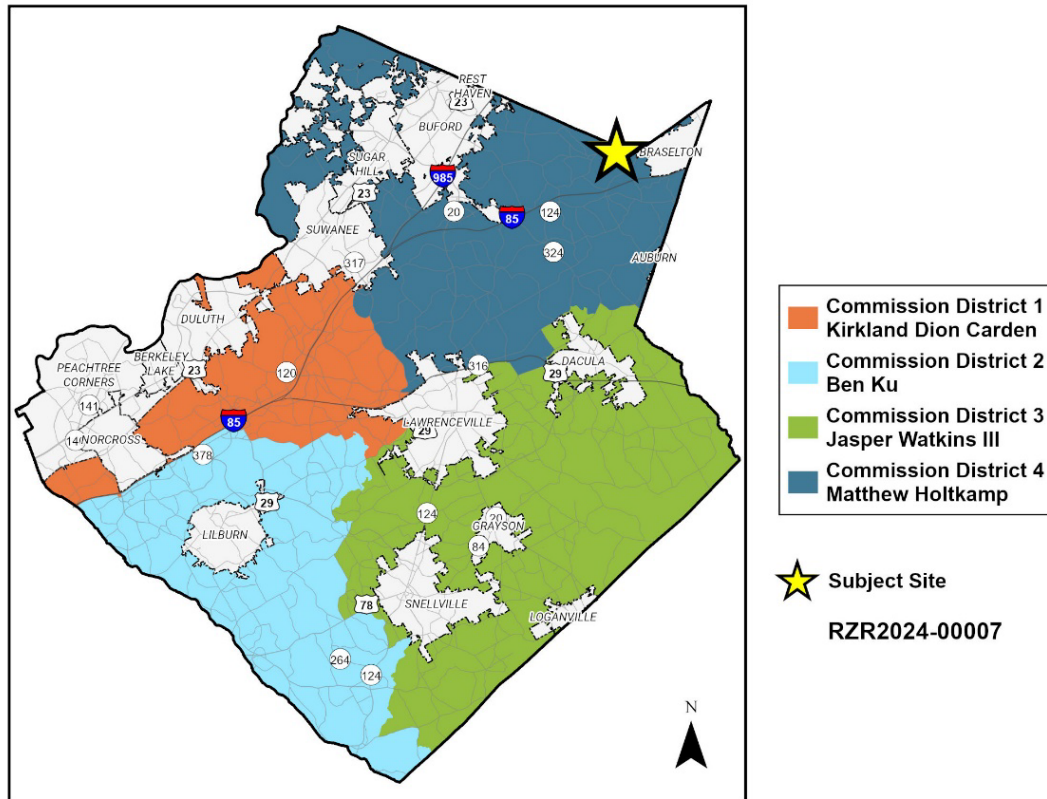


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** RZR2024-00007  
**Current Zoning:** RA-200 (Agriculture-Residence District)  
**Request:** Rezoning to R-100 (Single-Family Residence District)  
**Address:** 2740 Thompson Mill Road  
**Map Number:** R1002 033  
**Site Area:** 9.46  
**Lots:** 3  
**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: 2/6/2024**  
**Board of Commissioners Advertised Public Hearing Date: 2/27/2024**

**Applicant:** Mareis, LLC  
1935 Sumter Street  
Atlanta, GA 30318

**Owner:** Norbert R. Duncan  
600 North Briarcliff Road  
Warner Robins, GA 31088

**Contact:** Thad Higgins

**Contact Phone:** 810.459.9755

### Zoning History

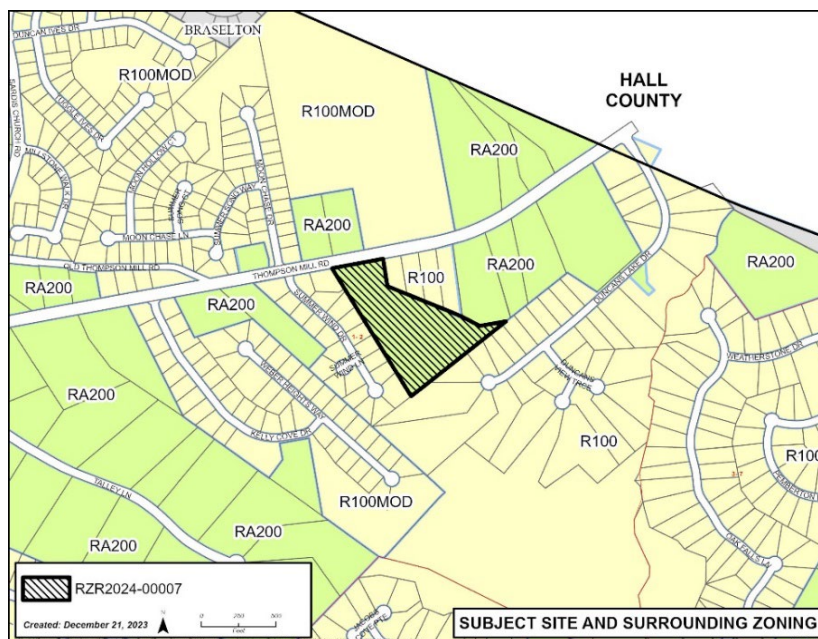
The subject property is zoned RA-200 (Agriculture-Residence District). There are no previous zoning requests on record for the property.

