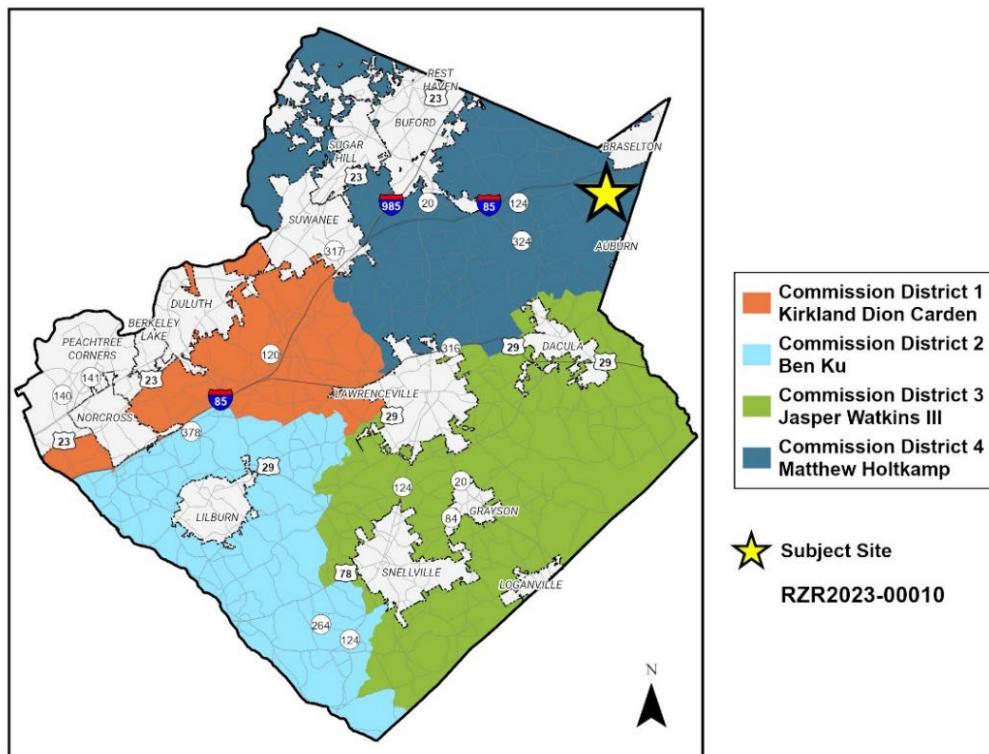




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2023-00010
Current Zoning:	RA-200 (Agriculture-Residence District)
Request:	Rezoning to R-100 (Single-Family Residence District)
Overlay District:	Highway 124/324/Hamilton Mill Road Overlay District
Address:	4776 Braselton Highway
Map Number(s):	R3003 019
Site Area:	3.38 acres
Lots:	5
Proposed Development:	Single-Family Detached Subdivision
Commission District:	District 4 – Commissioner Holtkamp
Character Area:	Emerging Suburban
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 04/11/2023
Board of Commissioners Advertised Public Hearing Date: 04/25/2023

