

**REZONING APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Oscar Cordon</u>	NAME: <u>Oscar Cordon</u>
ADDRESS: <u>2220 Mint Julep Ct.</u>	ADDRESS: <u>2220 Mint Julep Ct.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>(770) 682-1706</u>	PHONE: <u>(770) 682-1706</u>
CONTACT PERSON: <u>Elsa Corraldo</u> PHONE: <u>(770) 682-1706</u>	
CONTACT'S E-MAIL: <u>ocordon07@yahoo.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): OI REQUESTED ZONING DISTRICT: C2

PARCEL NUMBER(S): 5016-005 ACREAGE: 2.35

ADDRESS OF PROPERTY: 2996 Lawrenceville Hwy Lawrenceville GA

PROPOSED DEVELOPMENT: Electric Subcontractor Office use

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>3920 sq.ft.</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 16 OF THE 85TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" REBAR SET ON THE SOUTHEASTERN REQUIRED RIGHT-OF-WAY LINE OF S. R. 8, ALSO KNOWN AS LAWRENCEVILLE HIGHWAY AT THE POINT OF ITS INTERSECTION WITH THE LAND LOT AND DISTRICT LINE COMMON TO SAID LAND LOT 16 OF THE 15TH DISTRICT AND LAND LOT 153 OF THE 6TH DISTRICT, RUN THENCE, ALONG AFORESAID REQUIRED RIGHT-OF-WAY N 58°32'05" E A DISTANCE OF 205.68' TO A REBAR SET; THENCE, LEAVING SAID RIGHT-OF-WAY, S 17°35'58" E A DISTANCE OF 159.36' TO A 1/2" REBAR FOUND; THENCE S 63°30'35" E A DISTANCE OF 78.77' TO A 1/2" REBAR FOUND; THENCE N 75°19'26" E A DISTANCE OF 91.70' TO A 1/2" REBAR FOUND; THENCE S 34°25'53" E A DISTANCE OF 252.08' TO A 1/2" REBAR FOUND; THENCE S 56°25'50" W A DISTANCE OF 91.38' TO A 1/2" REBAR FOUND; THENCE N 61°24'39" W A DISTANCE OF 154.66' TO A 1/2" REBAR FOUND; THENCE S 42°45'30" W A DISTANCE OF 139.09' TO A 1/2" REBAR SET; ON AFORESAID LAND LOT AND DISTRICT LINE; THENCE N 32°33'53" W A DISTANCE OF 406.95' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY, CONTAINING 2.355 ACRES IS MORE PARTICULARLY SHOWN ON AND DESCRIBED ACCORDING TO RIGHT-OF-WAY DEDICATION PLAT PREPARED BY TOTAL SITE SOLUTIONS, DATED 4-24-14.

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BY:.....

**FLOOD HAZARD STATEMENT**

THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE ON THE FLOOD HAZARD MAP.

**PROPERTY LOCATED AT:**

4100 LOT 10, BAYLAND DISTRICT  
DEER CREEK FLOOD PLAGE 75  
1000 FENCE LINE, FOLLOWS  
SHERETT COUNTY, GEORGIA

**SURVEY INFORMATION**

EXISTING SITE INFORMATION TAKEN FROM A SURVEY  
DATED AND CARRIED BY TOTAL SITE SOLUTIONS LOCATED  
AT 333 CHERRY TREE, LAWRENCEVILLE, GA 30044 TEL:  
770-962-1000 AND BY SITE OBSERVATION TO VOUCHER  
CURRENT CONDITIONS AND FEATURES.  
THE SITE INFORMATION IS BELIEVED TO BE ACCURATE  
BUT IS NOT GUARANTEED.

**LEGAL DESCRIPTION**

All text that is in italics, or uses lines not used by laws 28-12 of the State of Georgia to identify property, interests and areas not intended to be included in the property, or is in a different typeface or font, shall be disregarded. The legal description of the property is as follows: LOT 10, BAYLAND DISTRICT, DEER CREEK FLOOD PLAGE 75, 1000 FENCE LINE, FOLLOWS, SHERETT COUNTY, GEORGIA. THE PROPERTY IS BOUND BY THE FENCE LINE AND THE FENCE LINE IS A PART OF THE PROPERTY. THE PROPERTY IS BOUND BY THE FENCE LINE AND THE FENCE LINE IS A PART OF THE PROPERTY.

**UTILITY DISCLAIMER**

EXISTING UTILITIES ARE SHOWN AS THEY ARE NOT INDICATED ON THE PLANS AND THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED.