### Existing Site Condition

The subject property is a 9.46-acre parcel located on the south side of Thompson Mill Road between Sardis Church Road and the Hall County line. The property is irregularly shaped, narrowing substantially at the front setback line before widening towards the rear of the property. The site is undeveloped and contains mature tree cover consisting of mostly evergreens. The topography slopes gently from the frontage down towards the rear southeast corner by approximately 38 feet. There is no curb cut along Thompson Mill Road to access the property or sidewalks along this portion of the road. Overhead utilities span the length of the property frontage. The nearest Gwinnett County Transit stop is located 8.3 miles from the subject site.

### Surrounding Use and Zoning

The subject site is surrounded by single-family detached residences within subdivisions to the south and west, and on large lots to the north and east. An approximately 30-acre wooded lot containing a single-family residence is located directly across Thompson Mill Road. In 2007, this property was rezoned to R-100MOD for a 66-lot single-family detached subdivision, pursuant to RZR-07-004. The subdivision was never platted or constructed. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.32 units per acre
North	Single-Family Residential	R-100MOD	0.03 units per acre
	Single-Family Residential	RA-200	0.50 units per acre
East	Single-Family Residential	R-100	1.10 units per acre
	Single-Family Residential	RA-200	0.27 units per acre
South	Single-Family Residential	R-100	1.24 units per acre
West	Single-Family Residential	R-100	2.14 units per acre

## Project Summary

The applicant requests the rezoning of a 9.46-acre parcel from RA-200 to R-100 for a single-family detached subdivision, including:

- Three single-family residences on lots ranging from 2.35 to 4.63 acres, yielding a density of 0.32 units per acre.
- Two story residences with a minimum heated floor area of 4,192 square feet with side-facing, two-car garages and a front-facing one-car garage.
- Lots to be served by private septic systems.
- A single, shared driveway onto Thompson Mill Road. The shared driveway is located within a 20-foot-wide common access easement which provides access to all three proposed lots.
- Architectural elevations were not included in the application.

## Zoning and Development Standards

The applicant is requesting rezoning to R-100 (Single-Family Residence District), 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 (Septic)	Minimum 25,500 square feet	Minimum 102,718 square feet	YES
Lot Width	Minimum 100'	≥100'	YES
Building Height	Maximum 35'	≤35'	YES
Front Yard Setback	Minimum 50'	>50'	YES
Side Yard Setback	Minimum 10'	10'	YES
Rear Yard Setback	Minimum 40'	40'	YES
Heated Floor Area	Minimum 1,400 square-feet	4,192 square feet	YES
Density	N/A	0.32 units per acre	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 rezoning property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to standards governing exercise of zoning power as defined in Section 270-20.5. After 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 proposed single-family residential subdivision contains three large lots with lower density than the surrounding properties. 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 property .

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

The existing use and usability of adjacent or nearby properties would not be adversely impacted by the zoning change as there are a significant number of similarly zoned and developed properties. The proposed subdivision also contains a shared driveway which lessens the number of curb cuts along Thompson Mill Road.

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

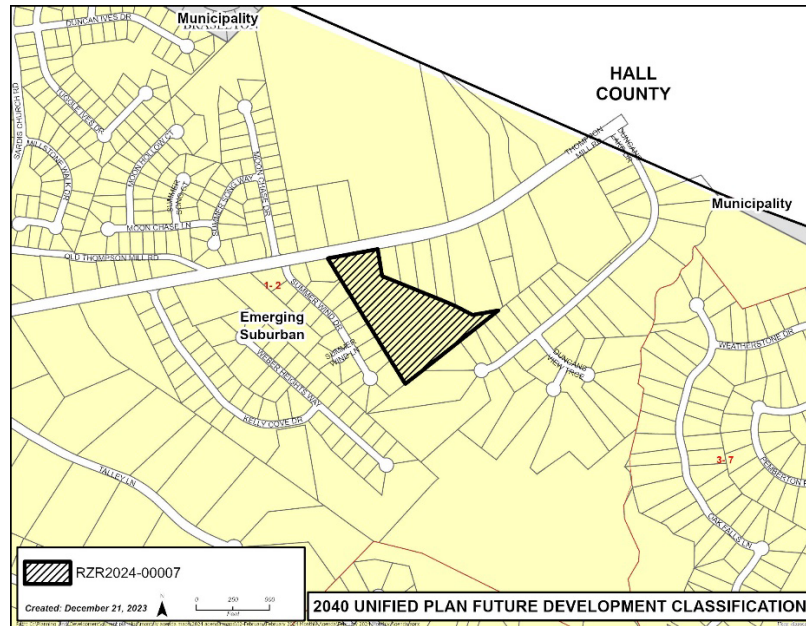
The property has a reasonable economic use as currently zoned.