Applicant: Kimberly Burroughs
6242 Windy Ridge Trail
Lithonia, GA 30058

Owners: Joseph Montgomery
2605 Ivy Brook Lane
Buford, GA 30519

Contact: Kimberly Burroughs

Contact Phone: 865.591.0787

Zoning History

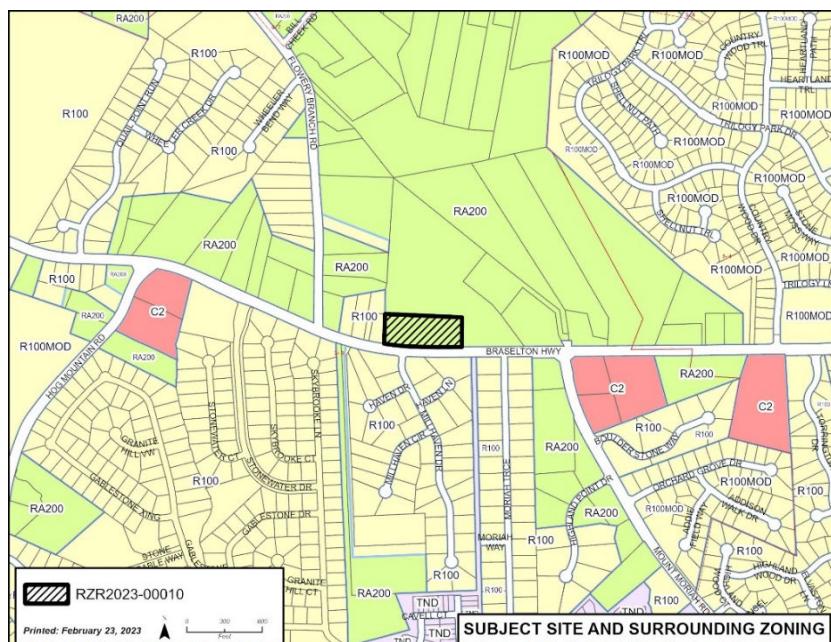
The property has been zoned RA-200 (Agriculture-Residence District) since 1970. The parcel was rezoned in 1983 to RT-200 to place a mobile home on the property, pursuant to RZ-72-83. A condition of this zoning was that a building permit for a mobile home be obtained within 24 months of the approval of the rezoning. The zoning of the property reverted back to RA-200 two years later when the RT-200 zoning approval expired when no building permit was obtained. The subject property is located within the Highway 124/324/Hamilton Mill Road Overlay District.

Existing Site Condition

The subject property is a 3.38-acre rectangular parcel located along Braselton Highway, east of its intersection with Flowery Branch Road. The property is mostly wooded with a single unpaved driveway providing access to Braselton Highway. There are no structures on the property. The property has rolling topography with the highest elevations along the eastern and western property lines. Braselton Highway is a two-lane road that lacks sidewalks on either side of the street. The nearest Gwinnett County Transit stop is approximately 9.8 miles from the subject site.

Surrounding Use and Zoning

The property is surrounded by undeveloped land, residences on large properties, and single-family detached subdivisions.



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.48 units per acre
North	Undeveloped	RA-200	N/A
East	Undeveloped	RA-200	N/A
South	Single-Family Residential	R-100	1.21 units per acre
West	Single-Family Residential	R-100	1.78 units per acre

Project Summary

The applicant requests the rezoning of a 3.38-acre property from RA-200 to R-100 for a single-family detached subdivision, including:

- Five single-family detached lots, each with at least 29,000 square feet of land area, yielding a net density of 1.48 units per acre.
- Individual septic systems for each residence.
- Lot widths of at least 100 feet.
- A 5-foot-wide sidewalk with a 2-foot-wide landscape strip from the back of the proposed curb and gutter on Braselton Highway.
- No elevations of the proposed residences were included with the application. The Letter of Intent states that each home will be 2,400 - 2,600 square feet in size.

Zoning and Development Standards

The applicant is requesting a rezoning to R-100 (Single-Family Residence District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot Size	Minimum 25,500 square feet (septic)	>29,000 square feet	YES
Lot Width	Minimum 100'	>100'	YES
Front Yard Setback	Minimum 50'	50'	YES
Side Yard Setback	Minimum 10' one yard, 25' two yards	12.5' one yard 25' two yards	YES
Rear Yard Setback	Minimum 40'	40'	YES
Minimum Heated Floor Area	Minimum 1,400 square feet	2,400 square feet	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 E). 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 270-20.5. 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 property is surrounded by single-family residential properties zoned R-100 and undeveloped properties zoned RA-200. The existing single-family residences adjacent to the subject property fronting Braselton Highway have densities that are similar to the density of the proposed development. The proposed development meets or exceeds all dimensional requirements of the R-100 zoning district making it suitable in view of the use and development of adjacent and nearby properties.

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

The proposed single-family residential lots would be compatible with the character of the surrounding area. The small-scale nature of the subdivision and its identical land use will result in a minimal impact to the adjacent properties. Shared driveways would limit impact to traffic flow on Braselton Highway.

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

The property as currently zoned has a reasonable economic use.

