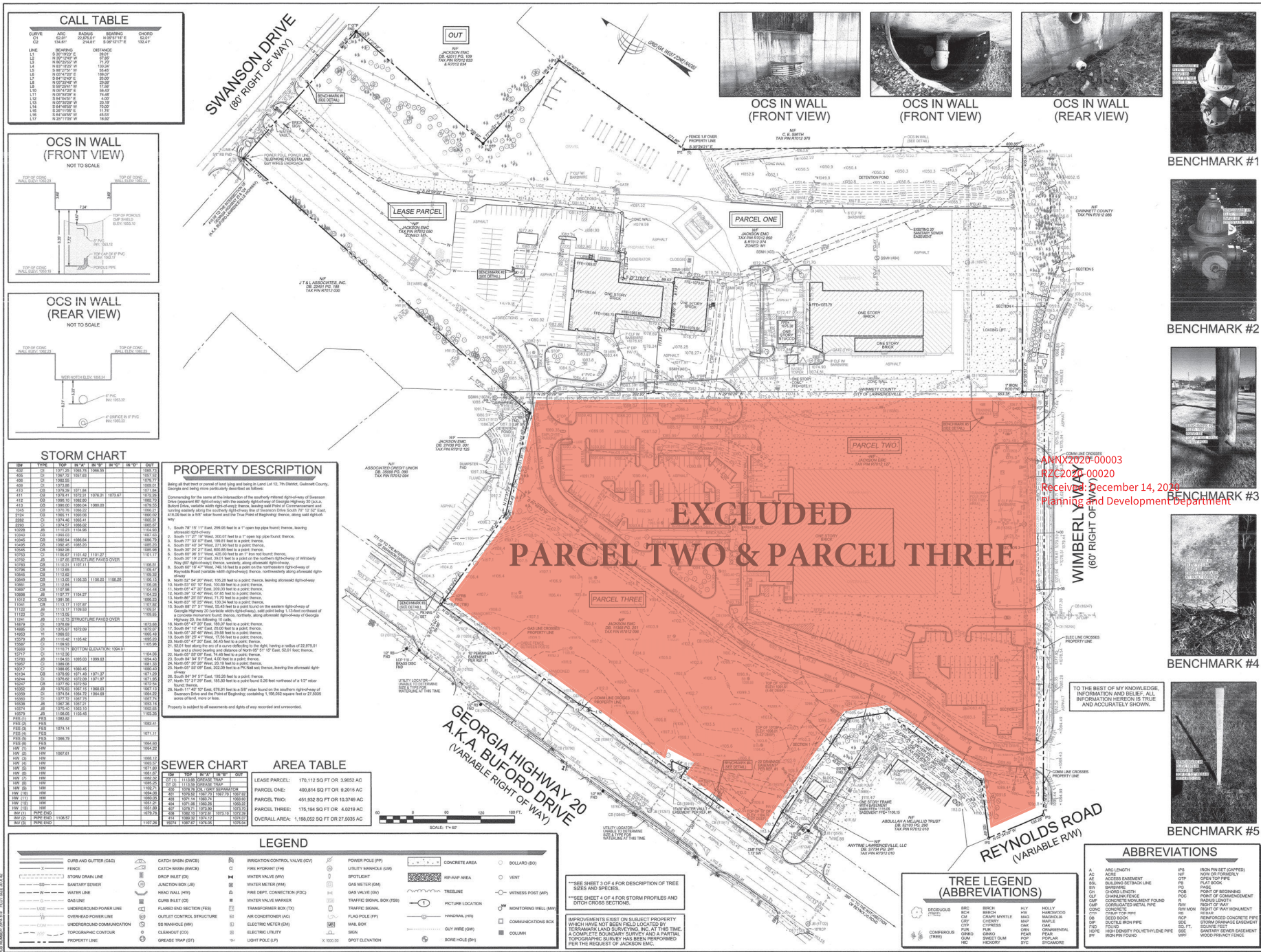
Commencing for the same at the intersection of the southerly mitered right-of-way of Swanson Drive (apparent 80' right-of-way) with the easterly right-of-way of Georgia Highway 20 (a.k.a. Buford Drive, variable width right-of-way); thence leaving said Point of Commencement and running easterly along the southerly right-of-way line of Swanson Drive South 78 Degrees 12 Minutes 52 Seconds East a distance of 418.09 feet to a 5/8-inch rebar found and the **True Point of Beginning**; thence continuing along said right-of-way South 78 Degrees 15 Minutes 11 Seconds East a distance of 299.95 feet to a 1-inch open top pipe found; thence leaving said right-of-way South 11 Degrees 27 Minutes 19 Seconds West a distance of 300.07 feet to a 1-inch open top pipe found; thence South 77 Degrees 33 Minutes 07 Seconds East a distance of 199.81 feet to an iron pin set; thence South 05 Degrees 40 Minutes 34 Seconds West a distance of 271.90 feet to an iron pin set; thence South 30 Degrees 24 Minutes 21 Seconds East a distance of 600.85 feet to an iron pin set; thence South 60 Degrees 06 Minutes 51 Seconds West a distance of 435.00 feet to a 1-inch iron rod found; thence North 29 Degrees 50 Minutes 29 Seconds West a distance of 635.53 feet to a point; thence North 29 Degrees 50 Minutes 29 Seconds West a distance of 262.93 feet to a point; thence North 11 Degrees 45 Minutes 10 Seconds East a distance of 622.01 feet to 5/8-inch rebar found at the southerly right-of-way of Swanson Drive; said point being the **True Point of Beginning**.

Said tract or parcel of land containing 13.1067 acres more or less, and being designated as "Lease Parcel" and "Parcel One", on Boundary and Partial Topographic Survey prepared for Jackson Electric Membership Corporation (Gwinnett District Office), prepared by TerraMark Professional Land Surveying, John C. Blount, Georgia Registered Land Surveyor No. 2887, dated January 26, 2015, which plat is incorporated herein by reference for a more particular description.