**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.**

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 impact is anticipated on school enrollment. 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 2040 Unified Plan Future Development Map indicates the subject property lies within the Emerging Suburban Character Area. The designation includes areas of low intensity, low lot coverage, and large amounts of undeveloped land, although new residential development is anticipated. The proposed single-family detached residential subdivision is consistent with the intent of the 2040 Unified 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.**

The proposed subdivision contains three lots that far exceed the minimum lot standards for the R-100 zoning district. The surrounding area is characterized by low-density single-family residences and the proposed subdivision will have a lower density than most of the developed properties in the area. The relative size of the property and the low number of proposed residences gives supporting grounds for approval.

**Staff Recommendation**

Based on 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 development of a single-family detached subdivision, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B, Site Plan dated received December 12, 2023.

2. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed three lots.
3. All dwellings shall have a minimum of a two-car garage.
4. The minimum heated floor area of dwellings shall be 4,000 square feet.
5. ~~The developer shall construct a 5-foot-wide sidewalk along the Thompson Mill Road frontage.~~
6. Natural vegetation shall remain on each individual lot until the issuance of a building permit for said lot. The area within the 20-foot-wide common access easement may be cleared with the issuance of the first building permit.
7. The site shall be limited to a single, shared entrance from Thompson Mill Road.
- 8. No accessory dwelling units shall be allowed.**
- 9. Each property shall have a residential drainage plan.**
- 10. Each lot shall be owned fee simple.**

**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 facing property from front of property**



**View facing property from subdivision to the west**





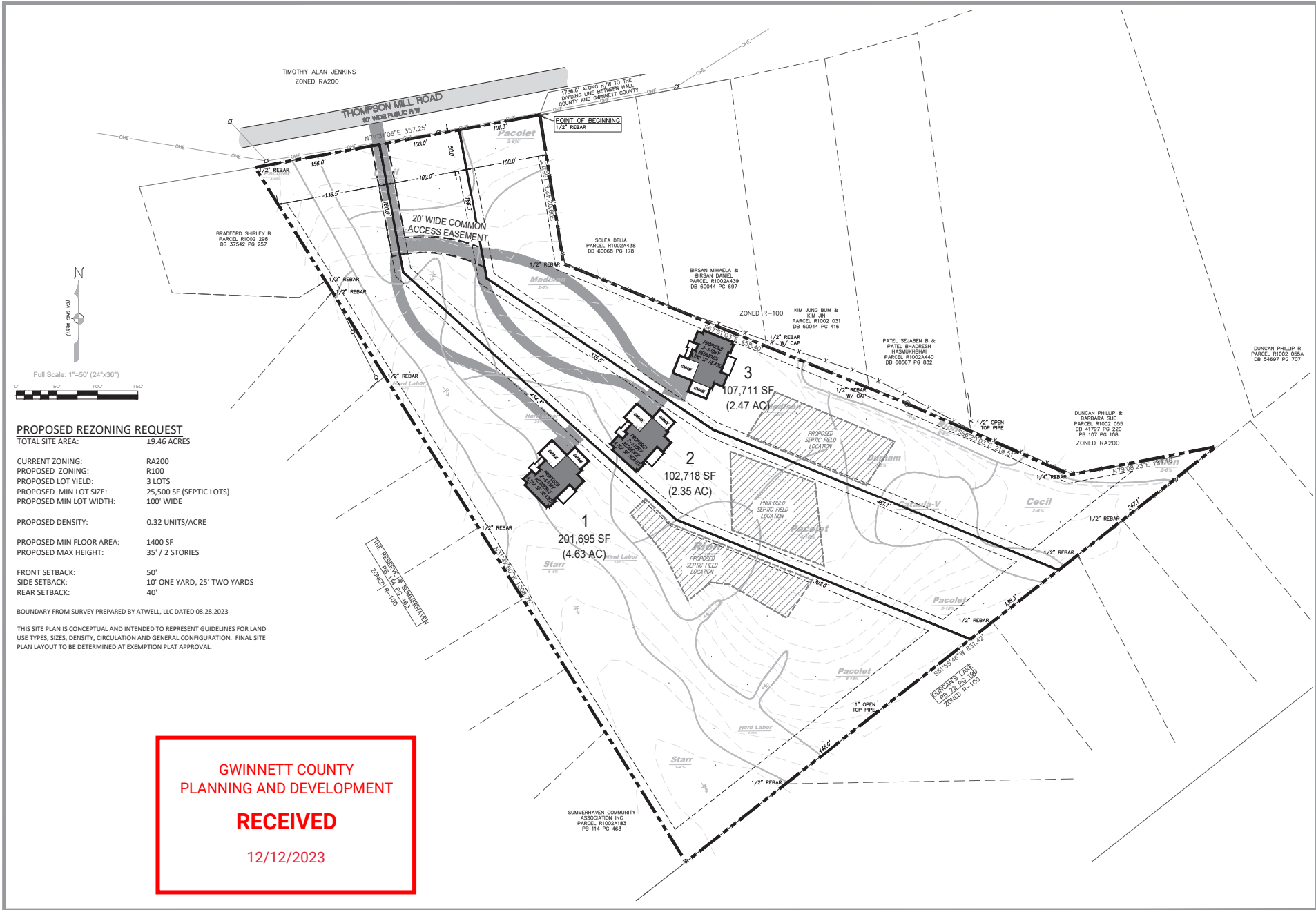
**View from Thompson Mill Road facing East**