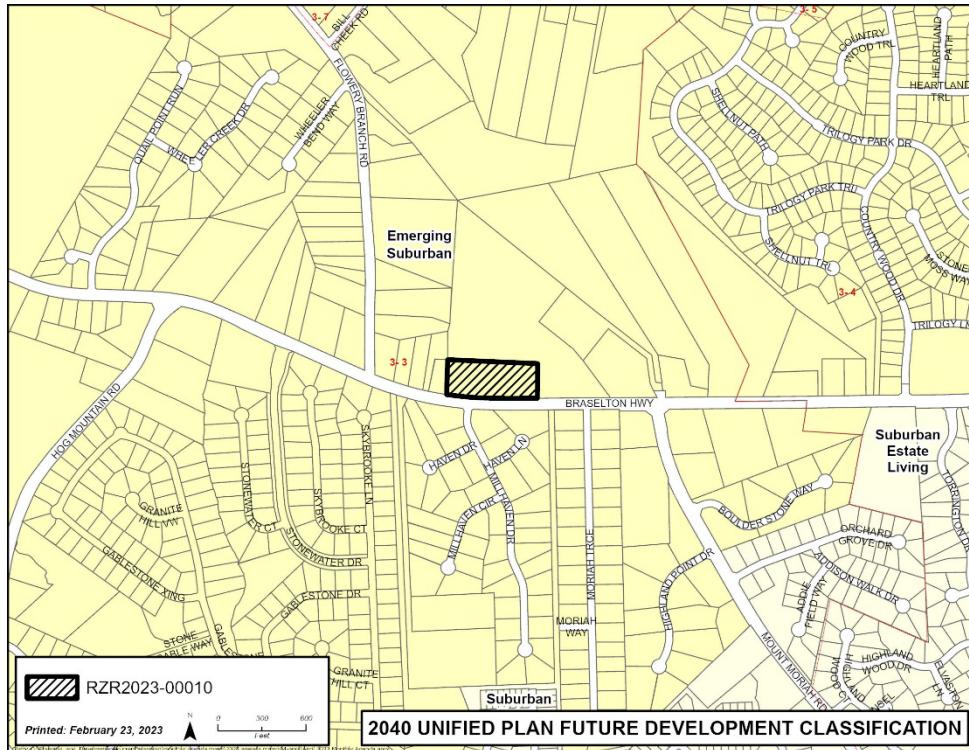
D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

A minimal 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 increased impact is anticipated on school enrollment. The proposed lots will be served with private septic systems. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit E).

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

The subject property is located within the Emerging Suburban Character Area of the 2040 Unified Plan and Future Development Map. These areas are currently mostly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. They are expected to experience new single-family detached residential development during the 20-year planning period contemplated by the Unified Plan.

The request to develop five, single-family residential lots along Braselton Highway is consistent with the Emerging Suburban Character 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.

Similar rezoning requests from RA-200 to R-100 for small single-family subdivisions in Emerging Suburban areas have been approved in the area in recent years. In addition, the proposed development is consistent with the development pattern and land use of the surrounding area.

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)

Approval as R-100 (Single-Family Residence District) subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan received February 6, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 5 lots.
3. The minimum heated floor area of dwellings shall be 2,400 square feet.
4. All dwellings shall have a minimum of two-car garage.
5. A maximum of two curb cuts shall be permitted. Lots shall be accessed via shared driveways with access easements, subject to the review and approval of the Planning and Development Department.
6. All residential buildings shall comply with Category 3 of the Gwinnett County Architectural Design Standards. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.
7. The developer shall construct a 5-foot-wide concrete sidewalk with curb and gutter along the entire property frontage of Braselton Highway.
8. The developer shall provide a sight distance certification for all driveways that directly access Braselton Highway.