Project No.	2014-04	No	Revision	Date
Design Cons.	DWNC	#1		
		#2		
		#3		
		#4		
Drawn By	JCW	#5		
Approved By	JCP	#6		
		#7		
Date	01/20/12	#8		
Scale	1"=40'			

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
FOR
JACKSON ELECTRIC MEMBERSHIP CORPORATION
(GWINNETT DISTRICT OFFICE)
LOCATED IN
LAND LOT 12, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET NO.
2/4
DRAWING# TM 14-104
Page 27



[illegible]

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
FOR
JACKSON ELECTRIC MEMBERSHIP CORPORATION
(GWINNETT DISTRICT OFFICE)
LOCATED IN
LAND LOT 12, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET NO.
2/4

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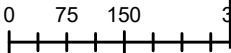
*The City of Lawrenceville
Planning & Development*

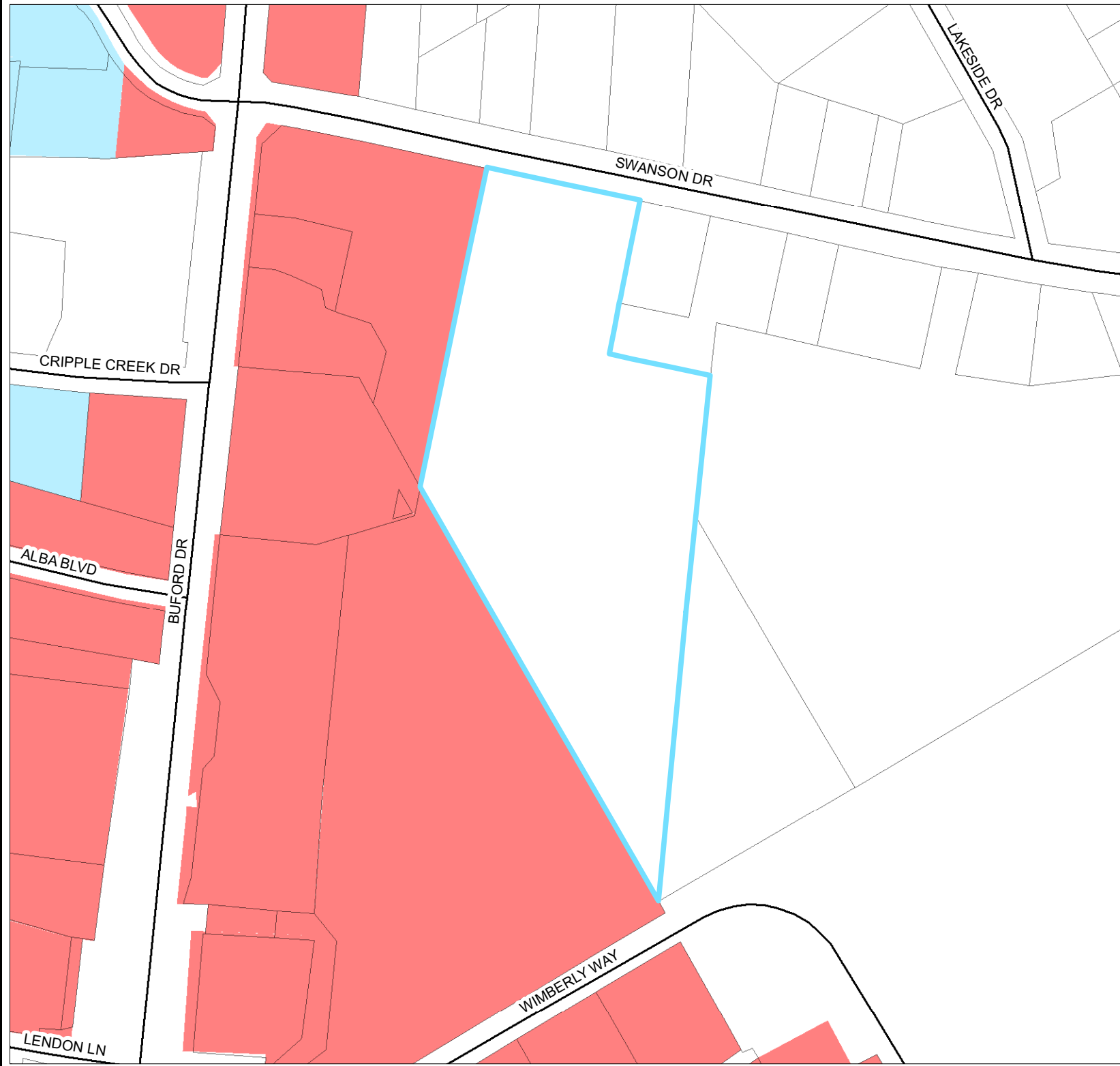
Aerial Map and
Surrounding Area
File #RZC2020-00019

Applicant:
Randy L. Dellinger

Legend

-  Subject Property
-  Parcels
-  Roads





*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning
File #RZC2020-00019**

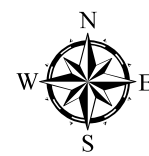
**Applicant:
Randy L. Dellinger**

Legend

-  Subject Property
-  Parcels
-  Roads

Zoning Districts

-  BG General Business
-  LM Light Manufacturing





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: RZC2020-00020; Jackson EMC, Randy Dellinger; 454 Swanson Drive

Department: Planning and Development

Date of Meeting: Monday, February 1, 2021

Presented By: Todd Hargrave

Department Recommendation: **APPROVAL**

Summary: The property owner is requesting to annex into the City limits and is also requesting to rezone the property from Gwinnett County's zoning district M-1 (Light Manufacturing) to the City's LM (Light Manufacturing District).