**View from Thompson Mill Road facing West**

**Exhibit B: Site Plan**

**[attached]**



**GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT**  
  
**RECEIVED**  
  
 12/12/2023

**2740 Thompson Mill Rd**  
 Thompson Mill Rd, Gwinnett County, Georgia  
 PIN 1002 0033

PROPERTY OWNER  
 NURETT & DUNCAN  
 4815 BIRCHCROFT RD  
 WANDER BURGEO GA 30086

R100  
 REZONING

**SITE  
 PLAN**

11.29.2023

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

**[attached]**

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12/12/2023

## 2740 Thompson Mill Rd - Letter of Intent to request a rezoning from RA200 to R100

The property owner and applicant requests the rezoning of the Subject Property consisting of a 9.46 acres, more or less, located on the southern side of Thompson Mill Rd, more particularly known as 2740 Thompson Mill Rd, Buford, Georgia. This rezoning application seeks approval to rezone the Subject Property from the present RA200 zoning classification to R100 for the development of 3 single-family residences.

The Subject Property is undeveloped a majority of the site is wooded. Subject Property is located in the eastern most portion of Gwinnett County. To the west of the Subject Property is an existing single-family neighborhood, Reserve at Summerhaven, zoned R100. To the southeast is an existing single-family neighborhood, Duncans Lake, also zoned R100. To the east and northeast are 4 single-family residences zoned R100 with direct access to Thompson Mill Rd recorded by exemption plat. To the north, across the street to the Subject Property is larger tract zoned R100 MOD as well as existing RA200 zoned tracts.

The Subject Property is over 9 acres, but a public sanitary sewer connection for the Subject Property was not viable. The applicant is unable to extend Public Sanitary Sewer to the Subject Property due to system constraints that limit capacity within this area of Gwinnett County (also refer to Historic Zoning Case RZR2022-00019). As such, please consider the attached request to rezone the Subject Property to R100 to build homes on 3 estate sized individual sanitary septic system lots, accessed by a common driveway point onto Thompson Mill Rd.

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12/12/2023

**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, nearby properties are similarly zoned R100.

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

No, the proposed single family homes will enhance the values of neighboring properties.

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

The property is currently vacant and is not a 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:

The proposed zoning will add minimal impact to public infrastructure or institutions.

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

The proposed R100 zoning is in compliance with the traditional neighborhood land use patterns.

- (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 affecting the property or the zoning.

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

**[attached]**

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12/12/2023

**REZONING APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Mareis, LLC</u>	NAME: <u>NORBERT R DUNCAN</u>
ADDRESS: <u>1935 Sumter St.</u>	ADDRESS: <u>600 N BRIARCLIFF RD</u>
CITY: <u>Atlanta</u>	CITY: <u>WARNER ROBINS</u>
STATE: <u>GA</u> ZIP: <u>30318</u>	STATE: <u>GA</u> ZIP: <u>31088</u>
PHONE: <u>810.459.9755</u>	PHONE: <u>478.328.0479</u>
EMAIL: <u>alex.ciuca23@gmail.com</u>	EMAIL: <u>duncannrd@yahoo.com</u>
CONTACT PERSON: <u>Thad Higgins</u> PHONE: <u>810.459.9755</u>	
CONTACT'S E-MAIL: <u>thadhiggins@gmail.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>RA200</u> REQUESTED ZONING DISTRICT: <u>R100</u>	
PARCEL NUMBER(S): <u>R1002 033</u> ACREAGE: <u>9.46 Acres</u>	
ADDRESS OF PROPERTY: <u>2740 THOMPSON MILL ROAD</u>	
PROPOSED DEVELOPMENT: <u>Rezoning from R-200 to R-100 to allow for 3 future SFD homesites</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>3</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>min. 1400 SF</u>	Total Building Sq. Ft. _____
Gross Density: <u>0.3 DU/AC</u>	Density: _____
Net Density: _____	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



RECEIVED

12/12/2023

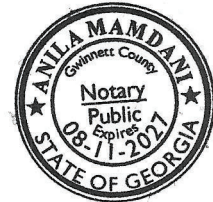
**REZONING APPLICANT'S CERTIFICATION**

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.