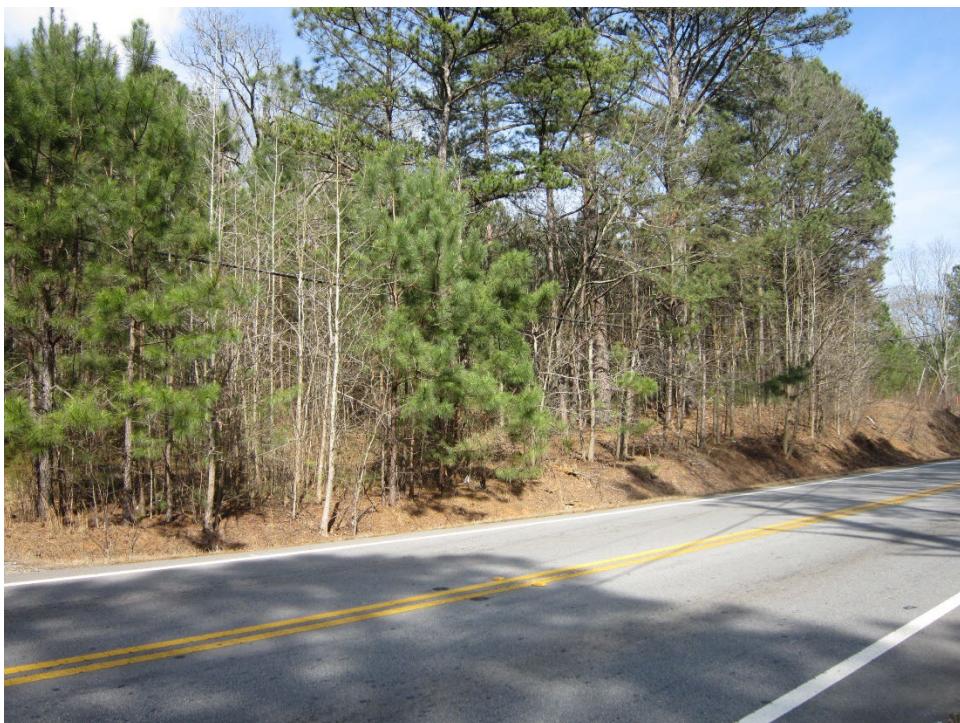
Exhibits:

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

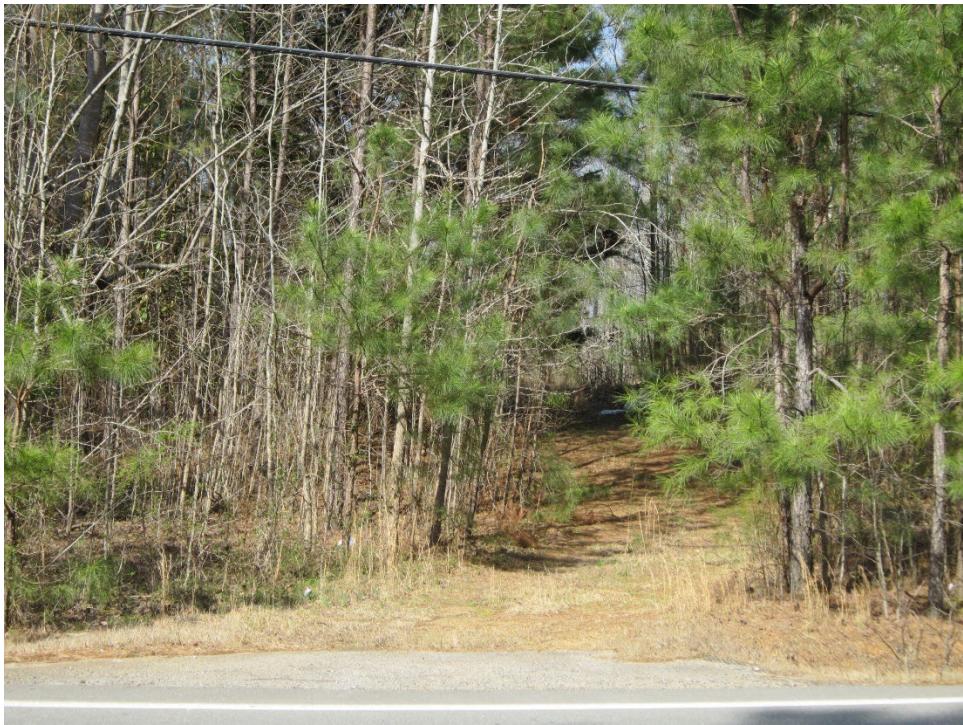
Exhibit A: Site Visit Photos



View of frontage looking east along Braselton Highway



View of frontage looking west along Braselton Highway



Unpaved driveway along Braselton Highway

Exhibit B: Site Plan

[attached]

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

[attached]

RECEIVED

1/26/2023



Kimberly Burroughs
Williams Burroughs Construction
6242 Windy Ridge Trail
Lithonia, GA 30058
865-591-0787

Dear Gwinnett County,

On behalf of property owner Joseph Montgomery, I would like to inform the county and the stakeholders that we are requesting a change in the zoning for Property address 4776 Braselton Highway, property ID: R3003 019, from RA-200 (Agriculture Residence District) to R-100 (Single Family Residence District). The purpose of the change is to construct a 5- lot single family subdivision. Each home will be 2400 – 2600 square feet.

