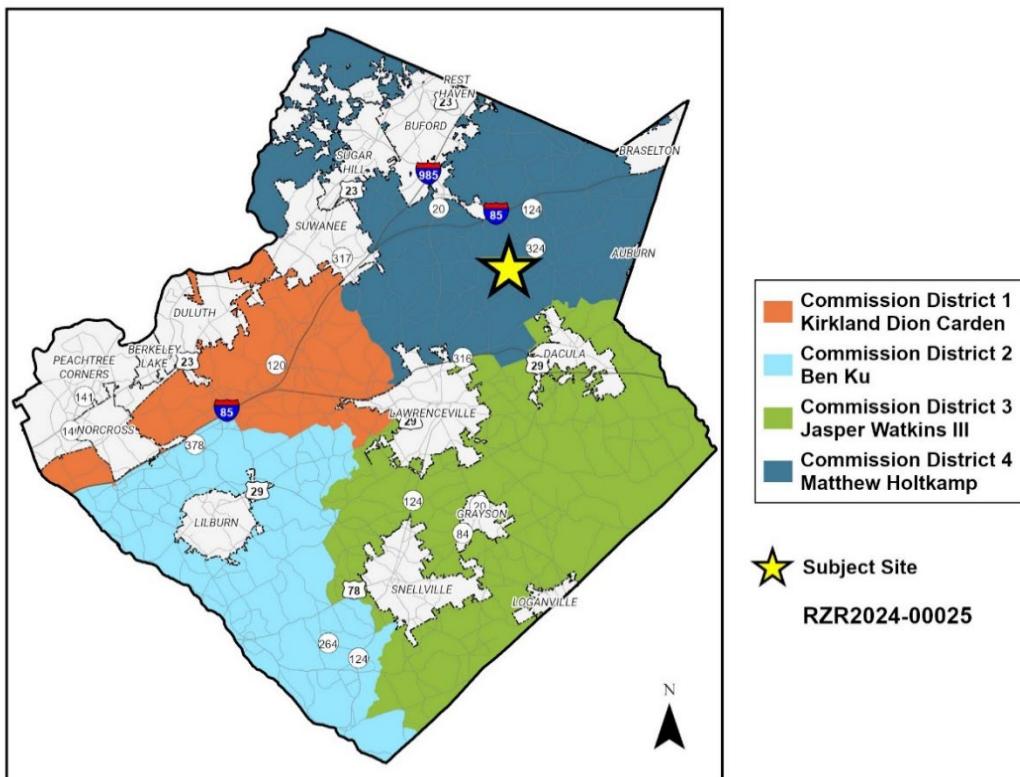




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

|  |   |
|--|---|
| <b>Case Number:</b>                            | <b>RZR2024-00025</b>  |
| <b>Current Zoning:</b>                         | <b>RA-200 (Agriculture-Residence District)</b>              |
| <b>Request:</b>                                | <b>Rezoning to R-100 (Single-Family Residence District)</b> |
| <b>Address:</b>                                | <b>2129 Old Peachtree Road</b>                              |
| <b>Map Number:</b>                             | <b>R7060 005</b>  |
| <b>Site Area:</b>                              | <b>1.88 acres</b>   |
| <b>Lots:</b>                                   | <b>3</b>  |
| <b>Proposed Development:</b>                   | <b>Single-Family Detached Subdivision</b>                   |
| <b>Commission District:</b>                    | <b>District 4 – Commissioner Holtkamp</b>                   |
| <b>Future Development Type:</b>                | <b>Neighborhood Traditional+</b>                            |
| <b>Staff Recommendation:</b>                   | <b>APPROVAL WITH CONDITIONS</b>                             |
| <b>Planning Commission<br/>Recommendation:</b> | <b>APPROVAL WITH CONDITIONS</b>                             |