[Handwritten Signature] 11.30.23  
Signature of Applicant Date

THAD HIGGINS REPRESENTATIVE  
Type or Print Name and Title

[Handwritten Signature] 11/30/2023 [Notary Seal]  
Signature of Notary Public Date Notary Seal



**RECEIVED**

12/12/2023

**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.

*Norbert R. Duncan*

Signature of Property Owner

*29 Nov 2023*

Date

*Norbert R. Duncan*

Type or Print Name and Title

*Andrea D. Hill*

Signature of Notary Public

*11/29/23*

Date



RECEIVED

12/12/2023

**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.

THAD HIGGINS 11/30/23 THAD HIGGINS  
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

N/A  
SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

Anila MAMDANI 11/30/2023  
SIGNATURE OF NOTARY PUBLIC                      DATE



NOTARY SE

**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

THAD HIGGINS  
YOUR NAME

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

NAME AND OFFICAL 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.



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

**[attached]**



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

<b>TRC Meeting Date:</b>		01.10.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		RZR2024-00007	
Case Address:		2740 Thompson Mill Road, Buford, 30519	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Thompson Mill Road is a major collector. ADT = 6,081.		
2	8.3 miles to the nearest transit facility (#2334754) Buford/SR 20 Park and Ride.		
3	Per the recently updated UDO, a 5' concrete sidewalk shall be required along the entire site frontage during the development process.		
4	As shown on the zoning site plan, the developer shall construct a shared driveway to limit the direct driveway connections to Thompson Mill Road.		
5	If the ditch along the frontage of Thompson Mill Road is filled for the development of the site, then piping shall be put in to avoid drainage issues.		
6			
7			
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1			
2			
3			
4			
5			
6			
7			

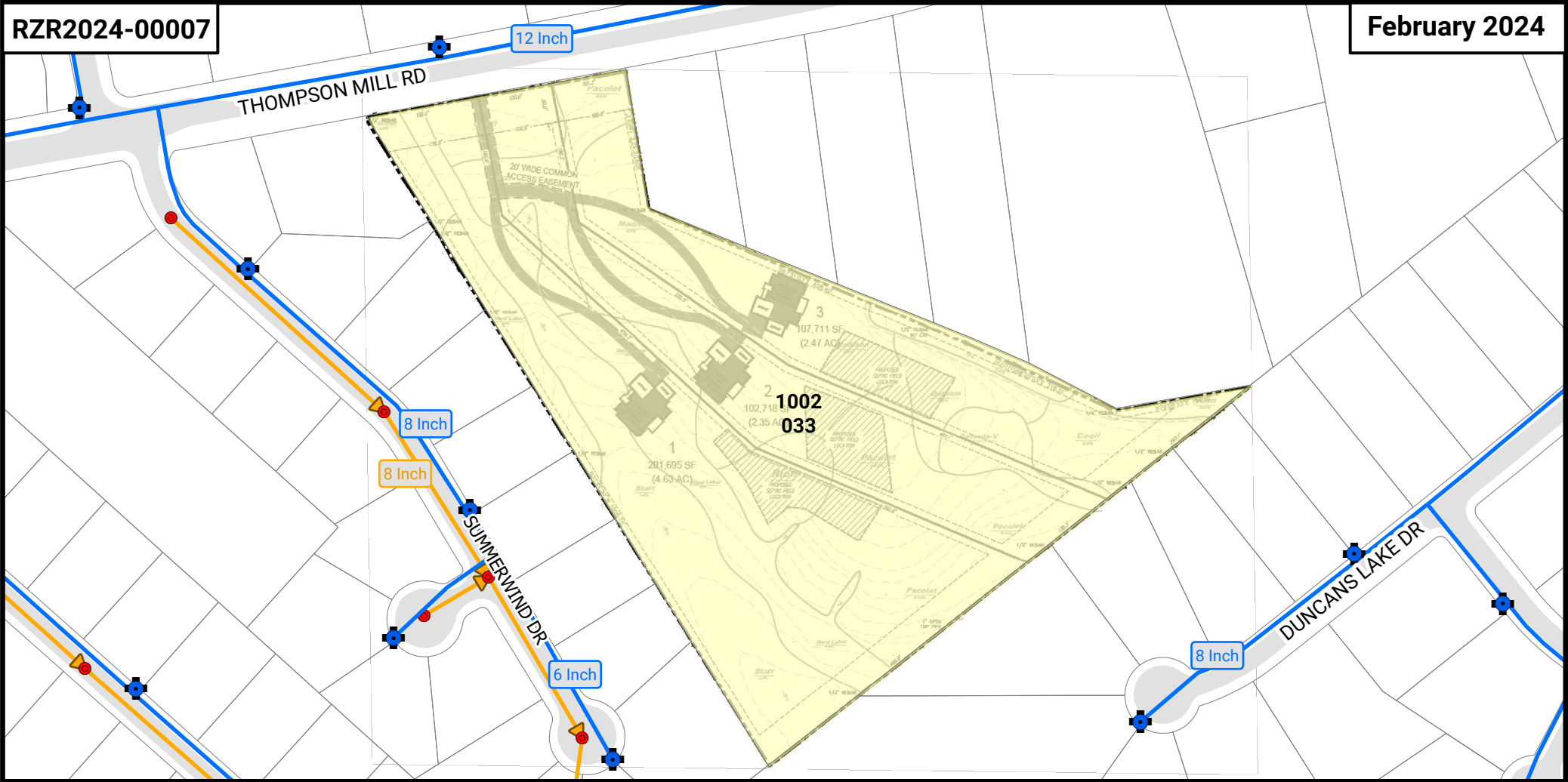


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**





<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@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:		RZR2024-00007		
Case Address:		2740 Thompson Mill Rd		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to the existing 12-inch water main on the northern right-of-way of Thompson Mill 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