The property is located within the Emerging Suburban Character Area which encourages Low Density Residential and Large Lot Residential Developments. Based on this character area it is believed that the rezoning will meet the intent of the Emerging Suburban Character Area.

A preliminary site development plan is attached to the application. The full site development plan is currently being prepared. Each site will consist of a septic system which is similar to other properties in the proximity of the area. The lots were divided based on the required acreage required for septic systems.

Per the preplanning meeting held on January 5, 2023, the minimum yard side setbacks for Lots 1 and 5 have been updated to meet the requirement for the minimum side yard set back as required by the county. We conform in all areas based on our pre-planning meeting including the update of the side yard set back for Lots 1 and 5.

We believe the land use change will allow the existing property to be developed and will allow a positive impact on the community and will meet intent of a Low Density Residential development.

The applicant respectfully requests your approval of this application.

Thank you for your consideration.

A handwritten signature in blue ink that reads 'Kimberly Burroughs'.

Kimberly Burroughs
General Contractor
Williams Burroughs Construction
www.williamsburroughsconstruction.com
(770) 282 - 4212 Office
(865) 591 - 0787 cell



RECEIVED

1/26/2023

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:

Yes, it is believed that the proposed use is suitable.

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

No, the proposed use will not adversely affect the use of the surrounding properties

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

It is believed there is no reasonable economic use for the lot 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:

No, the property use will not adversely impact the existing infrastructure as described above.

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

Yes, the property rezoning will be conforming to the policy and intent of the land use plan.

(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:

We feel this is a positive impact and supports the Emerging Suburban Character Area for Low Density Residential and Large Lot Residential Developments

Exhibit D: Application and Disclosure of Campaign Contributions

[attached]

RECEIVED

02/06/2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*	
NAME: Kimberly Burroughs	NAME: Joseph Montgomery	
ADDRESS: 6242 Windy Ridge Trail	ADDRESS: 2605 Ivy Brook Lane	
CITY: Lithonia	CITY: Buford	
STATE: GA ZIP: 30058	STATE: GA ZIP: 30519	
PHONE: 865-591-0787	PHONE: 404-695-0984	
EMAIL: williamsburroughsconstruction@gmail.com	EMAIL: joemont2533@gmail.com	
CONTACT PERSON: Kimberly Burroughs	PHONE: 865-591-0787	
CONTACT'S E-MAIL: williamsburroughsconstruction@gmail.com		
APPLICANT IS THE:		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): RA-200	REQUESTED ZONING DISTRICT: R100	
PARCEL NUMBER(S): R-3003-019	ACREAGE: 3.38	
ADDRESS OF PROPERTY: 4776 Braselton Highway, Hoschton GA 30548		
PROPOSED DEVELOPMENT: The Montgomery at Hamilton Mill		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units 5	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): 2600	Total Building Sq. Ft. _____
Gross Density: 1.479 units/acre	Density: _____
Net Density: 1.479 units/acre	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED

1/26/2023

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.



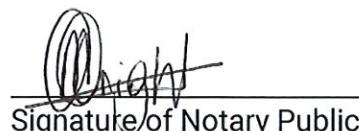
Signature of Applicant

01/26/2023

Date

Kimberly Burroughs, General Contractor

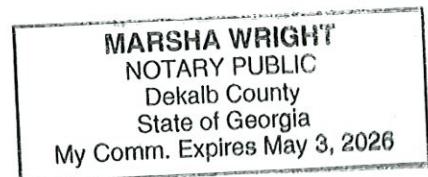
Type or Print Name and Title



Signature of Notary Public

01/26/2023

Date



Notary Seal

RECEIVED

1/26/2023

Gwinnett County Planning Division
Rezoning Application
Last Updated 10/2021

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

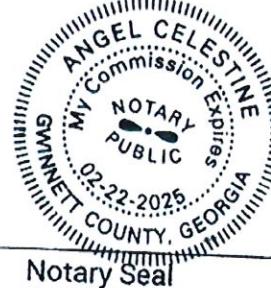
Date

1/12/2023

Joseph Montgomery (Owner)
Type or Print Name and Title

Angel Celestino
Signature of Notary Public

1/12/2023
Date



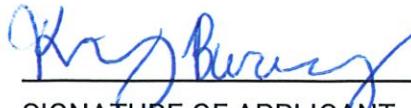
Notary Seal

RECEIVED

1/26/2023

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.