**Applicant:** Florentina Fisteag  
1264 Lob Lolly Way  
Lawrenceville, GA 30043

**Owners:** Florentina Fisteag  
1264 Lob Lolly Way  
Lawrenceville, GA 30043

**Contact:** Florentina Fisteag

**Contact Phone:** 678.668.4731

## Zoning History

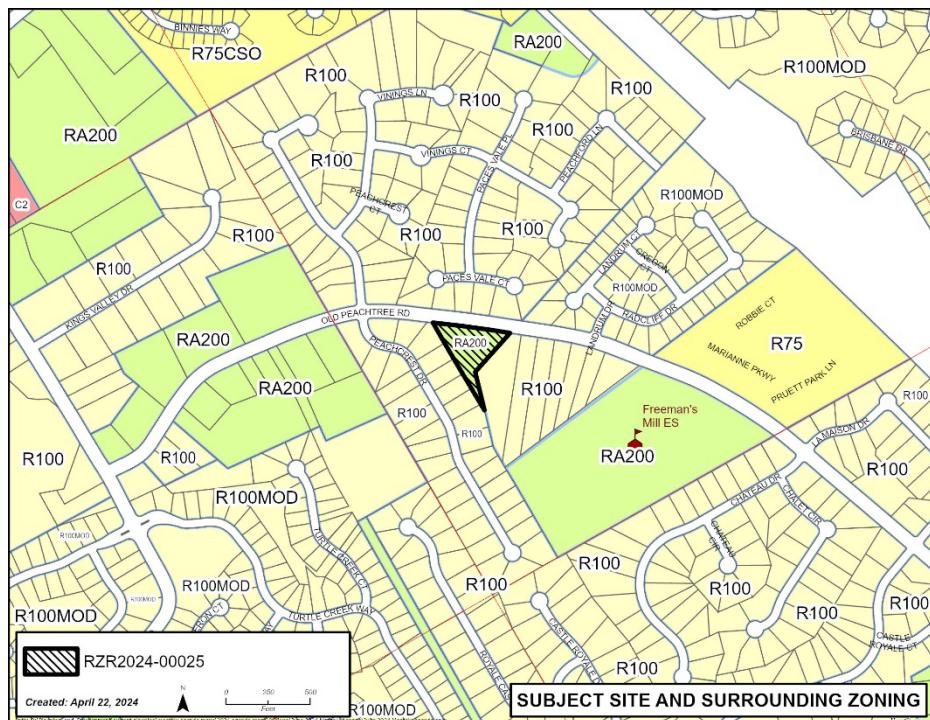
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning cases are on record for this property.

## Existing Site Condition

The subject property is a 1.88-acre undeveloped parcel located along Old Peachtree Road, east of Peachcrest Drive. The site is wooded and falls approximately 8 feet from the street to the rear property line. A four-foot-wide sidewalk exists along the Old Peachtree Road frontage. The nearest Gwinnett County Transit stop is approximately 3.1 miles from the subject property.

## Surrounding Use and Zoning

The surrounding area is comprised entirely of single-family detached residences. Old Peachtree Cove, a single-family detached subdivision, abuts the subject property to the west. Across Old Peachtree Road, to the north, is the Peachtree Woods subdivision. To the east, along Old Peachtree Road, are seven single-family homes. The following is a summary of surrounding uses and zoning:



| Location | Land Use                  | Zoning | Density             |
|----------|---------------------------|--------|---------------------|
| Proposed | Single-Family Residential | R-100  | 1.60 units per acre |
| North    | Single-Family Residential | R-100  | 1.34 units per acre |
| East     | Single-Family Residential | R-100  | 0.74 units per acre |
| South    | Single-Family Residential | R-100  | 0.74 units per acre |
| West     | Single-Family Residential | R-100  | 1.40 units per acre |

## Project Summary

The applicant requests rezoning of a 1.88-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- Three single-family residences on lots ranging from 27,200 square feet to 27,444 square feet, yielding a density of 1.60 units per acre.
- A minimum heated floor area of 3,500 square feet and front loaded three-car garages.
- Two-story homes with exterior building materials of brick, fiber-cement siding, and board and batten with stone accents.
- Individual driveways to each lot from Old Peachtree Road.
- Lots to be served by individual private septic systems.
- An existing four-foot-wide sidewalk along Old Peachtree Road.

## Zoning and Development Standards

The applicant is requesting a rezoning to R-100 for a single-family detached subdivision. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

| Standard           | Required                   | Proposed            | Meets Standard? |
|--------------------|----------------------------|---------------------|-----------------|
| Lot Size           | Minimum 15,000 square feet | >15,000 square feet | YES             |
| Lot Width          | Minimum 100'               | >100'               | YES             |
| Lot Coverage       | Maximum 45%                | <45%                | YES             |
| Front Yard Setback | Minimum 25'                | >25'                | YES             |
| Rear Yard Setback  | Minimum 30'                | >30'                | YES             |
| Side Yard Setback  | Minimum 10'                | >10'                | YES             |
| Building Height    | Maximum 35'                | <35'                | YES             |

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## Staff Analysis

**Rezoning Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.6. After this evaluation, staff makes the following findings based on the standards from the UDO:

**A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The subject site is surrounded by single-family detached residences within subdivisions and residences on lots fronting Old Peachtree Road. The proposed development would have comparable home sizes, density, and exterior materials to the surrounding residences. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

**B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.**

The proposed rezoning would introduce three single-family residences to an existing residential corridor and would not adversely affect the use or usability of adjacent or nearby property. However, the site plan shows three separate driveways that could generate points of conflict along Old Peachtree Road. A staff recommended zoning condition would require one shared driveway to mitigate any potential negative impacts to adjacent and nearby properties.

**C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.**

The property has a reasonable economic use as currently zoned.