LAWRENCEVILLE Highway



- GENERAL NOTES**
- 1. THERE IS NO WATER SERVICE WITHIN THE AREA COVERED BY THIS SITE PLAN.
  - 2. THERE ARE NO UTILITIES ON THIS SITE.
  - 3. THERE ARE NO EXISTING UTILITIES ON THIS SITE. ALL UTILITIES ARE SHOWN AS THEY ARE NOT INDICATED ON THE PLANS AND THE LOCATION OF UTILITIES IS NOT GUARANTEED.
  - 4. THERE IS NO WATER SERVICE WITHIN THE AREA COVERED BY THIS SITE PLAN.

**LEGEND**

- PROPERTY BOUNDARY
- BOUNDARY LINE
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING CONCRETE DRIVEWAY
- EXISTING UTILITY
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**ZONING**  
SHERETT COUNTY, GEORGIA  
OFFICE, INSTITUTIONAL  
INDUSTRIAL  
RESIDENTIAL  
NEIGHBORHOOD  
COMMERCIAL  
OFFICE, INSTITUTIONAL  
INDUSTRIAL  
RESIDENTIAL  
NEIGHBORHOOD  
COMMERCIAL

**EXISTING SITE PLAN**  
GRAPHIC SCALE: 1"=30'

**EXISTING SITE DESCRIPTION**  
THE 10 ACRE PROPERTY IS LOCATED ON THE BOUNDARY SIDE OF LAWRENCEVILLE HIGHWAY. THE PROPERTY IS BOUND BY THE FENCE LINE AND THE FENCE LINE IS A PART OF THE PROPERTY. THE PROPERTY IS BOUND BY THE FENCE LINE AND THE FENCE LINE IS A PART OF THE PROPERTY.

**OWNER / NEW TENANT**  
J41 CORDON ELECTRIC, LLC  
2388 LAWRENCEVILLE HIGHWAY  
LAWRENCEVILLE, GEORGIA 30044

**24 HR CONTACT**  
DICKSON CORP  
10000 WOODBURN DRIVE  
ALPHARETTA, GA 30005-1000

**JOSE F. JIMENEZ, BA**  
ARCHITECT  
1000 WOODBURN DRIVE  
ALPHARETTA, GA 30005-1000



**NEW OFFICE LOCATION**  
J41 CORDON ELECTRIC, LLC  
2388 LAWRENCEVILLE HIGHWAY  
LAWRENCEVILLE, GA 30044

REVISIONS	
NO.	DATE

DATE: 12-06-2018  
SHEET NO: SPI

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**EROSION CONTROL NOTES**

- 1. THE SCOPE OF EROSION CONTROL MEASURES SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES TO CONTROL EROSION AND PREVENT SEDIMENTATION IN NEIGHBORING PROPERTY.
- 2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE LIFE OF THE PROJECT.
- 3. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE LIFE OF THE PROJECT.
- 4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE LIFE OF THE PROJECT.

**GENERAL NOTES**

- 1. THE PARTS OF THESE DOCUMENTS IS TO EVALUATE THE EXISTING CONDITIONS AND PROVIDE THE NECESSARY IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT.
- 2. THE SCOPE OF THE WORK IS LIMITED TO THE EXISTING BUILDING AND THE IMPROVEMENTS TO THE BUILDING AND THE SURROUNDING PROPERTY.
- 3. THE IMPROVEMENTS TO THE BUILDING AND THE SURROUNDING PROPERTY SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE LIFE OF THE PROJECT.
- 4. THE IMPROVEMENTS TO THE BUILDING AND THE SURROUNDING PROPERTY SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE LIFE OF THE PROJECT.