01/26/2023

Kimberly Burroughs, General Contractor

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE



01/26/2023

MARSHA WRIGHT
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires May 3, 2026
NOTARY SEAL

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 or a member of the Gwinnett County Planning Commission?

YES

NO

Kimberly Burroughs

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.

RECEIVED

1/26/2023

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 TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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

PARCEL I.D. NUMBER:
(Map Reference Number)

R - 3003 - 019
District Land Lot Parcel

Signature of Applicant

1/12/2023
Date

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, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

R Schobly

NAME

1/24/2023

DATE

TSAFF

TITLE

Exhibit E: Internal and External Agency Review Comments

[attached]



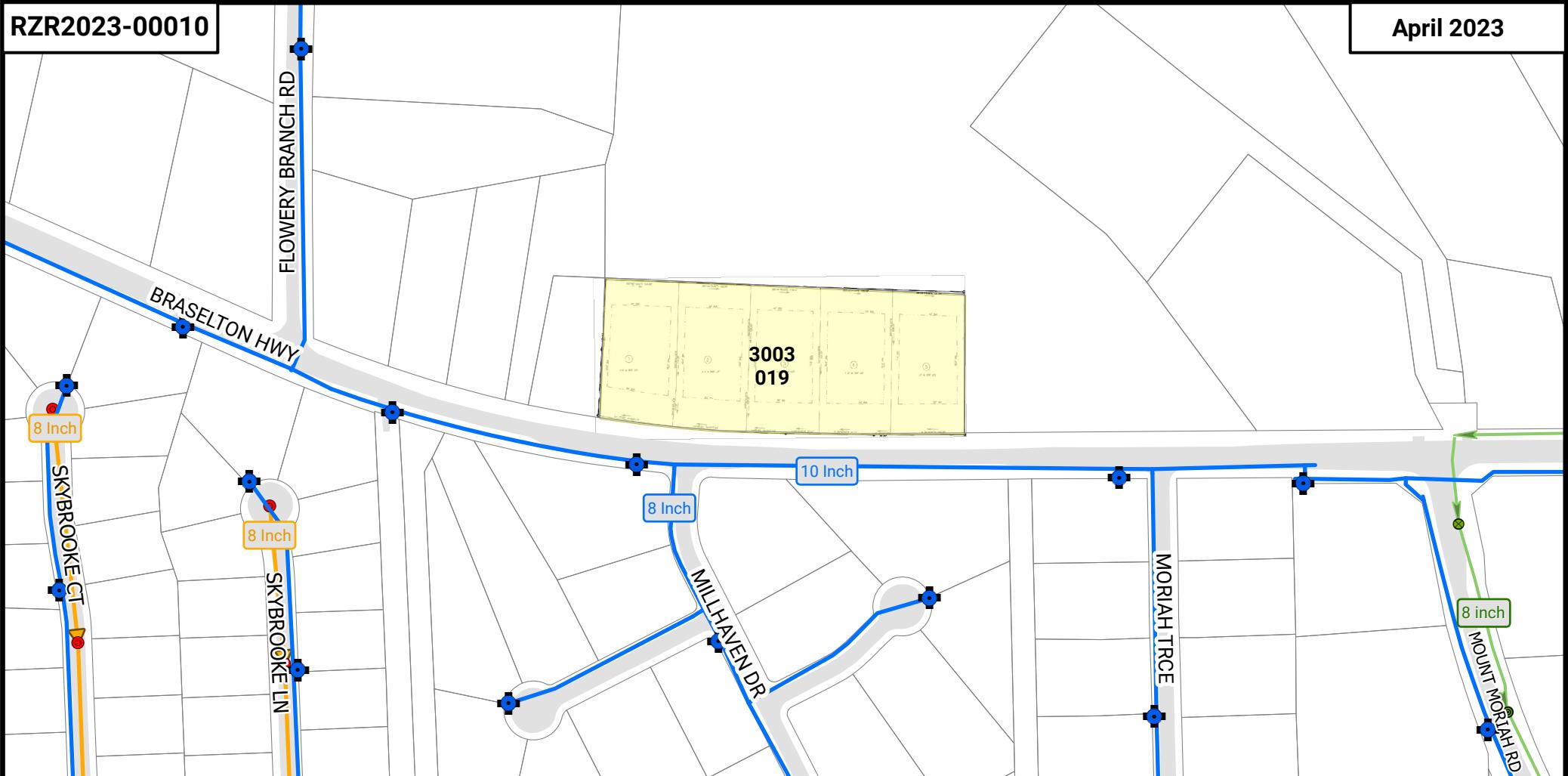
Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		03.08.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZR2023-00010	
Case Address:		4776 Braselton Highway, Hoschton, 30548	
Comments:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
<input type="checkbox"/> 1	Braselton Highway/SR 124 is a minor arterial. ADT = 13,800.		
<input type="checkbox"/> 2	9.8 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
<input type="checkbox"/> 3	The developer shall consider creating shared driveways, to limit the amount of direct access points to Braselton Highway.		
<input type="checkbox"/> 4			
<input type="checkbox"/> 5			
<input type="checkbox"/> 6			
<input type="checkbox"/> 7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/> X	<input type="checkbox"/> YES
<input type="checkbox"/> 1	The developer shall construct a 5' concrete sidewalk along with curb and gutter along the entire property frontage of Braselton Highway.		
<input type="checkbox"/> 2	The developer shall provide a sight distance certification for all driveways that directly access Braselton Highway.		
<input type="checkbox"/> 3			
<input type="checkbox"/> 4			
<input type="checkbox"/> 5			
<input type="checkbox"/> 6			
<input type="checkbox"/> 7			