Attachments/Exhibits:

- **RZC2020-00020 Report**
- **RZC2020-00020 Attachments**

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
ANNEXATION AND REZONING

CASE NUMBER	ANNX2020-00003 RZC2020-00019 RZC2020-00020
APPLICANT	JACKSON EMC
CONTACT	RANDY DELLINGER
PHONE NUMBER	M770.822.3219
ZONING CHANGE	GWINNETT COUNTY, M-1 (LIGHT INDUSTRY DISTRICT) TO CITY OF LAWRENCEVILLE LM (LIGHT MANUFACTURING DISTRICT)
LOCATION	641 SWANSON DRIVE 454 SWANSON DRIVE
PARCEL ID	R7012 050 (10 .10ACRES) R7012 074 (3 ACRES)
ACREAGE	APPROXIMATELY 13.10 ACRES
PROPOSED DEVELOPMENT	EXISTING PROPERTIES
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The subject properties are located within unincorporated Gwinnett County, zoned M-1 (Light Industry District).

PROJECT DATA:

The applicant requests annexation, and rezoning of two parcels of land (R7012 050, R7012 074) within unincorporated Gwinnett County, totaling approximately 13.10-acres from M-1 (Gwinnett County Light Industry District) to LM (City of Lawrenceville Light Manufacturing District). The subject properties are located at 461 and 454 Swanson Drive, just east of Buford Drive, and west of Hi Hope Road. The properties are currently developed and utilized for light industrial activities.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located close to the Community Mixed Use Character Area. Although not strictly consistent with the intent of the Plan, the long-standing use of the properties and their compatibility with the variety of uses and zoning in the immediate area may be considered consistent with the policies of the City of Lawrenceville.

The surrounding area is characterized by a variety of uses and zoning. To the south, within the city limits are undeveloped properties zoned BG (General Business District). To the east, outside the city limits of Lawrenceville and adjacent to subject property are developed and undeveloped properties zoned OI (Gwinnett County Office Institutional District). Adjacent to the west, is the remainder of the Jackson EMC campus within the city limits zoned BG. Although the property was developed years ago, the integration of the two parcels into the city limits could be considered to complete the development process.

The proposed annexation and rezoning are consistent with the policies of the City of Lawrenceville; which are designed to attract, develop, maintain and retain a diverse array of professional businesses, and inventory of land to support the city's growth, influence and marketability. Given the aforementioned factors, the Planning and Development Department recommends **Approval with Conditions** of the requested Annexation and Rezoning.

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

The boundary and partial topographic survey exhibits are six years old, and do not show improvements that have been made to the property since January 2015, including the Jackson Electric facilities gaining direct access to Buford Drive. The aerial photo exhibits show the changes really well. All of the changes occurred on the portion of the JEMCO property that is currently within the city limits.

There is a large detention pond located entirely (or essentially entirely) on the 3-acre tract. Jackson Electric needs to provide the City with a current as-built survey of the pond. A recorded Inspection and Maintenance Agreement associated with the pond will also be required along with the deed book and page number recording information. If there is not an I&M Agreement, Jackson EMC will have to prepare a draft and submit it to the City for review.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

CODE ENFORCEMENT

No Comment.

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

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes, the requested annexation and rezoning could be considered to be consistent with adjacent and nearby properties.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No, the annexation and rezoning should not adversely affect the existing use of adjacent or nearby properties.*
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5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes, the proposed annexation and rezoning conform with the policies and intent of the City's 2040 Comprehensive Plan.*
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 rezoning proposal?** *The proposed annexation and rezoning will allow the city to expand and reinforce its economic foundation.*

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZC2020-00020

Approval of annexation as LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- A. Uses permitted in the LM (Light Manufacturing District).
- B. Current uses shall be considered legal nonconforming if they do not meet the 2020 City of Lawrenceville Zoning Ordinance standards. In the case the current uses cease, the property shall come into compliance.
- C. Must combine all parcels to one.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Randy L. Dellinger</u>	NAME: <u>Jackson Electric Membership Corporation</u>
ADDRESS: <u>825 Buford Drive</u>	ADDRESS: <u>P.O. Box 38</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Jefferson</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30549</u>
CONTACT PERSON: <u>Randy L. Dellinger</u> PHONE: <u>770.822.3219</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>M-1 (County)</u> REQUESTED ZONING DISTRICT: <u>LM (City)</u>	
PARCEL NUMBER(S): <u>7012 050 & 7012 074</u> ACREAGE: <u>13.1067</u>	
ADDRESS OF PROPERTY: <u>457 Swanson Drive, Lawrenceville, GA 30043</u>	

See attached Annexation Application
SIGNATURE OF APPLICANT DATE

Randy L. Dellinger
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

See attached Annexation Application
SIGNATURE OF OWNER DATE

Jackson Electric Membership Corporation
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Legal Description

All that tract or parcel of land lying and being Land Lot 12, of the 7th District, City of Lawrenceville, Gwinnett County, State of Georgia and being more particularly described as follows:

Commencing for the same at the intersection of the southerly mitered right-of-way of Swanson Drive (apparent 80' right-of-way) with the easterly right-of-way of Georgia Highway 20 (a.k.a. Buford Drive, variable width right-of-way); thence leaving said Point of Commencement and running easterly along the southerly right-of-way line of Swanson Drive South 78 Degrees 12 Minutes 52 Seconds East a distance of 418.09 feet to a 5/8-inch rebar found and the **True Point of Beginning**; thence continuing along said right-of-way South 78 Degrees 15 Minutes 11 Seconds East a distance of 299.95 feet to a 1-inch open top pipe found; thence leaving said right-of-way South 11 Degrees 27 Minutes 19 Seconds West a distance of 300.07 feet to a 1-inch open top pipe found; thence South 77 Degrees 33 Minutes 07 Seconds East a distance of 199.81 feet to an iron pin set; thence South 05 Degrees 40 Minutes 34 Seconds West a distance of 271.90 feet to an iron pin set; thence South 30 Degrees 24 Minutes 21 Seconds East a distance of 600.85 feet to an iron pin set; thence South 60 Degrees 06 Minutes 51 Seconds West a distance of 435.00 feet to a 1-inch iron rod found; thence North 29 Degrees 50 Minutes 29 Seconds West a distance of 635.53 feet to a point; thence North 29 Degrees 50 Minutes 29 Seconds West a distance of 262.93 feet to a point; thence North 11 Degrees 45 Minutes 10 Seconds East a distance of 622.01 feet to 5/8-inch rebar found at the southerly right-of-way of Swanson Drive; said point being the **True Point of Beginning**.

Said tract or parcel of land containing 13.1067 acres more or less, and being designated as "Lease Parcel" and "Parcel One", on Boundary and Partial Topographic Survey prepared for Jackson Electric Membership Corporation (Gwinnett District Office), prepared by TerraMark Professional Land Surveying, John C. Blount, Georgia Registered Land Surveyor No. 2887, dated January 26, 2015, which plat is incorporated herein by reference for a more particular description.

				Date
Project No.	2014-064	No		
Survey Chain	DWAC	#1		
		#2		
		#3		
		#4		
Drawn By:	JGV	#5		
		#6		
Approved By:	CJR	#7		
		#8		
Date:	01/29/15			
Scale:	1"=40'	PAGE		
S. RAYNE ET AL., 2014-064 DWAC TOPOG. REFNO.				

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
FOR
JACKSON ELECTRIC MEMBERSHIP CORPORATION
(GWINNETT DISTRICT OFFICE)
LOCATED IN
LAND LOT 12, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

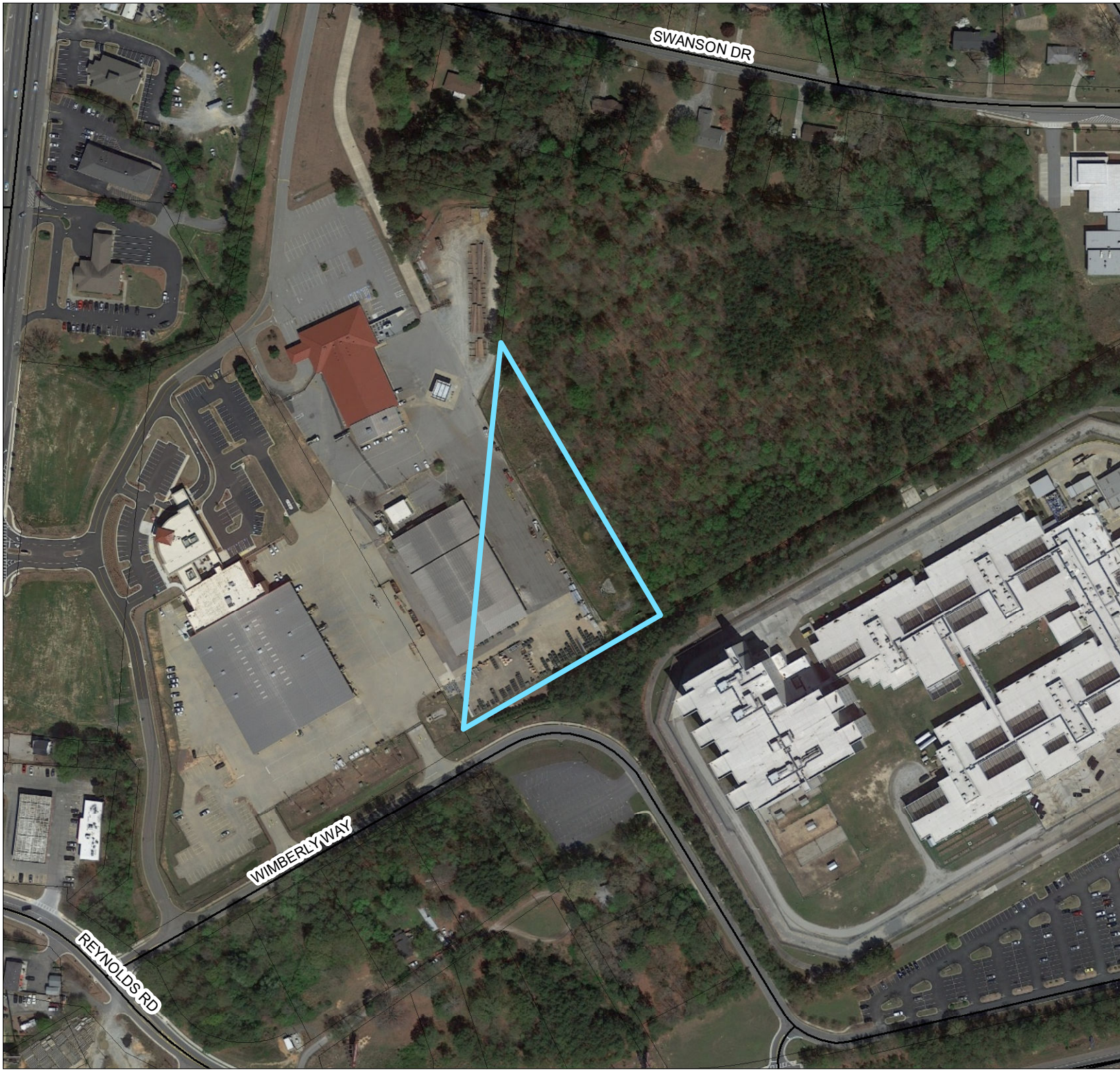
SHEET NO.
2/4

Project No.	2014-04	No		Revision		Date
Survey Circles	DWAC	#1				
		#2				
		#3				
		#4				
Drawn By:	JCV	#5				
Approved By:	JCV	#6				
		#7				
Date:	8/12/2015					
Scale:	1"=40'					
		DATE				