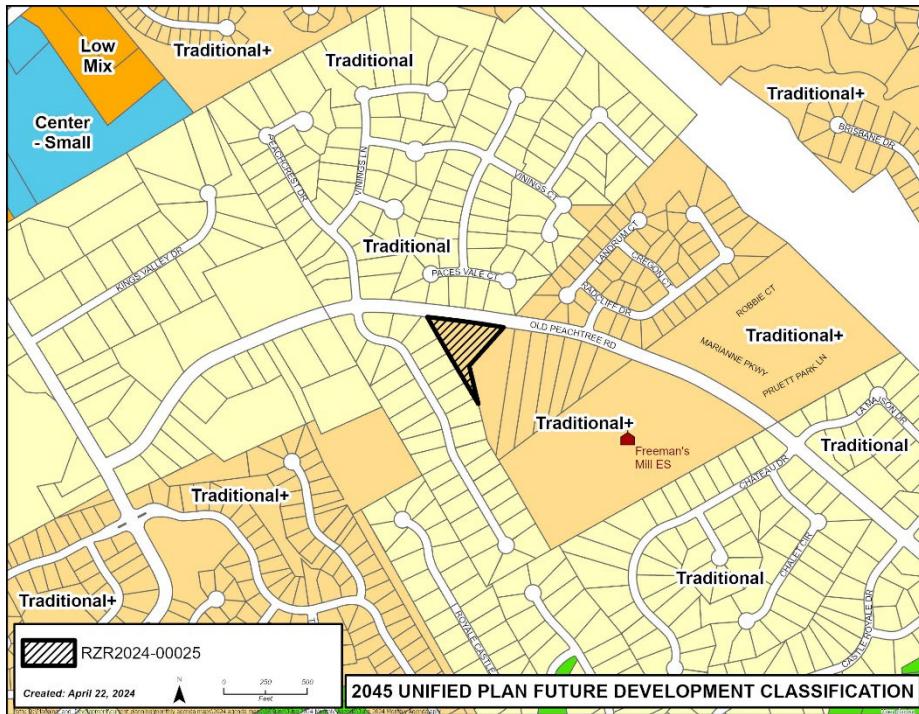
**D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning. A minimal impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached. (Exhibit F).

**E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map; and**

The Unified Plan's Future Development Map indicates "Neighborhood Traditional+" for the subject property. This development type envisions relatively denser residential development with smaller footprint homes at 7-8 units per acre. Recommended land uses include single-family detached, single-family cottage, quadplexes, triplexes, duplexes, townhomes, and stacked flats.

The proposed rezoning to R-100 is not a recommended zoning district in the "Neighborhood Traditional+" future development type. However, the subject property is consistent with the density and lot sizes of the surrounding area.



**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.**

There are no other conditions giving support for approval or disapproval of the proposal.

### Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

### Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

### Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

Approval as R-100 (Single-Family Residence District) for a single-family detached subdivision, subject to the following conditions:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed three lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received April 15, 2024, subject to the review and approval of the Department of Planning and Development.
3. Exterior building materials shall be of brick, stacked stone, fiber cement siding and/or board and batten.
4. The minimum heated floor area shall be 3,500 square feet.
5. A 5-foot-wide sidewalk shall be provided along Old Peachtree Road, subject to the review and approval of the Gwinnett County Department of Transportation.
6. The site shall be limited to a single, shared entrance from Old Peachtree Road, subject to the review and approval of the Gwinnett County Department of Transportation.
7. Natural vegetation shall remain on the property until the issuance of a building permit.
8. **All homes shall be fee simple.**

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Internal and External Agency Review Comments
- G. Maps

## Exhibit A: Site Visit Photos



View of property frontage along Old Peachtree Road



Existing sidewalks, overhead utilities, and curb and gutter



Neighboring subdivision west of the subject property



Neighboring subdivision east of the subject property

**Exhibit B: Site Plan**

**[attached]**



**Exhibit C: Building Elevations**

**[attached]**

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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4/15/2024

Back - Hardiplank  
Board and batten  
fiber cement

Roof - shingles



Sides & Back - Brick

Hardiplank fiber  
cement

Roof shingles

Board and batten



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PLANNING AND DEVELOPMENT

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4/15/2024

roof shingles

Sides - Brick  
Hardyplank  
(fiber cement)  
board and batten  
fiber cement

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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4/15/2024





Sides - Brick  
Roof shingles

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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Front - Brick

Hardiplank  
(fiber-cement)

Roof - shingles

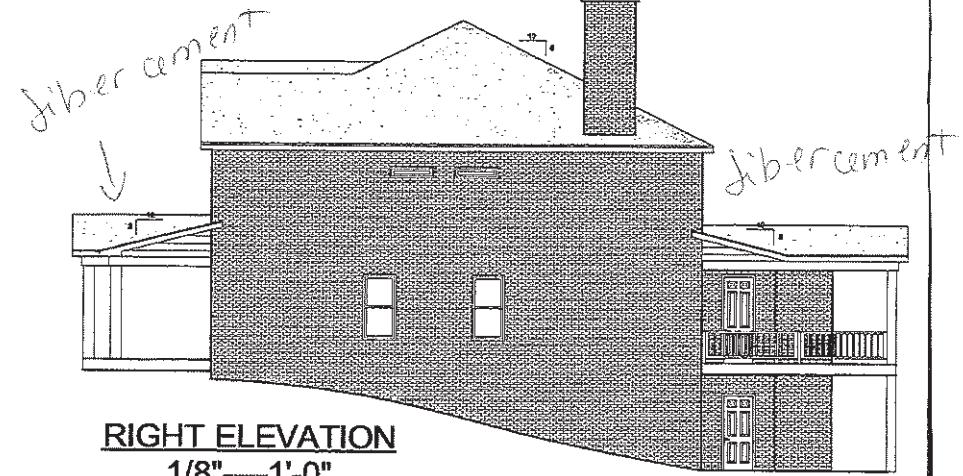
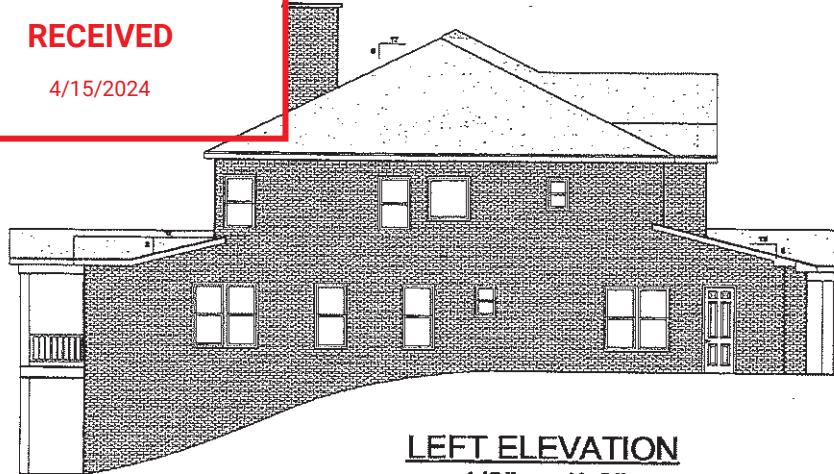
Board and  
batten