**ZONING**

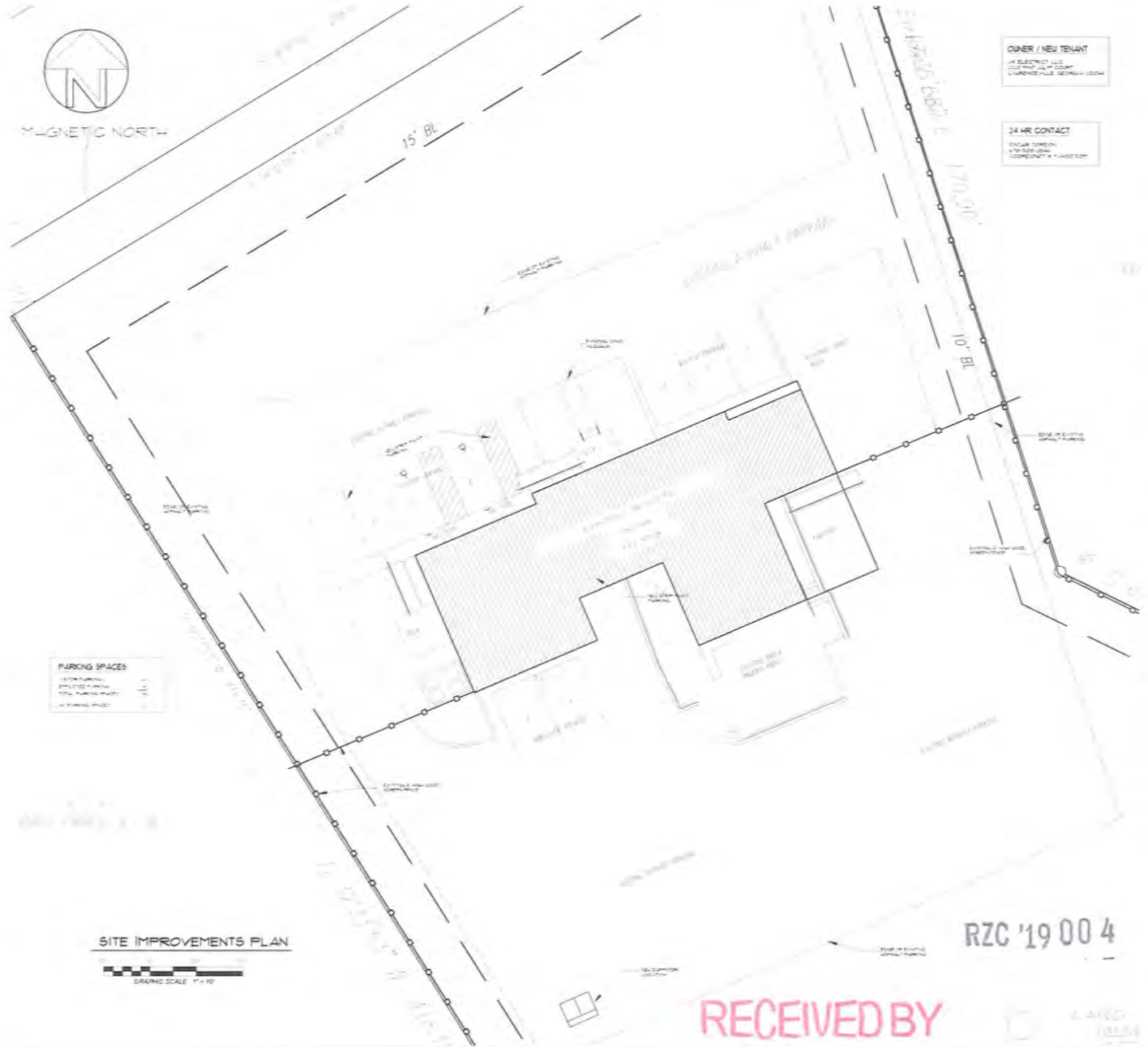
- 1. ZONING CODES SHALL BE USED TO DETERMINE THE APPROPRIATE ZONING FOR THE PROPOSED DEVELOPMENT.
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**LEGEND**

- BOUNDARY LINE: ---
- RETRACT LINE: - - -
- EXISTING BUILDING: [Hatched Box]
- CONTRACT LINE: [Dashed Line]
- PROPERTY LINE: [Solid Line]
- RIGHT-OF-WAY: [Dashed Line]
- PAVEMENT LINE: [Dashed Line]
- UTILITY LINE: [Symbol]
- UTILITY POLE: [Symbol]
- UTILITY TOWER: [Symbol]
- UTILITY VALVE: [Symbol]
- UTILITY METER: [Symbol]
- UTILITY CONNECTION POINT: [Symbol]
- UTILITY MANHOLE: [Symbol]
- UTILITY BOX: [Symbol]
- UTILITY CHAMBER: [Symbol]
- UTILITY TRENCH: [Symbol]
- UTILITY RAMP: [Symbol]
- UTILITY CURB: [Symbol]
- UTILITY GROUND: [Symbol]
- UTILITY STRIKE: [Symbol]
- UTILITY CUT: [Symbol]
- UTILITY REPAIR: [Symbol]
- UTILITY PATCH: [Symbol]
- UTILITY FINISH: [Symbol]
- UTILITY PAINT: [Symbol]
- UTILITY SEAL: [Symbol]
- UTILITY INSULATE: [Symbol]
- UTILITY TEST: [Symbol]
- UTILITY ACCEPTANCE: [Symbol]
- UTILITY RECORD: [Symbol]