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
FOR
JACKSON ELECTRIC MEMBERSHIP CORPORATION
(GWINNETT DISTRICT OFFICE)
LOCATED IN
LAND LOT 12, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET NO.
2/4

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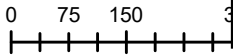
*The City of Lawrenceville
Planning & Development*

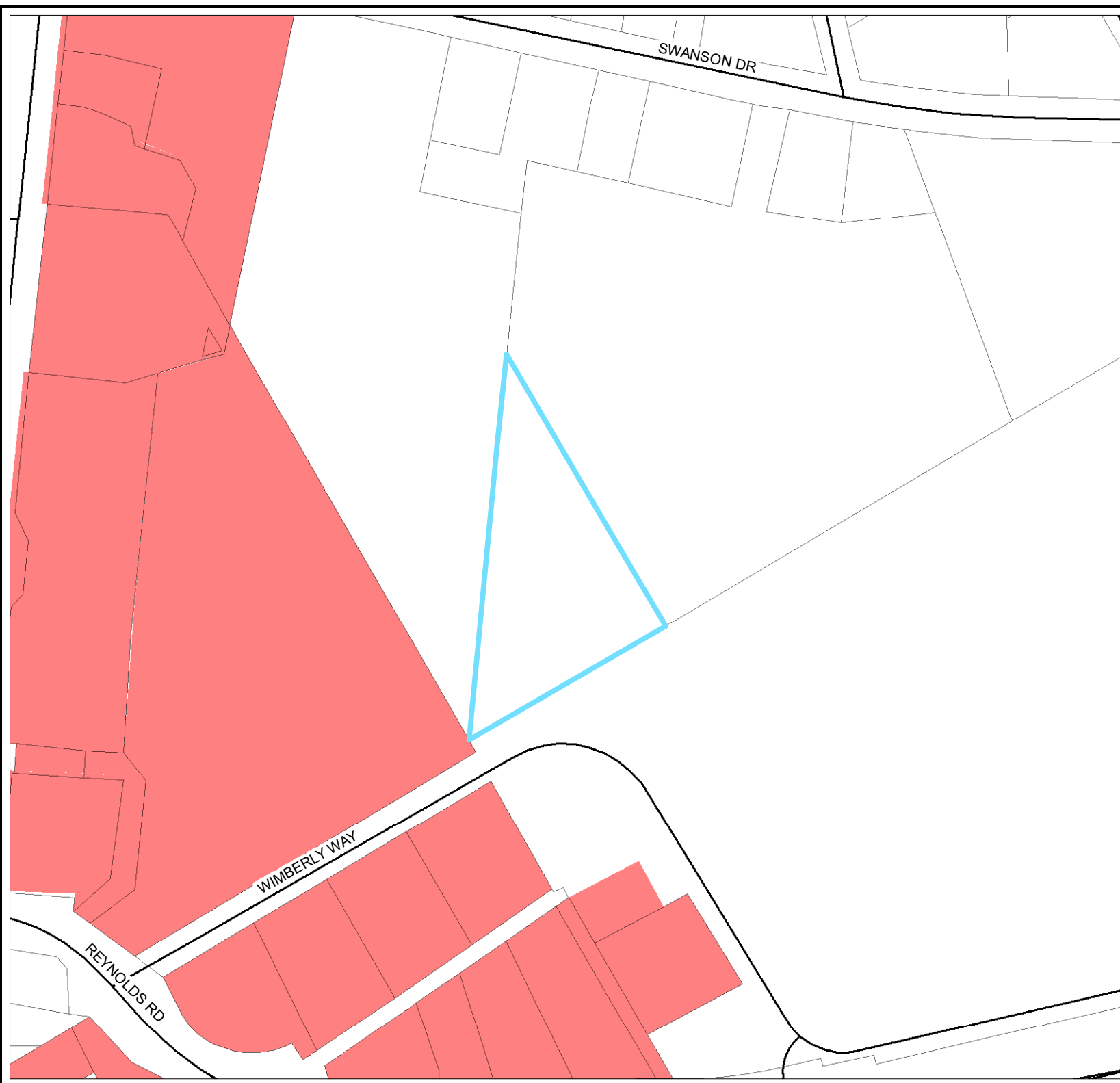
Aerial Map and
Surrounding Area
File #RZC2020-00020

Applicant:
Randy L. Dellinger

Legend

-  Subject Property
-  Parcels
-  Roads





*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning
File #RZC2020-00020**

**Applicant:
Randy L. Dellinger**

Legend

-  Subject Property
-  Parcels
-  Roads

Zoning Districts

-  BG General Business





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2020-00043; MSM Lawrenceville LLC; 455 Grayson Highway

Department: Planning and Development

Date of Meeting: February 1, 2021

Presented By: Todd Hargrave

Department Recommendation: **DENIAL**

Summary: The applicant requests a Special Use Permit of an approximately 16.89-acre parcel, zoned BG (General Business District), specifically suite 101; to allow a Smoke and Tobacco Shop.

Attachments/Exhibits:

- **SUP2020-00043 Report**
- **SUP2020-00043 Attachments**

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT**

CASE NUMBER: SUP2020-00043
APPLICANT: MSM LAWRENCEVILLE LLC
CONTACT: MEHUL PATEL
PHONE NUMBER: 860.212.1635
LOCATION: 455 GRAYSON HIGHWAY
PARCEL ID: R5141 076
ACREAGE: 16.89
PROPOSED DEVELOPMENT: SMOKE AND TOBACCO SHOP
DEPARTMENT RECOMMENDATION: **DENIAL**

ZONING HISTORY:

The subject property has been zoned BG (General Business District) since 1986.