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

*Revised 7/26/2021*

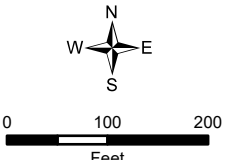


**LEGEND**

 Water Main	 Manhole
 Hydrant	 Sewer Collector

**2740 Thompson Mill Rd**  
 RA-200 to R-100  
**Water & Sewer**  
**Utility Map**

**LOCATION**




**Water Comments:** The proposed development may connect to the existing 12-inch water main on the northern right-of-way of Thompson Mill 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.

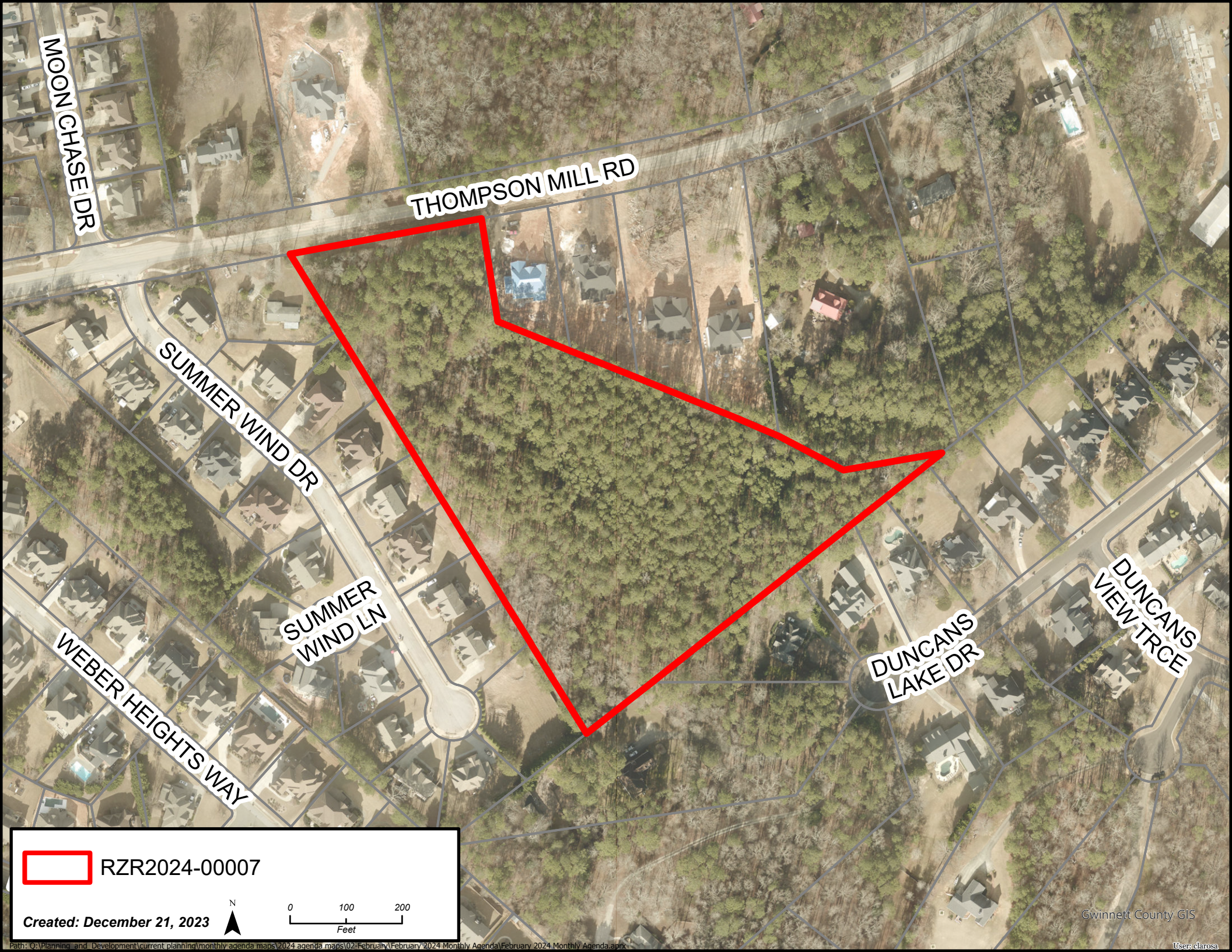


**Residential Rezoning Impact on Local Schools**  
 Prepared for Gwinnett County BOC, **February, 2024**

											Proposed Zoning
	School	2023-24			2024-25			2025-26			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
CIC2024-00006	<b>South Gwinnett HS</b>	2,651	2,750	-99	2,704	2,750	-46	2,758	2,750	8	1
	<b>Grace Snell MS</b>	1,316	1,200	116	1,342	1,200	142	1,369	1,200	169	1
	Magill ES	1,346	1,525	-179	1,386	1,525	-139	1,427	1,525	-98	2
CIC2024-00002	<b>Parkview HS</b>	3,258	2,900	358	3,307	2,900	407	3,330	2,900	430	64
	<b>Trickum MS</b>	2,203	1,775	428	2,236	2,275	-39	2,258	2,275	-17	47
	Camp Creek ES	1,370	1,325	45	1,384	1,325	59	1,400	1,325	75	84
RZR2024-00005 & RZR2024-00006	<b>South Gwinnett HS</b>	2,651	2,750	-99	2,704	2,750	-46	2,758	2,750	8	26
	<b>Grace Snell MS</b>	1,316	1,200	116	1,342	1,200	142	1,369	1,200	169	18
	Rosebud ES	991	1,200	-209	1,011	1,200	-189	996	1,200	-204	33
RZR2024-00007	<b>Seckinger HS</b>	2,004	2,800	-796	2,226	2,800	-574	2,330	2,800	-470	1
	<b>Jones MS</b>	1,699	1,575	124	1,767	1,575	192	1,870	1,575	295	1
	Ivy Creek ES	1,649	1,275	374	1,739	1,275	464	1,795	1,275	520	1