MAGNETIC NORTH



**OWNER / NEW TENANT**  
NEW ELECTRIC, LLC  
1000 BIRCHWOOD DRIVE  
LAURENCEVILLE, GEORGIA 30046

**24 HR CONTACT**  
JOSEF JIMENEZ BA  
ARCHITECT  
1000 BIRCHWOOD DRIVE  
LAURENCEVILLE, GEORGIA 30046

**PARKING SPACES**  
5 - 15' x 20'  
5 - 10' x 20'  
5 - 8' x 20'

**SITE IMPROVEMENTS PLAN**  
GRAPHIC SCALE 1" = 10'

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**JOSEF JIMENEZ BA**  
ARCHITECT  
1000 BIRCHWOOD DRIVE  
LAURENCEVILLE, GEORGIA 30046  
PH: 706.884.1111  
WWW.JIMENEZBA.COM

NEW OFFICE LOCATION  
**J41 CORDON ELECTRIC, LLC**  
2888 LAURENCEVILLE HIGHWAY  
LAURENCEVILLE GA 30044

PROJECT NO: \_\_\_\_\_

NO.	DATE

DATE: 12-06-2018  
PROJECT NO: **SP2**

**REZONING APPLICANT'S RESPONSE**  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

no

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

no

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

yes

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

no

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

yes

J & I Cordon Electric, LLC  
2220 Mint Julep Court  
Lawrenceville, GA 30039  
Office (770) 682-1706  
Cell (678) 508-3546  
[Ocordon07@yahoo.com](mailto:Ocordon07@yahoo.com)  
EN216439  
2018192164



RE: Letter of Intent: 2996 Lawrenceville Highway, Lawrenceville, GA 30044

To Whom It May Concern:

Please be advised, the referenced address will be occupied as administrative office space for electrical contractor/subcontractor five days a week. Staff will mainly operate Monday – Friday during normal business hours, schedules subject to change based upon volume of work.

Please feel free to contact me at the office (770) 682-1706 or by email [ocordon07@yahoo.com](mailto:ocordon07@yahoo.com) if you have any questions or need any more information.

Best regards,

Oscar Cordon  
Owner

CORDON ELECTRIC, LLC

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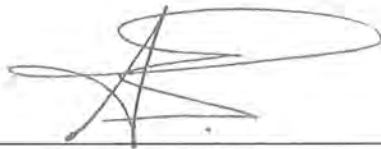
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**REZONING APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



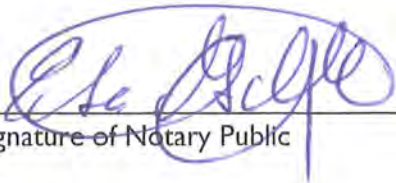
Signature of Applicant

1/3/19

Date

Oscar Cordon, Owner

Type or Print Name and Title



Signature of Notary Public

1/3/19

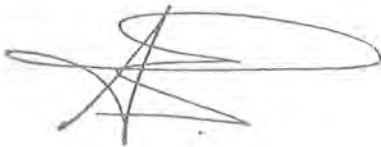
Date

Elsa M Gallardo  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Comm. Expires  
11/19/19

Notary Seal

**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

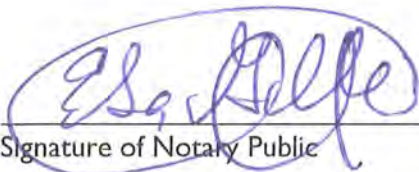


Signature of Property Owner

1/3/19  
Date

Oscar Cordon, owner

Type or Print Name and Title



Signature of Notary Public

1/3/19  
Date

Elea M Gallera  
NOTARY PUBLIC  
Gwinnett County, Georgia  
My Comm. Expires

11/19/19

Notary Seal

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1/4/2019

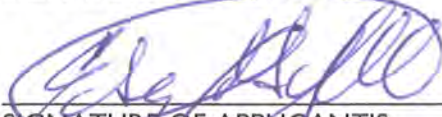
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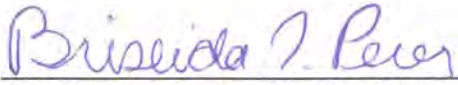


**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

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

  
 SIGNATURE OF APPLICANT      1/3/19      DATE      Oscar Cordon, Owner      TYPE OR PRINT NAME AND TITLE

  
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE      1/3/19      DATE      Elsa Castedo      TYPE OR PRINT NAME AND TITLE  
 Office Manager

  
 SIGNATURE OF NOTARY PUBLIC      1/3/19      DATE      NOTARY SEAL

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    Oscar Cordon    YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

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