(fiber cement)



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4/15/2024



LEFT ELEVATION

1/8" — 1'-0"

RIGHT ELEVATION

1/8" — 1'-0"



FRONT ELEVATION  
1/4" — 1'-0"



REAR ELEVATION  
1/8" — 1'-0"

1928 COLLINS HILL RD.

**Exhibit D: Letter of Intent and Applicant's Response to Standards**

**[attached]**

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4/15/2024

## REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner , Florentina Fisteag requests a rezoning for the property located at 2129 Old Peachtree Road Lawrenceville, GA 30043

The property is currently zoned RA-200 and the request is to rezone the property to R-100 to allow the development of 3 single family homes.

The character of these homes is in compliance with single family houses surrounding the properties , which are zoned R-100.

Also, on the east and west of the property are zoned the same.

The homes will be a minimum of 3,500 s.f. for a two story home. The homes will be Hardiplank with Brick , Stone Accents and on Septic System.

This will increase the value of the area and by allowing others to see new infrastructure being built since it's right on the main road, it will be a great represent for the neighborhood around.

I, the applicant , respectfully request your approval of this application.

Thank you !

Respectfully submitted,

Florentina Fisteag



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4/15/2024

## 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 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:

Yes, will have 3 beautiful homes, matching the surroundings with the next neighborhood homes

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

No, it will not, the surrounding areas are also single homes and the proposal will match

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

Yes, it will help economic and increase the area

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

No, it will not, the 3 homes will not cause a large increase to this factor

- (E) Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:

Yes, it is  
It will create more housing options

- (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:

It's on the main road, it doesn't effect the surrounding, but improve the area

**Exhibit E: Application and Disclosure of Campaign Contributions**

**[attached]**

RECEIVED

## REZONING APPLICATION

4/15/2024

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

|   |                               |   |                             |
|---|-------------------------------|---|-----------------------------|
| APPLICANT INFORMATION                   |                               | PROPERTY OWNER INFORMATION                              |                             |
| Name: Florentina Fisteaug               | Address: 1264 Lob Lolly Way   | Name: Florentina Fisteaug                               | Address: 1264 Lob Lolly Way |
| City: Lawrenceville                     | City: Lawrenceville           | State: GA   | State: GA                   |
| ZIP: 30043                              | ZIP: 30043                    | Phone: 678-668-4731                                     | Phone: 678-668-4731         |
| Email: fisteaug2ffm@yahoo.com           | Email: fisteaug2ffm@yahoo.com | Contact Person: Florentina Fisteaug Phone: 678-668-4731 |                             |
| Contact's Email: fisteaug2ffm@yahoo.com |                               |   |                             |

## APPLICANT IS THE:

 Owner's Agent Property Owner Contract Purchaser

Current Zoning District(s): RA 200 Requested Zoning District: R 100

Parcel Number(s): R 7060 005 Acreage: 1.88

Property Address(es): 2129 Old Peachtree Road Lawrenceville GA 30043

Proposed Development: Subdivide lots

Variance(s): Waiver(s):

|                                   |  |                             |  |
|-----------------------------------|--|-----------------------------|--|
| RESIDENTIAL DEVELOPMENT           |  | NON-RESIDENTIAL DEVELOPMENT |  |
| No. of Dwelling Units: 3          |  | No. of Buildings:           |  |
| Dwelling Unit Sq. Ft.: 3,500      |  | Total Building Sq. Ft.:     |  |
| Density: 1.6 units per acre       |  | Floor Area Ratio:           |  |
| Floor Area Ratio (LRR, MRR, HRR): |  |                             |  |

## MIXED-USE DEVELOPMENT

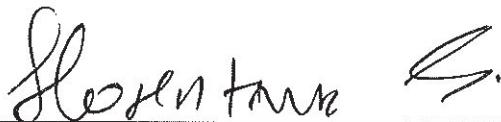
|                                |                        |
|--------------------------------|------------------------|
| No. of Dwelling Units:         | Dwelling Unit Sq. Ft.: |
| Total Non-Residential Sq. Ft.: | Floor Area Ratio:      |

**RECEIVED**

4/15/2024

**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 six (6) months from the date of last action by the Board of Commissioners.