PROJECT DATA:

The applicant requests a Special Use Permit of an approximately 16.89-acre parcel, zoned BG (General Business District), specifically suite 101; to allow a Smoke and Tobacco Shop. The subject property is located along the western right-of-way of Grayson Highway and south of Gwinnett Drive. Access to the site is via multiple driveways on Grayson Highway and Gwinnett Drive. The property is developed as a commercial/retail center with an anchor grocery store and multiple suites.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Community Mixed Use Character Area. Policies of this character area are to encourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs, however, the plaza is in the same vicinity as the Gwinnett County Health Department; allowing a smoke shop in the same plaza may be counter active to promoting good health for the community.

The Georgia General Assembly recently adopted a bill regulating the sale of vapor products throughout the State of Georgia. This means vapor products will be taxed in the manner as tobacco, regardless of where the products are sold (vape shops, grocery stores, convenient

stores, etc.). Any new retail establishment proposing to sell vapor products will be subject to the new law. In addition, Gwinnett County recently updated Chapter 70 – Parks and Recreation Ordinance prohibiting the use of tobacco and vaping products on County owned properties. In keeping with the County’s policy, the City Council initiated the process of adopting an ordinance to amend the Code of the City of Lawrenceville prohibiting the use of tobacco and vaping products on the Campus of Georgia Gwinnett College, streets, sidewalks and other public properties, as well as all parks and recreation facilities within the city limits.

The surrounding area is characterized by commercial and residential uses. To the north across Gwinnett Drive are properties zoned BG (General Business District) developed with a church and a gym. To the east across Grayson Highway are properties zoned BG with uses such as a self-storage facility and automobile repair shop, additionally, there are residential properties zoned RS- 150 (Single-Family Residence District) and RS-60 (Single-Family Residence District). Adjacent to the south and west is the Windsor Farms subdivision zoned RS-180 (Single-Family Residence District). Additionally, a new rezoning was approved for townhouses RM-8 (Townhouse Residential District) also west of the subject property.

In conclusion, the proposed use may be inconsistent with the policies of the State of Georgia, Gwinnett County and City of Lawrenceville, which may contradict promoting a healthy lifestyle. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

The parcel as a whole has had many Code Enforcement violations throughout the past six years; this is a compilation of all issues at the property, not suite specific.

714 – 06/30/2014 – alcohol (zoning)

610 – 06/12/2014 – flashing sign

609 – 06/12/2014 – zoning (string lights)

601 – 06/11/2014 – flashing sign

4101 – 08/13/2015 – illegal sign (bandit)

8017 – 04/19/2017 – illegal signs (bandit)

7972 – 04/17/2017 – illegal inflatable sign

7432 – 01/09/2017 – trailers parking overnight

13358 - 05/09/2018 – unlicensed business

16500 – 03/14/2019 – trailers parking overnight

CEU2019-00298 - 06/21/2019 – prohibited use in BG

CEU2019-00452 - 07/22/2019 – unlicensed business

CEU2019-01190 - 12/17/2019 – signs maintenance

CEU2020-02412 -12/22/2020 – chipped paint, windows more than 20% - pending / open

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

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?** *If properly conditioned, yes.*
2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?** *If properly conditioned, no.*
3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use 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 proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *No.*
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 proposal?** *No.*

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2020-00043:

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

Approval of Special Use Permit allowing a Smoke and Tobacco Shop, subject to the following enumerated conditions:

1. Limited to a Smoke and Tobacco Shop in suite 101 only.
2. Outdoor storage shall be prohibited.
3. The business shall be in compliance with all applicable Municipal, County and State regulations.
4. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Randy L. Dellinger</u>	NAME: <u>Jackson Electric Membership Corporation</u>
ADDRESS: <u>825 Buford Drive</u>	ADDRESS: <u>P.O. Box 38</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Jefferson</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30549</u>
CONTACT PERSON: <u>Randy L. Dellinger</u> PHONE: <u>770.822.3219</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>M-1 (County)</u> REQUESTED ZONING DISTRICT: <u>LM (City)</u>	
PARCEL NUMBER(S): <u>7012 050 & 7012 074</u> ACREAGE: <u>13.1067</u>	
ADDRESS OF PROPERTY: <u>457 Swanson Drive, Lawrenceville, GA 30043</u>	

See attached Annexation Application
SIGNATURE OF APPLICANT DATE

Randy L. Dellinger
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

See attached Annexation Application
SIGNATURE OF OWNER DATE

Jackson Electric Membership Corporation
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Legal Description

All that tract or parcel of land lying and being Land Lot 12, of the 7th District, City of Lawrenceville, Gwinnett County, State of Georgia and being more particularly described as follows:

Commencing for the same at the intersection of the southerly mitered right-of-way of Swanson Drive (apparent 80' right-of-way) with the easterly right-of-way of Georgia Highway 20 (a.k.a. Buford Drive, variable width right-of-way); thence leaving said Point of Commencement and running easterly along the southerly right-of-way line of Swanson Drive South 78 Degrees 12 Minutes 52 Seconds East a distance of 418.09 feet to a 5/8-inch rebar found and the **True Point of Beginning**; thence continuing along said right-of-way South 78 Degrees 15 Minutes 11 Seconds East a distance of 299.95 feet to a 1-inch open top pipe found; thence leaving said right-of-way South 11 Degrees 27 Minutes 19 Seconds West a distance of 300.07 feet to a 1-inch open top pipe found; thence South 77 Degrees 33 Minutes 07 Seconds East a distance of 199.81 feet to an iron pin set; thence South 05 Degrees 40 Minutes 34 Seconds West a distance of 271.90 feet to an iron pin set; thence South 30 Degrees 24 Minutes 21 Seconds East a distance of 600.85 feet to an iron pin set; thence South 60 Degrees 06 Minutes 51 Seconds West a distance of 435.00 feet to a 1-inch iron rod found; thence North 29 Degrees 50 Minutes 29 Seconds West a distance of 635.53 feet to a point; thence North 29 Degrees 50 Minutes 29 Seconds West a distance of 262.93 feet to a point; thence North 11 Degrees 45 Minutes 10 Seconds East a distance of 622.01 feet to 5/8-inch rebar found at the southerly right-of-way of Swanson Drive; said point being the **True Point of Beginning**.