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	
Department/Agency Name: DWR	
Reviewer Name: Mike Pappas	
Reviewer Title: GIS Planning Manager	
Reviewer Email Address: Michael.pappas@gwinnettcounty.com	
Case Number: RZR2023-00010	
Case Address: 4776 Braselton Hwy	
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Water: The proposed development may connect to an existing 10-inch water main on the southern right-of-way of Braselton Hwy.
2	Sewer: The development is planning to be developed on septic system pending Department of Health approval.
3	
4	
5	
6	
7	
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
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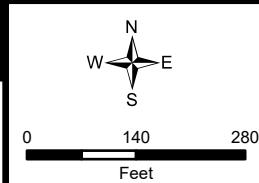


LEGEND

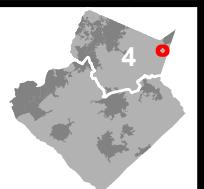
▲ Flow Management	● Hydrant	▲ Sewer Force Main
▲ Pump Station	■ City	▲ Effluent Outfall
▲ Regional	■ Water Main	▲ Sewer Collector
● Manhole	■ Reuse Main	▲ Sewer Interceptor

4776 Braselton Hwy RA-200 to R-100

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 10-inch water main on the southern right-of-way of Braselton Hwy.

Sewer Comments: The development is planning to be developed on septic system pending Department of Health approval.

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 Prepared for Gwinnett County BOC, April, 2023											Proposed Zoning
	School	Forecast	2022-23 Capacity	+/- Cap.	Forecast	2023-24 Capacity	+/- Cap.	Forecast	2024-25 Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments
RZM2023-00006	Seckinger HS	1,345	2,800	-1,455	1,810	2,800	-990	2,015	2,800	-785	17
	Jones MS	1,568	1,575	-7	1,599	1,575	24	1,623	1,575	48	14
	Patrick ES	896	1,025	-129	923	1,025	-102	951	1,025	-74	26
RZM2023-00008	Meadowcreek HS or	2,570	2,850	-280	2,634	2,850	-216	2,674	2,850	-176	10
	McClure Health Science HS	1,130	1,500	-370	1,141	1,500	-359	1,153	1,500	-347	
	Radloff MS	1,377	1,575	-198	1,391	1,575	-184	1,405	1,575	-170	7
	Graves ES	1,163	1,125	38	1,147	1,125	22	1,158	1,125	33	15
RZR2023-00009	Dacula HS	2,565	2,550	15	2,670	2,550	120	2,748	2,550	198	23
	Dacula MS	1,852	1,900	-48	1,906	1,900	6	1,962	1,900	62	18
	Mulberry ES	750	975	-225	773	975	-202	796	975	-179	34
RZR2023-00010	Mill Creek HS	2,915	2,800	115	2,633	2,800	-167	2,596	2,800	-204	2
	Osborne MS	1,658	1,575	83	1,646	1,575	71	1,671	1,575	96	1
	Duncan Creek ES	1,319	1,300	19	1,345	1,300	45	1,372	1,300	72	2