**Exhibit F: Maps**

**[attached]**



MOON CHASE DR

THOMPSON MILL RD

SUMMER WIND DR

SUMMER WIND LN

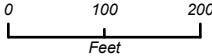
WEBER HEIGHTS WAY

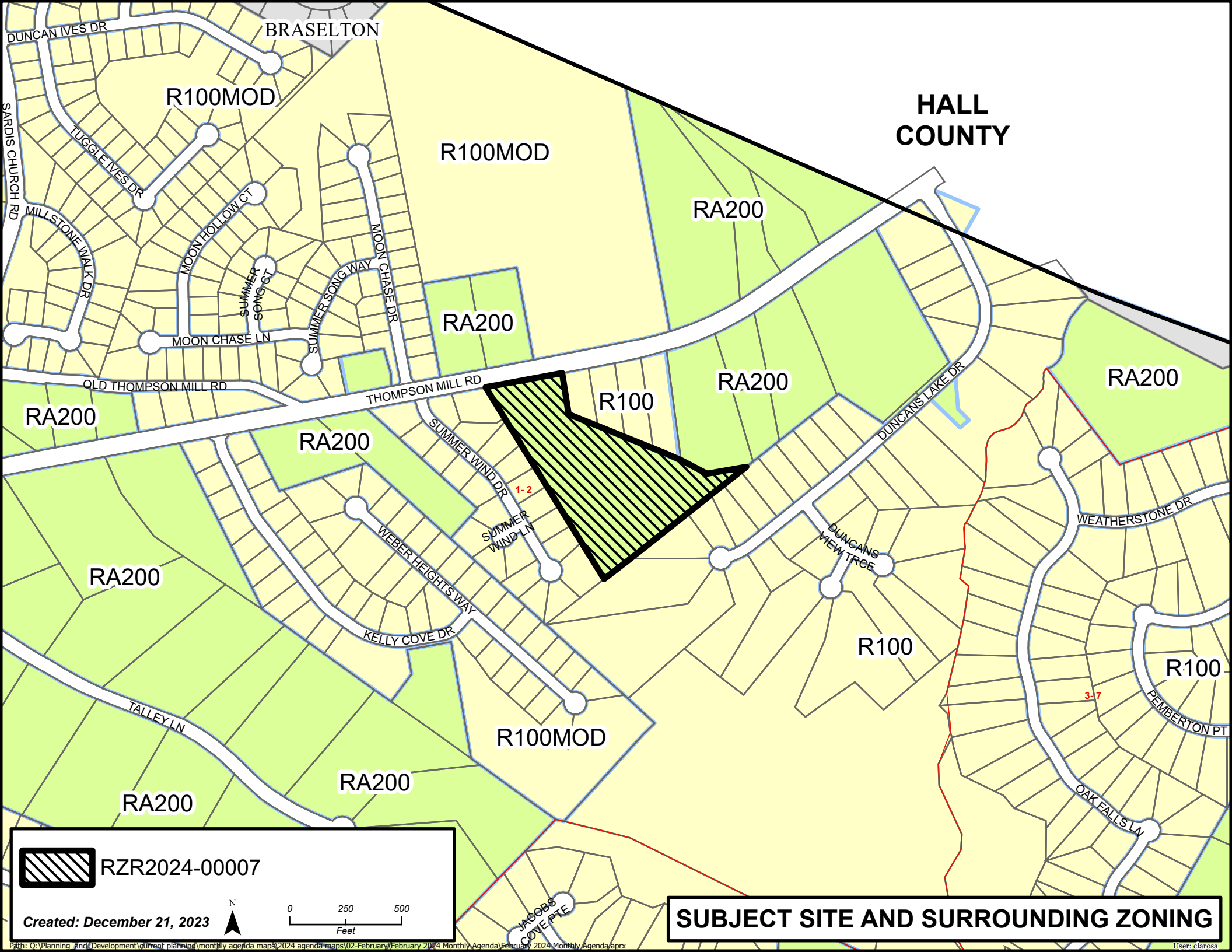
DUNCANS LAKE DR

DUNCANS VIEW TRCE

 RZR2024-00007

Created: December 21, 2023





BRASELTON

HALL COUNTY

R100MOD

R100MOD

RA200

RA200

RA200