Said tract or parcel of land containing 13.1067 acres more or less, and being designated as "Lease Parcel" and "Parcel One", on Boundary and Partial Topographic Survey prepared for Jackson Electric Membership Corporation (Gwinnett District Office), prepared by TerraMark Professional Land Surveying, John C. Blount, Georgia Registered Land Surveyor No. 2887, dated January 26, 2015, which plat is incorporated herein by reference for a more particular description.

Project No.	No	Revision	Date
2014-164	#1		
Sung Cinc DWNC	#2		
	#3		
Drawn By JZW	#4		
	#5		
Approved By ZCB	#6		
	#7		
Dated 01/28/15	#8		
Scale 1"=40'	PAGE		2014-164-DWNC-PAGE 3

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
FOR
JACKSON ELECTRIC MEMBERSHIP CORPORATION
(GWINNETT DISTRICT OFFICE)
LOCATED IN
LAND LOT 12, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET NO.
2/4
DRAWING# TM 54.104

Project No.	2014-04	No		Revision		Date
Survey Circles	DWAC	#1				
		#2				
		#3				
		#4				
Drawn By:	JGV	#5				
Approved By:	JGV	#6				
		#7				
Date:	8/12/015					
Scale:	1"=40'					
		DATE	S. KALIN 2014-04-04 DWAC 2014			

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
FOR
JACKSON ELECTRIC MEMBERSHIP CORPORATION
(GWINNETT DISTRICT OFFICE)
LOCATED IN
LAND LOT 12, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET NO.
2/4

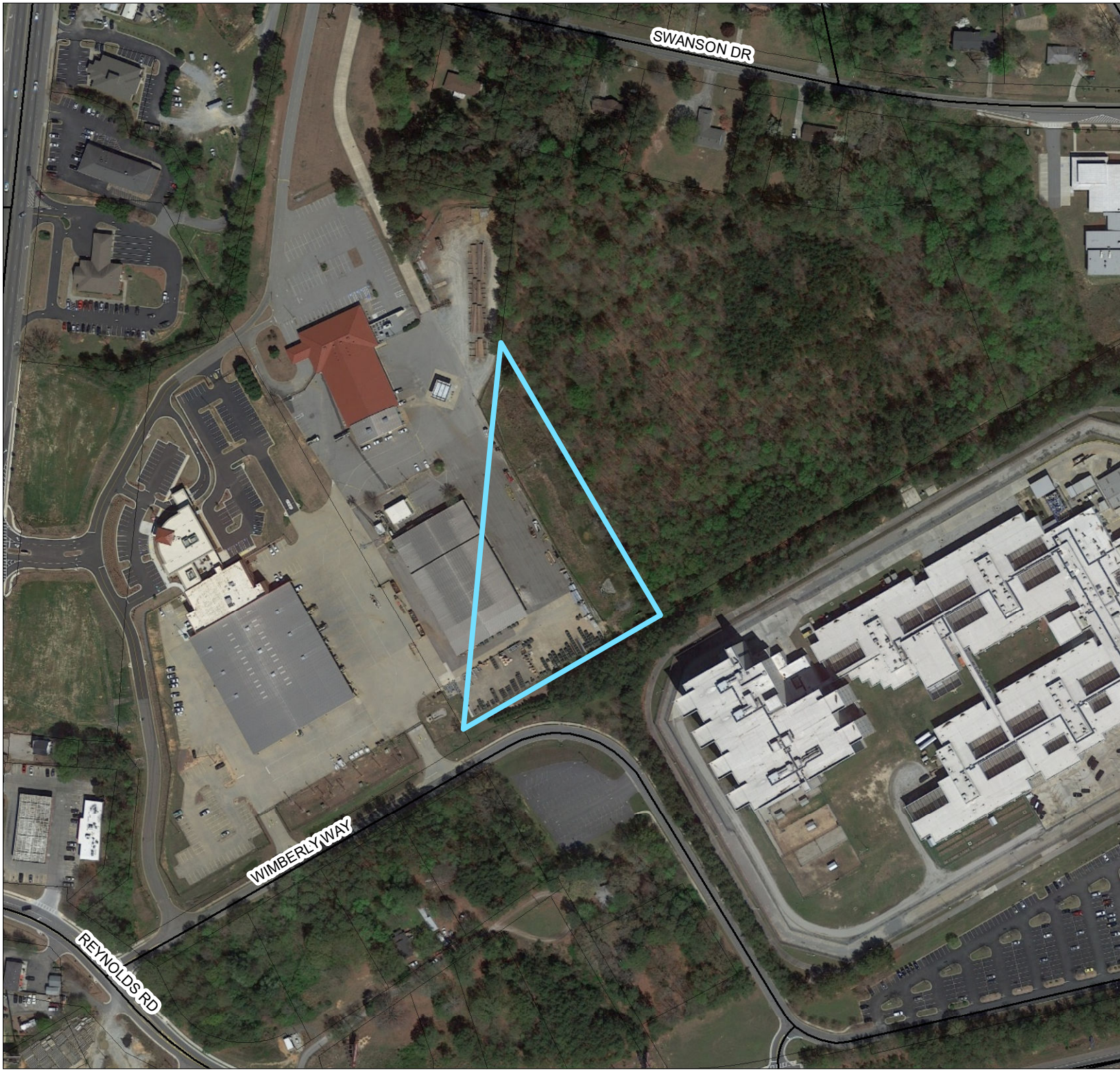
BENCHMARK #4



BENCHMARK #5

TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, ALL
INFORMATION HEREON IS TRUE
AND ACCURATELY SHOWN.

