

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR CERTAIN ZONING MAP AMENDMENTS FOR PROPERTIES LOCATED WITHIN THE HARBINS-ALCOVY SMALL AREA PLAN STUDY AREA

ADOPTION DATE: FEBRUARY 17, 2026

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District I	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins III, District 3	Yes	Aye
Matthew Holtkamp, District 4	Yes	Aye

On motion of **Commissioner Watkins**, which carried by a **5-0** vote, the following Resolution is hereby adopted:

A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR CERTAIN ZONING MAP AMENDMENTS FOR PROPERTIES LOCATED WITHIN THE HARBINS-ALCOVY SMALL AREA PLAN STUDY AREA

WHEREAS, Gwinnett County is subject to the Georgia Planning Act of 1989, requiring the County to develop a comprehensive plan as a policy document and guide for future development and capital investment decisions; and

WHEREAS, the Board of Commissioners adopted its comprehensive plan, known as the Gwinnett County 2045 Unified Plan (the "2045 Unified Plan"), on February 20, 2024; and

WHEREAS, the 2045 Unified Plan provides a coordinated and comprehensive plan for the long-term goals, objectives, and priorities for

Gwinnett County and also promotes the health, safety, convenience, order, prosperity, and general welfare of the citizens of Gwinnett County; and

WHEREAS, one of the goals of the 2045 Unified Plan is to “develop a framework that protects remaining natural and rural parts of Gwinnett County from overdevelopment” by “conserv[ing] land with high ecological productivity, difficult development challenges, or both, cluster[ing] new development around community services and amenities, and us[ing] sewer and road infrastructure as a growth management tool”; and

WHEREAS, the 2045 Unified Plan establishes the Daily Community Framework to guide land use decisions by identifying the vision, key implementation actions, recommended uses and zoning classifications for each development type on the Future Development Map; and

WHEREAS, in furtherance of the 2045 Unified Plan’s Daily Community Framework, Gwinnett County initiated the Harbins-Alcovy Small Area Plan, which will establish detailed land use and policy frameworks to balance strategic residential and commercial growth with preservation of rural and natural landscapes around the planned Rowen development; and

WHEREAS, Section 200-60.1 of the Unified Development Ordinance of Gwinnett County, Georgia (the “UDO”) provides, in part, that the 2045 Unified Plan is “established as the official policy of the County concerning designated future land uses, and as a guide to decisions regarding the appropriate manner in which property shall be zoned in the unincorporated area of Gwinnett County”; and

WHEREAS, in conjunction with the development of the Harbins-Alcovy Small Area Plan, it is anticipated that the Gwinnett County Department of Planning and Development will propose amendments to the UDO; and

WHEREAS, the Board of Commissioners deems it is in the best interest of the citizens of Gwinnett County that no applications for zoning map amendments for the R-75 Single-Family Residence Zoning District, the R-60 Single-Family Residence Zoning District, or the OSC Open Space Conservation Zoning District be accepted for properties located within the Harbins-Alcovy Small Area Plan study area as set forth in Exhibit A, attached hereto and incorporated herein by reference, pending the completion and adoption of the Harbins-Alcovy Small Area Plan and accompanying amendments to the UDO; and

WHEREAS, at this time, the Board of Commissioners expects this process will require a period of six (6) months.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that Gwinnett County shall not accept any applications for zoning map amendments for the R-75 Single-Family Residence Zoning District, the R-60 Single-Family Residence Zoning District, or the OSC Open Space Conservation Zoning District for properties located within the Harbins-Alcovy Small Area Plan study area, as shown in Exhibit A, from the date of execution of this Resolution through and including August 26, 2026, or the date the Board of Commissioners adopts the Harbins-Alcovy Small Area Plan and accompanying amendments to the UDO, whichever occurs first.

GWINNETT COUNTY BOARD OF COMMISSIONERS

BY: *Nicole L. Hendrickson*
NICOLE L. HENDRICKSON, CHAIRWOMAN

ATTEST:

BY: *Tina King*
TINA KING, COUNTY CLERK



APPROVED AS TO FORM:

BY: *Jenny Carter*
JENNY CARTER, ACTING COUNTY ATTORNEY