RA200

RA200

RA200

R100

RA200

R100

R100

R100MOD

RA200

RA200

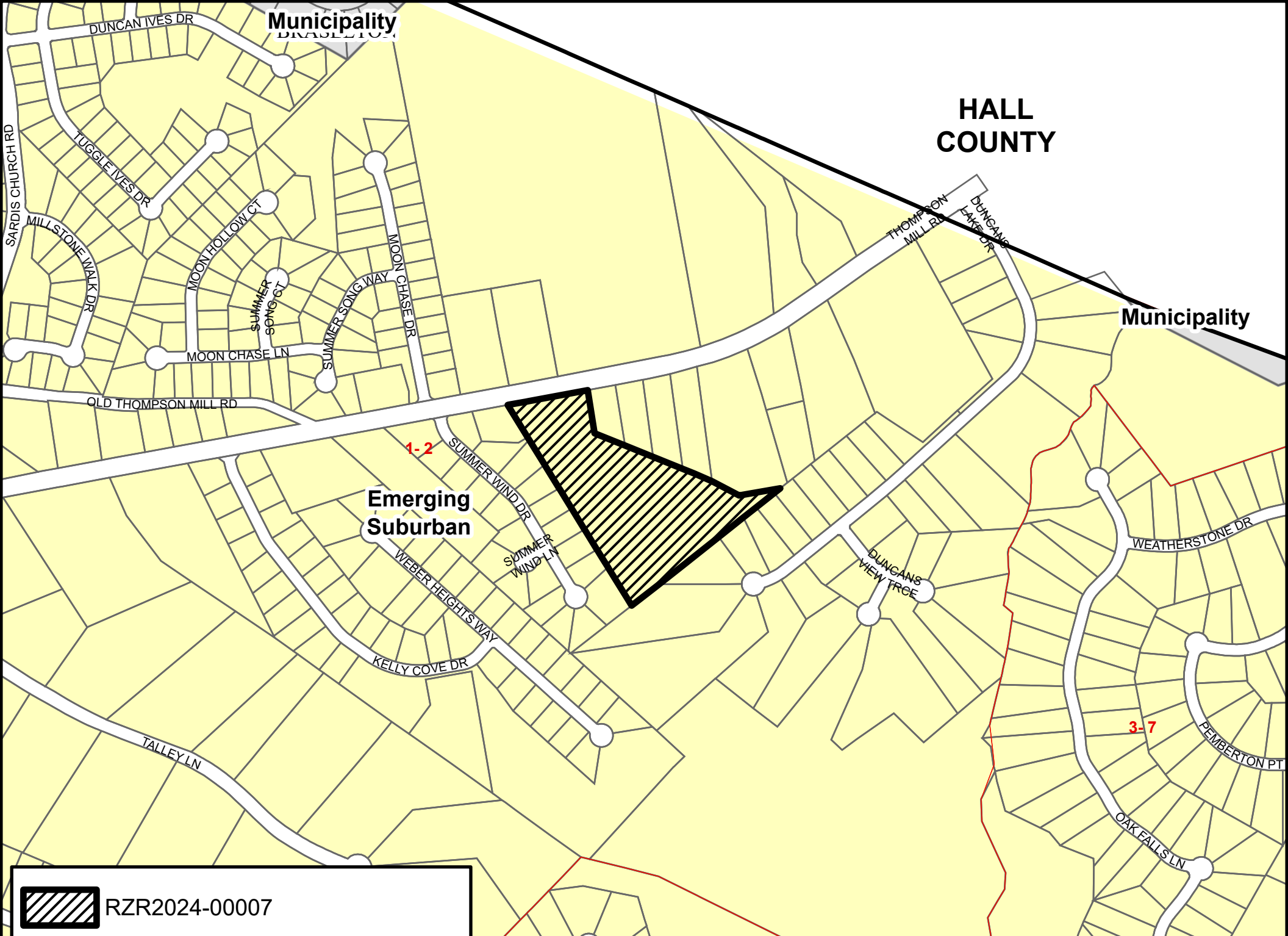
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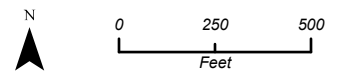


**SUBJECT SITE AND SURROUNDING ZONING**



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**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**