Signature of Property Owner

3/8/2024

Date

Florentina Fisteng Owner

Type or Print Name and Title

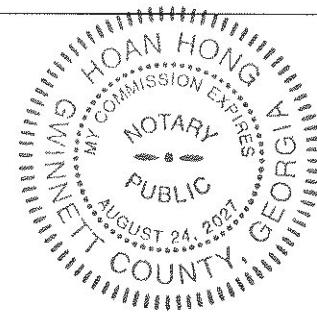


Signature of Notary Public

March 8<sup>th</sup>, 2024

Date

Notary Seal

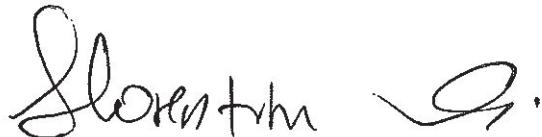


RECEIVED

4/15/2024

**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 six (6) months from the date of last action by the Board of Commissioners.



Signature of Applicant

3/8/2024

Date

Florentina Fistreay owner

Type or Print Name and Title

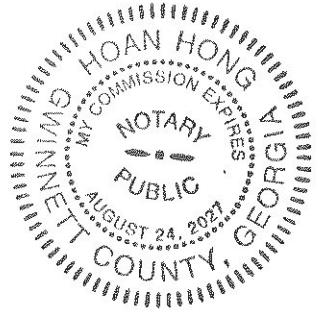


Signature of Notary Public

March 8<sup>th</sup>, 2024

Date

Notary Seal



RECEIVED

4/15/2024

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

Parcel I.D. Number: R 7060 005  
(Map Reference Number)

Florentina Fisteyn  
Signature of Applicant

3/8/2024  
Date

Florentina Fisteyn owner  
Type or Print Name and Title

**PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.**

**TAX COMMISSIONERS USE ONLY**

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Kathy Lyles  
Name  
3/8/2024  
Date

TSA  
Title

RECEIVED

4/15/2024

### 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.

*Florentina S.*

Signature of Applicant

*3/8/2024*

Date

*OWNER*

*Florentina Fisteng*

Type of Print Name and Title

*X/A*

Signature of Applicant's  
Attorney or Representative

Date

*N/A*

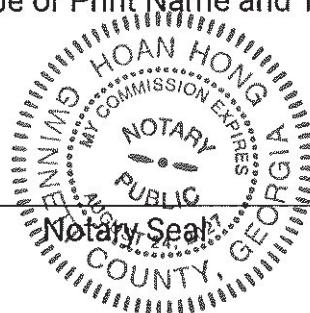
Type or Print Name and Title

*W. Wong*

*March 8<sup>th</sup> 2024*

Signature of Notary Public

Date



### 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?

Yes

No

*Florentina S.*

(Your Name)

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

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

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

**Exhibit F: Internal and External Agency Review Comments**

**[attached]**



**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

|  |  |   |
|--|--|---|
| <b>TRC Meeting Date:</b> 05.03.2024  |  |   |
| Department/Agency Name: Transportation   |  |   |
| Reviewer Name: Brent Hodges  |  |   |
| Reviewer Title: Construction Manager 1   |  |   |
| Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a> |  |   |
| Case Number: RZR2024-00025   |  |   |
| Case Address: 2129 Old Peachtree Road, Lawrenceville, 30043  |  |   |
| <b>Comments:</b>   |  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| 1  | Old Peachtree Road is a minor arterial. ADT = 7,280.   |   |
| 2  | 3.1 miles to the nearest transit facility located at Old Peachtree Road and Publix (SR 20-Buford Drive) (Route 50).                                |   |
| 3  | The developer shall provide access to the home sites via a shared driveway(s).   |   |
| 4  | The existing sidewalk along the site frontage shall be confirmed to be 5' in width or widened to 5' if it is not currently in place at that width. |   |
| 5  |  |   |
| 6  |  |   |
| 7  |  |   |
| <b>Recommended Zoning Conditions:</b>  |  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 1  |  |   |
| 2  |  |   |
| 3  |  |   |
| 4  |  |   |
| 5  |  |   |
| 6  |  |   |
| 7  |  |   |