ABBREVIATIONS			
A	ARC LENGTH	PS	IRON PIN SET (CAPPED)
AC	ACIRE	NP	NOIN OR FORMS
AS	ACCESS	OTF	OPEN TOP PIPE
BS	BUILDING SETBACK LINE	PL	PLAT BOOK
B	BANK	POS	POLE
CH	CHORD	PGB	POINT OF BEGINNING
CL	CHALK LINE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
COMP	COMPOSITE METAL PIPE	RW	RIGHT OF WAY
CONE	CONCRETE	RWM	RIGHT OF WAY MONUMENT
CONC	CONCRETE	RC	REINFORCED CONCRETE
CP	CORNER	RD	ROAD DRAINAGE
CS	CURB	SE	SQUARE FEET
DB	DEEP BOOK	SS	SANITARY SEWER
DC	DUCTILE IRON PIPE	ST	STONE
FD	FILLING	SW	SWITCH
FPO	FOOTING		
HP	HIGH DENSITY POLYETHYLENE PIPE		
	IRON PIN FOUND		



*The City of Lawrenceville
Planning & Development*

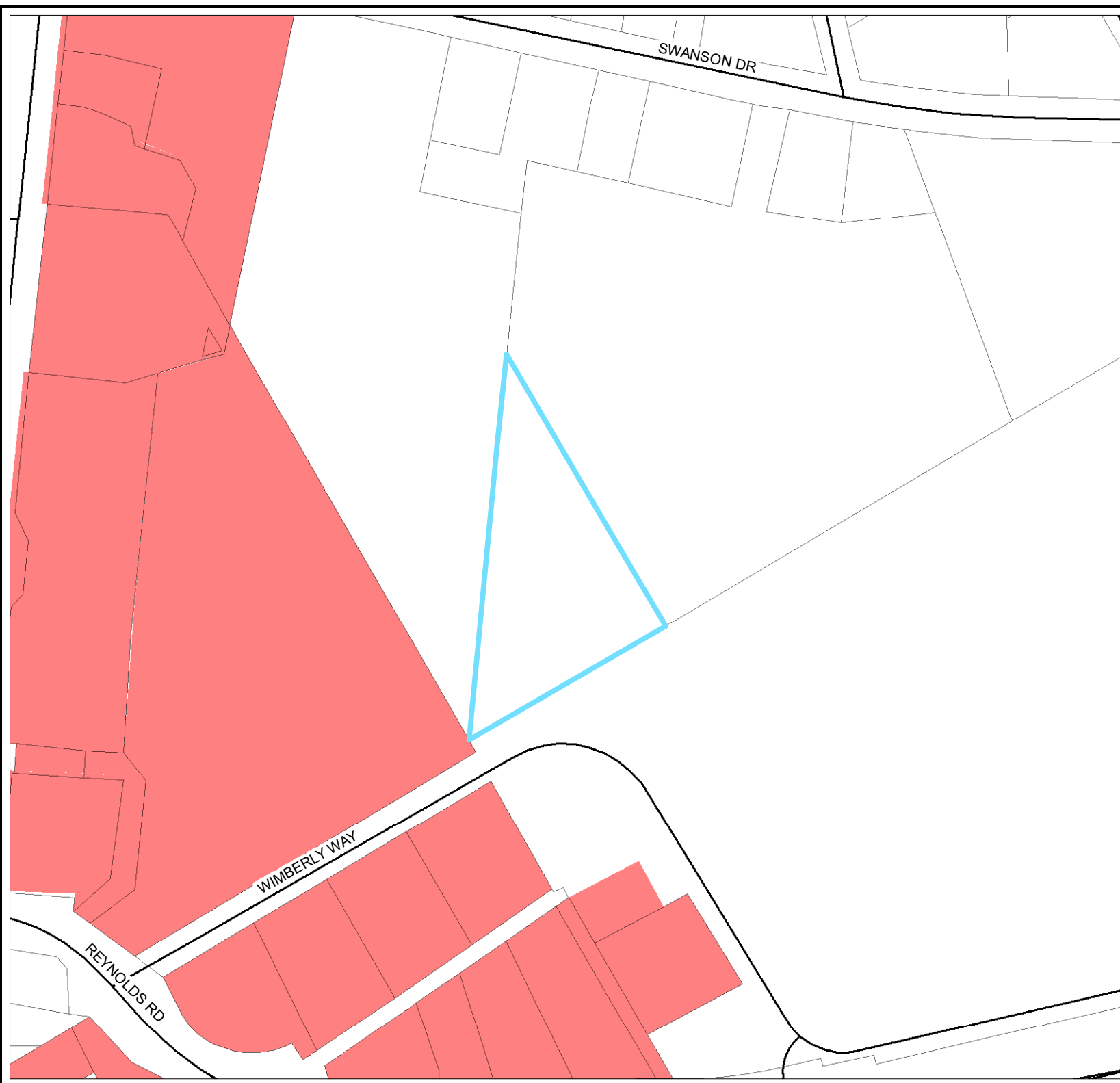
Aerial Map and
Surrounding Area
File #RZC2020-00020

Applicant:
Randy L. Dellinger

Legend

-  Subject Property
-  Parcels
-  Roads





*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning
File #RZC2020-00020**

**Applicant:
Randy L. Dellinger**

Legend

-  Subject Property
-  Parcels
-  Roads

Zoning Districts

-  BG General Business