Exhibit F: Maps

[attached]



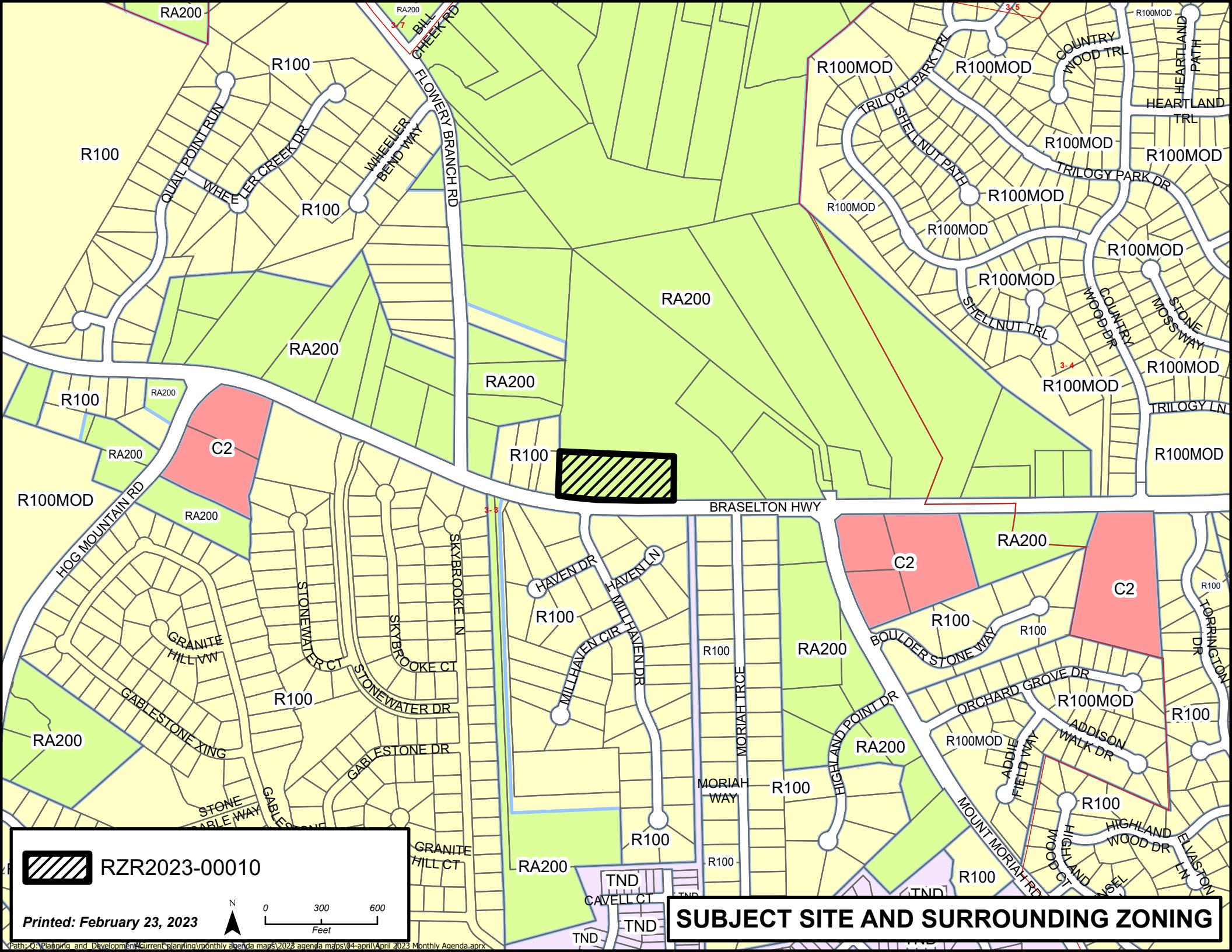
 RZR2023-00010



0 50 100
Feet

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Gwinnett County GIS



RZR2023-00010

N

A horizontal number line with arrows at both ends. The number 0 is at the left end. The number 300 is in the middle. The number 600 is at the right end. Below the line, the word "Feet" is written.

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SUBJECT SITE AND SURROUNDING ZONING