**Note:** Attach additional pages, if needed

Revised 7/26/2021

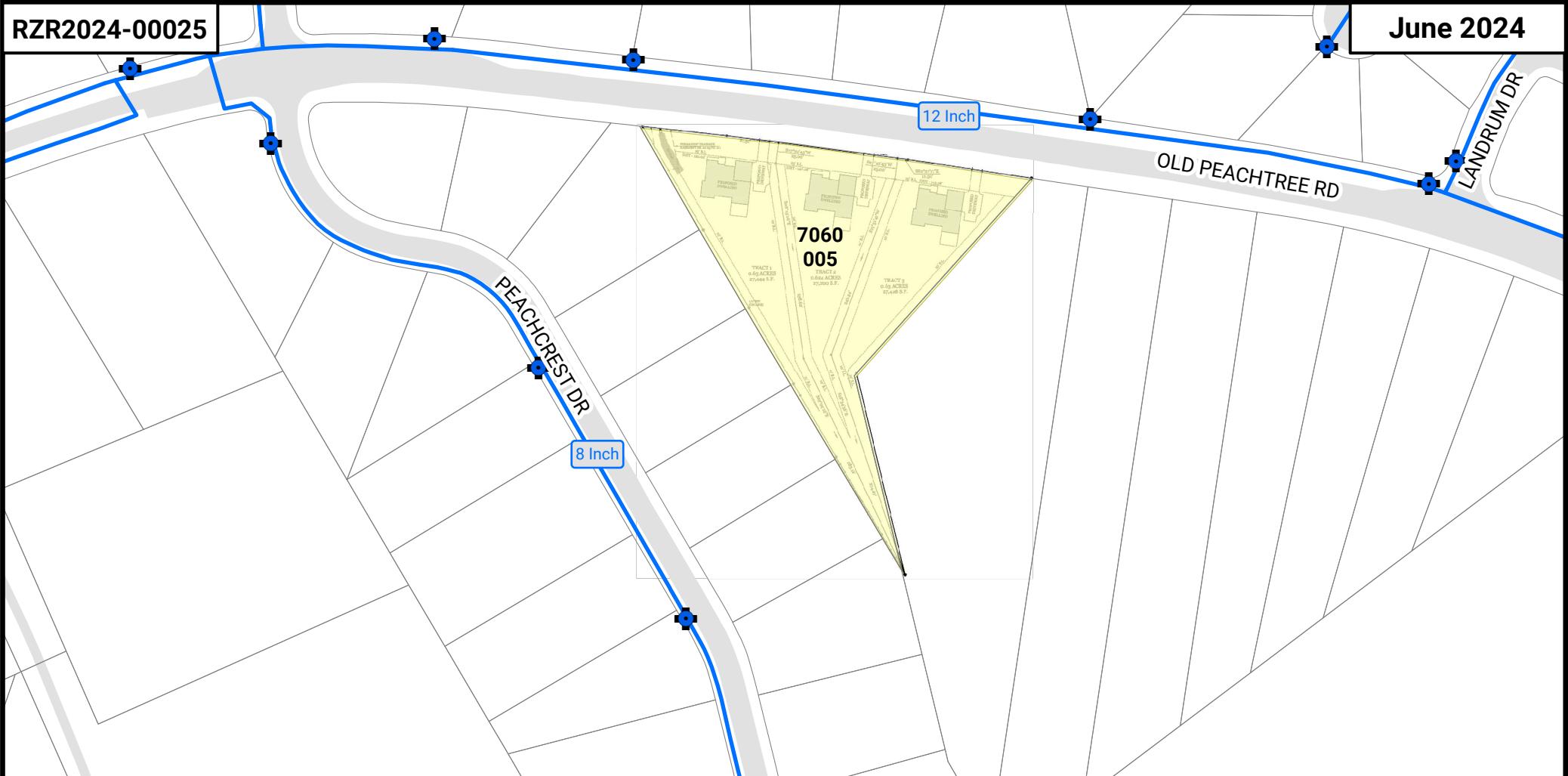


**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

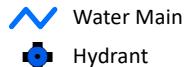
|                                       |   |  |            |  |
|---------------------------------------|---|--|------------|--|
| <b>TRC Meeting Date:</b>              |   |  |            |  |
| Department/Agency Name:               |   | DWR  |            |  |
| Reviewer Name:                        |   | Mike Pappas  |            |  |
| Reviewer Title:                       |   | GIS Planning Manager   |            |  |
| Reviewer Email Address:               |   | <a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a> |            |  |
| Case Number:                          |   | RZR2024-00025  |            |  |
| Case Address:                         |   | 2129 Old Peachtree Road  |            |  |
| <b>Comments:</b>                      |   | <input checked="" type="checkbox"/> <b>X</b>   | <b>YES</b> | <input type="checkbox"/> <b>NO</b>                     |
| 1                                     | Water: The proposed redevelopment may connect to an existing 12-inch water main located on the northern right-of-way of Old Peachtree Road. |  |            |  |
| 2                                     | Sewer: The proposed development plans to be on septic systems pending approval from the GNR Public Health.                                  |  |            |  |
| 3                                     |   |  |            |  |
| 4                                     |   |  |            |  |
| 5                                     |   |  |            |  |
| 6                                     |   |  |            |  |
| 7                                     |   |  |            |  |
| <b>Recommended Zoning Conditions:</b> |   | <input type="checkbox"/>   | <b>YES</b> | <input checked="" type="checkbox"/> <b>X</b> <b>NO</b> |
| 1                                     |   |  |            |  |
| 2                                     |   |  |            |  |
| 3                                     |   |  |            |  |
| 4                                     |   |  |            |  |
| 5                                     |   |  |            |  |
| 6                                     |   |  |            |  |
| 7                                     |   |  |            |  |

**Note:** Attach additional pages, if needed

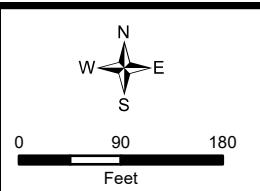
*Revised 7/26/2021*



## LEGEND



2129 Old Peachtree Rd  
RA-200 to R-100  
**Water & Sewer  
Utility Map**



## LOCATION



**Water Comments:** The proposed redevelopment may connect to an existing 12-inch water main located on the northern right-of-way of Old Peachtree Road.

**Sewer Comments:** The proposed development plans to be on septic systems pending approval from the GNR Public Health.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

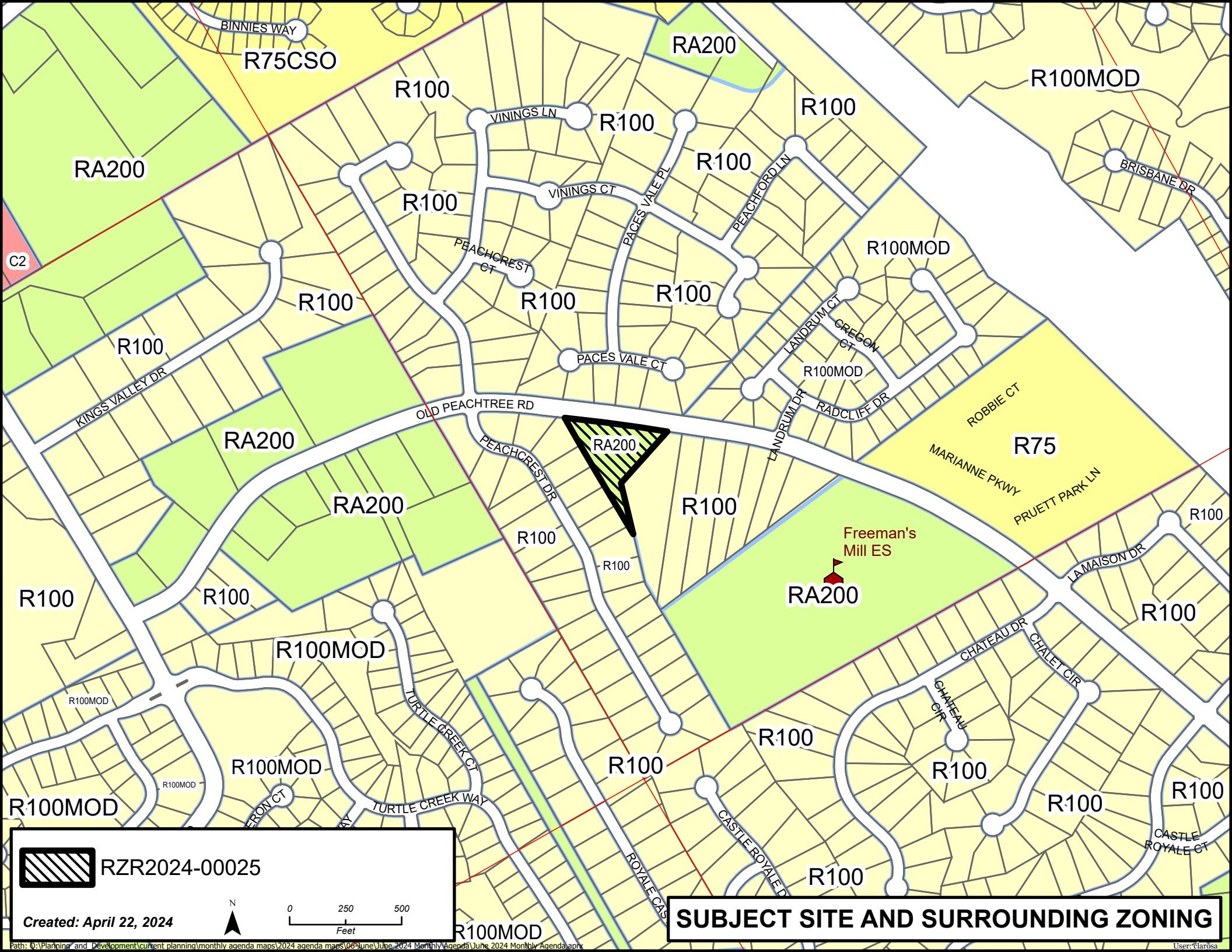
**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

| Residential Rezoning Impact on Local Schools<br>Prepared for Gwinnett County BOC, June, 2024 |  |                         |          |                  |          |          |                  |          |          |                  |          | Proposed Zoning  |
|--|--|-------------------------|----------|------------------|----------|----------|------------------|----------|----------|------------------|----------|--|
|  |  | School                  | Forecast | 2023-24 Capacity | +/- Cap. | Forecast | 2024-25 Capacity | +/- Cap. | Forecast | 2025-26 Capacity | +/- Cap. | Approximate Student Projections from Proposed Developments |
| RZR2024-00022  |  | <b>Dacula HS</b>        | 2,550    | 2,550            | 0        | 2,641    | 2,550            | 91       | 2,755    | 2,550            | 205      | 14   |
|  |  | <b>Dacula MS</b>        | 1,892    | 1,900            | -8       | 1,959    | 1,900            | 59       | 2,042    | 1,900            | 142      | 10   |
|  |  | Mulberry ES             | 745      | 975              | -230     | 785      | 975              | -190     | 854      | 975              | -121     | 23   |
| RZR2024-00025  |  | <b>Mountain View HS</b> | 2,280    | 2,300            | -20      | 2,303    | 2,300            | 3        | 2,326    | 2,300            | 26       | 1  |
|  |  | <b>Twin Rivers MS</b>   | 1,683    | 2,150            | -467     | 1,733    | 2,150            | -417     | 1,768    | 2,150            | -382     | 1  |
|  |  | Freeman's Mill ES       | 1,074    | 925              | 149      | 1,095    | 925              | 170      | 1,112    | 925              | 187      | 1  |

**Exhibit G: Maps**

**[attached]**





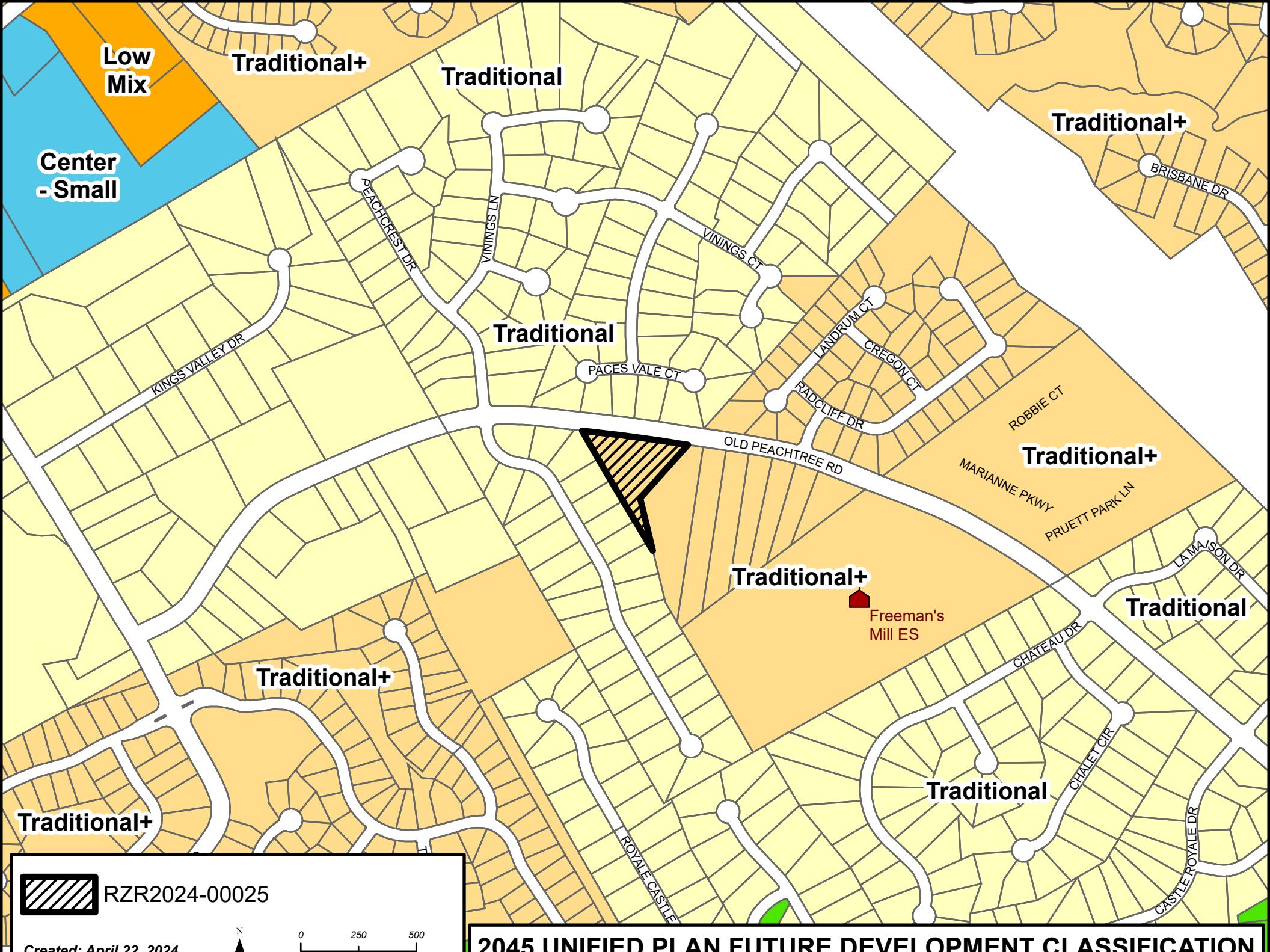
RZR2024-00025

N

A horizontal number line starting at 0 and ending at 500. There is a tick mark at 250.

Created: April 22, 2024

## **SUBJECT SITE AND SURROUNDING ZONING**



RZR2024-00025

N

A horizontal number line with arrows at both ends. The number 0 is at the left end. The number 500 is at the right end. A tick mark is located halfway between 0 and 500, labeled with the number 250 below the line.

Created: April 22, 2024

## 2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION