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9/25/2024

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Tyler Lasser</u>	Name: <u>Ana Lehner</u>
Address: <u>299 South Main Street</u>	Address: <u>3248 Braselton Highway</u>
City: <u>Alpharetta</u>	City: <u>Dacula</u>
State: <u>GA</u> ZIP: <u>30009</u>	State: <u>GA</u> ZIP: <u>30019</u>
Phone: <u>470-202-9321</u>	Phone: _____
Email: <u>tlasser@lja.com</u>	Email: _____
Contact Person: <u>Tyler Lasser</u> Phone: <u>470-202-9321</u>	
Contact's Email: <u>tlasser@lja.com</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u> Requested Zoning District: <u>R-100</u>	
Parcel Number(s): <u>R5325 437</u> Acreage: <u>1.89</u>	
Property Address(es): <u>3224 Hall Road</u>	
Proposed Development: <u>Minor residential subdivision with 2 lots</u>	
Variance(s): <u>None</u> Waiver(s): <u>None</u>	
RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Dwelling Units: <u>2</u>	No. of Buildings: _____
Dwelling Unit Sq. Ft.: <u>4,370</u>	Total Building Sq. Ft.: _____
Density: <u>1.06 units per acre</u>	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: _____	

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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.

Ana Lehner

Signature of Property Owner

08.20.2024

Date

Ana Lehner

Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

9/20/2024

Date



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Applicant's Letter of Intent
3224 Hall Road
Rezoning RA-200 to R-100

The Applicant, Ana Lehner, requests to rezone the approximately 1.889-acre site from RA-200 to R-100 for the purpose of subdividing the property into lots for new single-family dwellings. The site is located on the south side of Hall Road, near its intersection with Bold Springs Road. The surrounding area is primarily single-family residential, with a variety of zoning districts, including RA-200, R-100, R-100 MOD and OSC.

The subject site is located within the Center – Rural character area of the Gwinnett County 2045 Comprehensive Plan. This character area generally promotes commercial uses to serve the rural parts of the county and allows for residential. The recommended zoning categories for this area are slightly denser than what is proposed, however, the Applicant submits the proposed R-100 zoning category is more consistent with the existing uses in proximity and will maintain the rural spirit of the area. As proposed, both lots will greatly exceed the minimum size requirements for R-100, amounting to a density of approximately 1.06 units per acre. The new homes will have a minimum heated floor area of 3,500 square feet and will include a three-car garage. The exterior of the homes will consist of a combination of brick, stone and cement siding.

The applicant looks forward to meeting with staff as well as the community to address any questions or concerns and is excited to provide exceptional homes in a highly desirable section of Gwinnett County. Please refer to the attached documents for additional details regarding the site and appearance of the proposed single-family detached dwellings.

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Standards Governing the Exercise of the Zoning Power

To further demonstrate that the proposed rezoning and land use is consistent with the intent of the UDO and 2045 Unified Plan, the applicant submits its response to the Standards Governing Exercise of the Zoning Power as follows:

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

Rezoning the subject site to R-100 for the purpose of constructing new single-family dwellings is a suitable in relation to the adjacent and nearby properties. Each of the properties in proximity are residentially zoned.

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

The proposed rezoning will not adversely affect the use of the surrounding properties. The proposed use is consistent with the area. Each lot will be significantly larger than what is required within the R-100 zoning district, and the site will remain for residential uses.

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

Due to the size and location of the property, in addition to the pattern of residential subdivision in the area, the applicant believes that the subject property does not have a reasonable economic use as currently zoned. The applicant submits the rezoning would allow for a use more compatible with the surrounding properties.

(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 rezoning will not result in an excessive use of existing streets, transportation facilities, utilities or schools. As proposed, each of the lots will be significantly larger than what is required in the R-100 district and will have a minimal overall impact on the area.

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

The proposed rezoning is in conformity with the intent of the 2045 Unified Plan. The subject property is located within the Center - Rural character area of the 2045 Future Development Map, which encourages various single-family residential zoning categories. The proposed development is comparable with the surrounding uses, which consists of primarily single-family residential uses.

(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 pattern of residential infill development in the area, and the proposed development's consistency with the land use and density of the surrounding properties are among reasons for approval of the proposed rezoning.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

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**Tract 7A and 7B
Hall Road**

All that tract or parcel of land lying and being in Land Lot 325 of the 5th Land District, Gwinnett County, Georgia and being particularly described as follows:

To find the point of beginning, commence at the intersection of Land Lots 324, 325, 345 and 346, said point marked by a 1 inch open top pipe found; THENCE traveling on the Land Lot common to Land Lots 325 and 345 North 29 Degrees 23 Minutes 57 Seconds West for a distance of 147.73 feet to a point on the northerly right of way of Indian Shoals Road (70' right of way), said point being the corner of Lot 3 (Exemption Plat for Atlas Development LLC recorded in Plat book 160, page 31, Gwinnett County Records) and marked by a ½ inch rebar pin found; THENCE leaving said right of way North 28 Degrees 00 Minutes 24 Seconds West for a distance of 190.74 feet to a point on the southwest right of way of Hall Road (60' right of way); THENCE traveling on said southwest, then southeast right of way of Hall Road the following seven (7) courses and distances:

along a curve to the right having a radius of 163.14 feet and an arc length of 75.08 feet being subtended by a chord bearing of North 56 Degrees 21 Minutes 01 Seconds West and a chord distance of 74.43 feet to a point; THENCE along a curve to the right having a radius of 562.88 feet and an arc length of 17.28 feet being subtended by a chord bearing of North 42 Degrees 48 Minutes 44 Seconds West and a chord distance of 17.28 feet to a point; THENCE along a curve to the right having a radius of 562.88 feet and an arc length of 84.20 feet being subtended by a chord bearing of North 37 Degrees 38 Minutes 51 Seconds West and a chord distance of 84.12 feet to a point; THENCE North 33 Degrees 21 Minutes 44 Seconds West for a distance of 118.40 feet to a point; THENCE along a curve to the left having a radius of 150.47 feet and an arc length of 195.42 feet being subtended by a chord bearing of North 70 Degrees 34 Minutes 03 Seconds West and a chord distance of 181.97 feet to a point; THENCE South 72 Degrees 13 Minutes 38 Seconds West for a distance of 75.82 feet to a point; THENCE along a curve to the left having a radius of 8805.93 feet and an arc length of 183.10 feet being subtended by a chord bearing of South 71 Degrees 37 Minutes 53 Seconds West and a chord distance of 183.10 feet to a point, said point being the northeast corner of Lot 7, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said right of way and traveling South 19 Degrees 00 Minutes 18 Seconds East for a distance of 50.00 feet to a point; THENCE South 27 Degrees 54 Minutes 00 Seconds East for a distance of 364.95 feet to a point; THENCE South 67 Degrees 32 Minutes 55 Seconds West for a distance of 75.83 feet to a point; THENCE North 34 Degrees 27 Minutes 15 Seconds West for a distance of 200.05 feet to a point, said point marked by a ½ inch open top pipe found; THENCE South 74 Degrees 39 Minutes 36 Seconds West for a distance of 203.96 feet to a point, said point marked by a 1 inch open top pipe found; THENCE North 27 Degrees 38 Minutes 25 Seconds West for a distance of 212.36 feet to a point, said point marked by a ½ inch open top pipe found on the southeast right of way of Hall Road (60' right of way); THENCE on said right of way along a curve to the left having a radius of 3004.10 feet and an arc length of 148.92 feet being subtended by a chord bearing of North 71 Degrees 43 Minutes 27 Seconds East and a chord

distance of 148.90 feet to a point; THENCE on said right of way North 70 Degrees 18 Minutes 14 Seconds East for a distance of 46.59 feet to a point; THENCE continuing on said right of way along a curve to the right having a radius of 8805.93 feet and an arc length of 112.51 feet being subtended by a chord bearing of North 70 Degrees 40 Minutes 11 Seconds East and a chord distance of 112.50 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.889 Acres and shown as Lot 7 on Exemption Plat for Atlas Development LLC recorded in Plat book 160, page 31, Gwinnett County Records.

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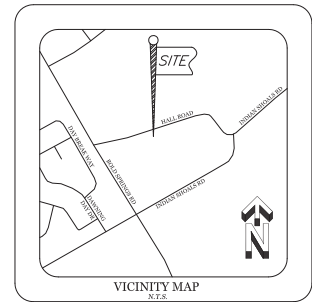
GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

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REFERENCES:
 1. WARRANTY DEED FOR ANA LEHER RECORDED IN DEED BOOK 96967, PAGE 753 GWINNETT COUNTY RECORDS.
 2. EXEMPTION PLAT FOR ATLAS DEVELOPMENT, LLC RECORDED IN PLAT BOOK 160, PAGE 31 GWINNETT COUNTY RECORDS.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 762.225 FEET AND CONTAINS 1.488 ACRES.

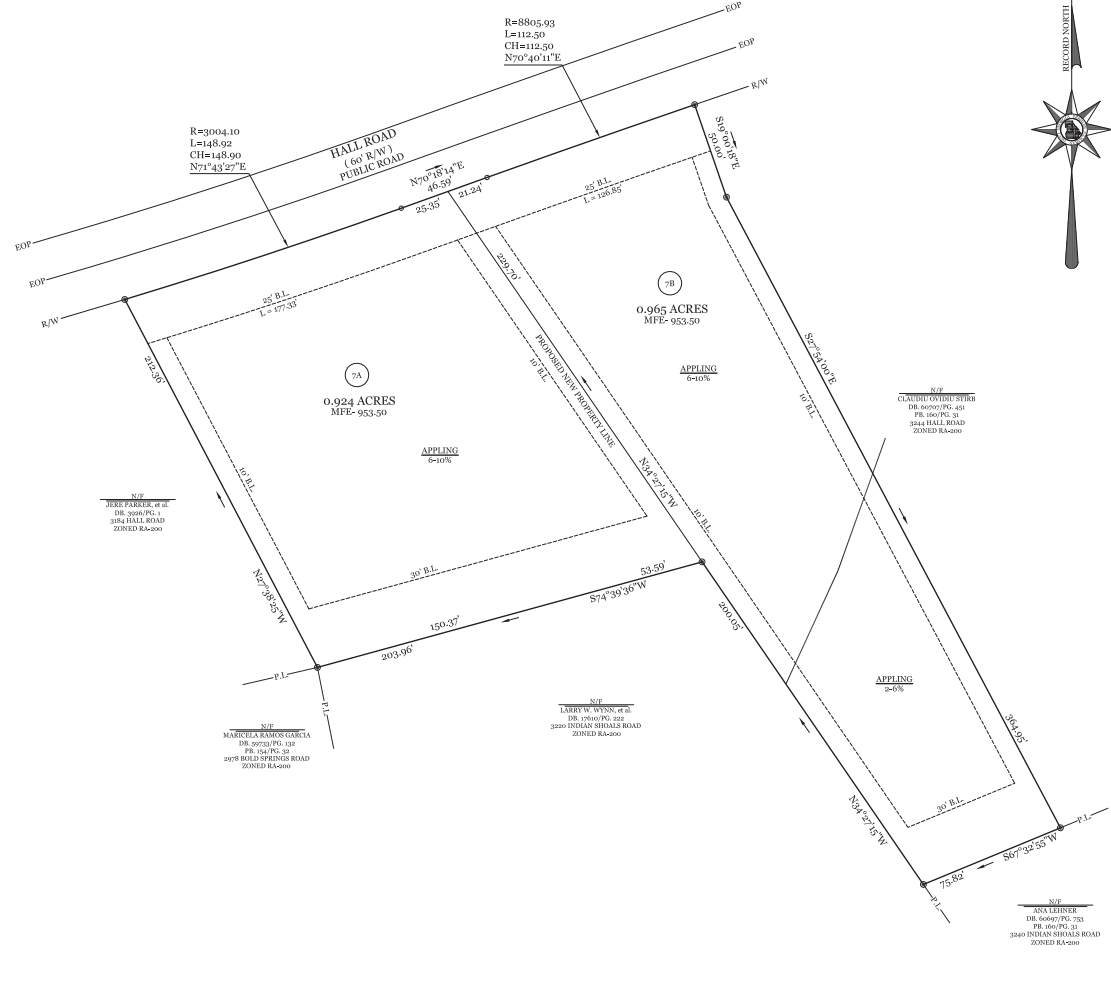
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13155C0109F, DATED SEPTEMBER 29, 2006.



**GWINNETT COUNTY
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SUF
 JERE PARKER, et al.
 DB, 2020/PC, 1
 358 HALL ROAD
 ZONED RA-200

SUF
 MARCELA RAMOS GARCIA
 DB, 2020/PC, 12
 PE, 24/PC, 25
 2078 BOLD SPENDING ROAD
 ZONED RA-200

SUF
 LARRY W. WYNN, et al.
 DB, 1990/PC, 222
 3220 INDIAN SHALLOWS ROAD
 ZONED RA-200

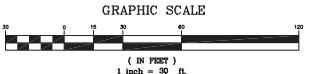
SUF
 ANA LEHER
 DB, 06/07/PC, 23
 PE, 26/PC, 31
 3244 HALL ROAD
 ZONED RA-200

PROPOSED R-100
 FRONT SETBACK - 25'
 SIDE YARD - 10'
 REAR YARD - 30'
 MAX. COVERAGE (% OF LOT) - 45%
 MAX. BUILDING HEIGHT - 35'
 MIN. LOT WIDTH IS 100'
 MIN. LOT SIZE IS 15,000 S.F.
 (25,200 S.F. REQUIRED FOR SEPTIC)

CURRENT ZONING - RA 200
 PROPOSED ZONING - R 100

LEGEND

1	BOUNDARY
2	PROPOSED BOUNDARY
3	PROPOSED NEW PROPERTY LINE
4	PROPOSED SETBACK
5	PROPOSED SIDE YARD
6	PROPOSED REAR YARD
7	PROPOSED MAX. COVERAGE
8	PROPOSED MAX. BUILDING HEIGHT
9	PROPOSED MIN. LOT WIDTH
10	PROPOSED MIN. LOT SIZE
11	PROPOSED SEPTIC
12	PROPOSED FLOOD HAZARD
13	PROPOSED FLOOD HAZARD
14	PROPOSED FLOOD HAZARD
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100	PROPOSED FLOOD HAZARD



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No.	By	Date	Revision

REZONING PLAT FOR:

ANA LEHER
 PARENT ADDRESS 3224 HALL ROAD
 PARENT TRACT TAX #5325 437

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 3010 HAMILTON HILL ROAD
 BUFORD, GEORGIA 30519
 (770) 644-9064 FAX (770) 644-9025
 LAND SURVEY FIRM CDA #4177

Date: 08.07.2024 Land Lot: 325 District: 5th Sheet No.
 County: GWINNETT, GEORGIA Scale: 1" = 30'
 Project: 23333 Drawn By: AS

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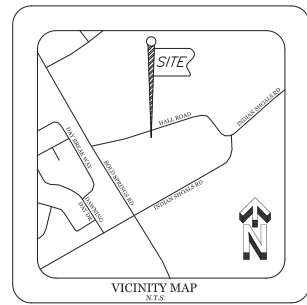
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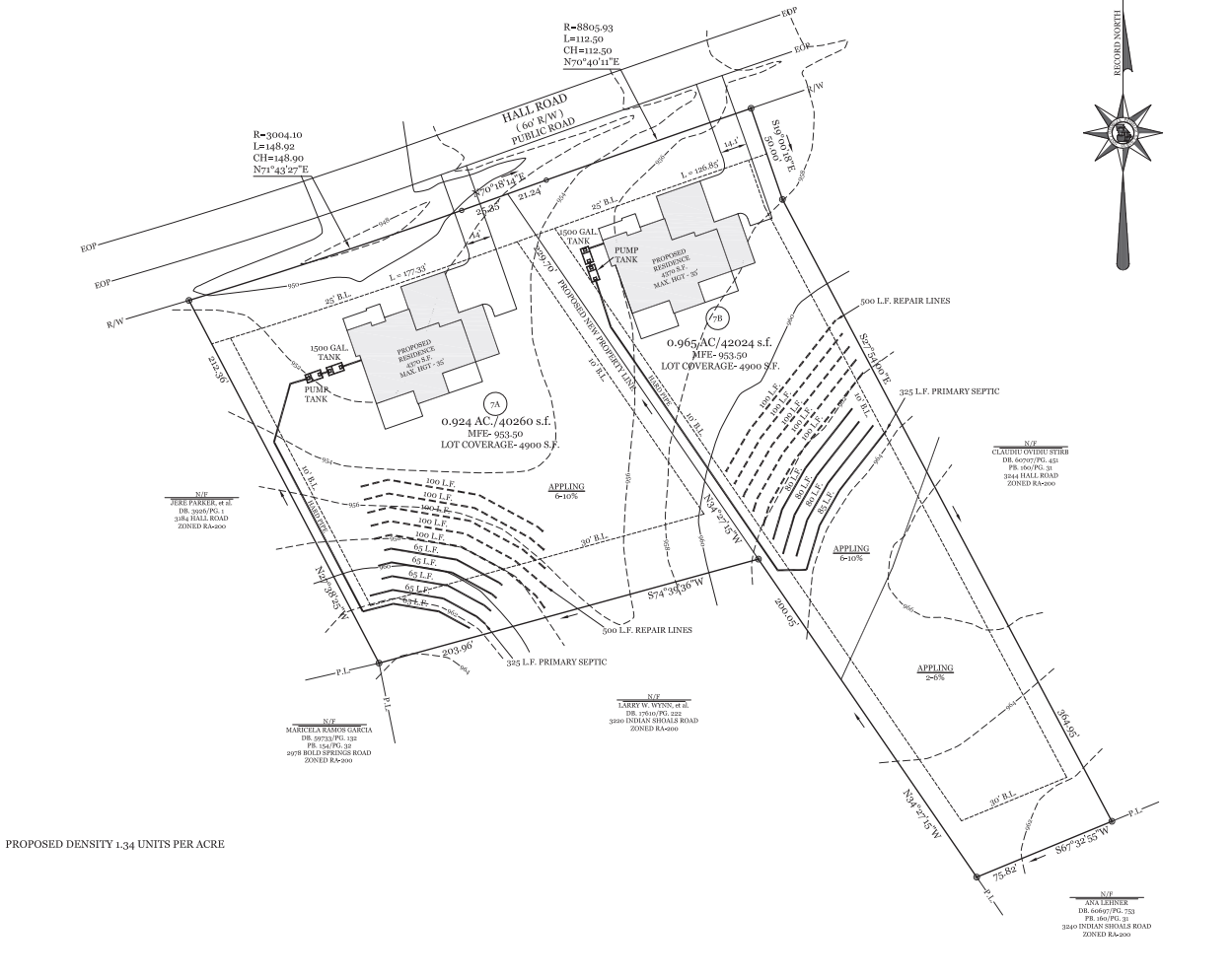
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PROPOSED DENSITY 1.34 UNITS PER ACRE

PROPOSED R-100
FRONT SETBACK - 25'
SIDE YARD - 10'
REAR YARD - 30'
MAX. COVERAGE (% OF LOT) - 45%
MAX. BUILDING HEIGHT - 35'
MIN. LOT WIDTH IS 100'
MIN. LOT SIZE IS 16,000 S.F.
(15,500 S.F. REQUIRED FOR SEPTIC)
MIN. HEATED FLOOR AREA - 1400 S.F.

CURRENT ZONING - RA 200
PROPOSED ZONING - R 100

LEGEND

ADP	ADULT DAY PROGRAM
AL	ALCOHOL
AM	AMUSEMENT
AP	APARTMENT
APP	APPROPRIATE
AR	ARTS AND RECREATION
AS	ASSEMBLY
AV	AUTOMOBILE VEHICLE
BA	BANK
BL	BUSINESS
BU	BUSINESS
CA	CARE
CH	CHILDREN
CI	COMMUNITY IMPROVEMENT
CL	CLUB
CO	COMMUNITY ORGANIZATION
CP	COMMUNITY PROGRAM
CR	COURT
CS	COMMUNITY SERVICE
CU	COMMUNITY USE
CV	COMMUNITY VEHICLE
DA	DANCE
DB	DANCE
DC	DANCE
DE	DANCE
DF	DANCE
DG	DANCE
DH	DANCE
DI	DANCE
DJ	DANCE
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DY	DANCE
DZ	DANCE
EA	EDUCATION
EB	EDUCATION
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EG	EDUCATION
EH	EDUCATION
EI	EDUCATION
EJ	EDUCATION
EK	EDUCATION
EL	EDUCATION
EM	EDUCATION
EN	EDUCATION
EO	EDUCATION
EP	EDUCATION
EQ	EDUCATION
ER	EDUCATION
ES	EDUCATION
ET	EDUCATION
EU	EDUCATION
EV	EDUCATION
EW	EDUCATION
EX	EDUCATION
EY	EDUCATION
EZ	EDUCATION
FA	FAMILY RESIDENTIAL
FB	FAMILY RESIDENTIAL
FC	FAMILY RESIDENTIAL
FD	FAMILY RESIDENTIAL
FE	FAMILY RESIDENTIAL
FF	FAMILY RESIDENTIAL
FG	FAMILY RESIDENTIAL
FH	FAMILY RESIDENTIAL
FI	FAMILY RESIDENTIAL
FJ	FAMILY RESIDENTIAL
FK	FAMILY RESIDENTIAL
FL	FAMILY RESIDENTIAL
FM	FAMILY RESIDENTIAL
FN	FAMILY RESIDENTIAL
FO	FAMILY RESIDENTIAL
FP	FAMILY RESIDENTIAL
FQ	FAMILY RESIDENTIAL
FR	FAMILY RESIDENTIAL
FS	FAMILY RESIDENTIAL
FT	FAMILY RESIDENTIAL
FU	FAMILY RESIDENTIAL
FV	FAMILY RESIDENTIAL
FW	FAMILY RESIDENTIAL
FX	FAMILY RESIDENTIAL
FY	FAMILY RESIDENTIAL
FZ	FAMILY RESIDENTIAL
GA	GENERAL BUSINESS
GB	GENERAL BUSINESS
GC	GENERAL BUSINESS
GD	GENERAL BUSINESS
GE	GENERAL BUSINESS
GF	GENERAL BUSINESS
GG	GENERAL BUSINESS
GH	GENERAL BUSINESS
GI	GENERAL BUSINESS
GJ	GENERAL BUSINESS
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GX	GENERAL BUSINESS
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HA	HIGH DENSITY RESIDENTIAL
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HZ	HIGH DENSITY RESIDENTIAL
IA	INDUSTRIAL
IB	INDUSTRIAL
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IN	INDUSTRIAL
IO	INDUSTRIAL
IP	INDUSTRIAL
IQ	INDUSTRIAL
IR	INDUSTRIAL
IS	INDUSTRIAL
IT	INDUSTRIAL
IU	INDUSTRIAL
IV	INDUSTRIAL
IW	INDUSTRIAL
IX	INDUSTRIAL
IY	INDUSTRIAL
IZ	INDUSTRIAL
JA	JOB OPPORTUNITY DEVELOPMENT ZONE
JB	JOB OPPORTUNITY DEVELOPMENT ZONE
JC	JOB OPPORTUNITY DEVELOPMENT ZONE
JD	JOB OPPORTUNITY DEVELOPMENT ZONE
JE	JOB OPPORTUNITY DEVELOPMENT ZONE
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JT	JOB OPPORTUNITY DEVELOPMENT ZONE
JU	JOB OPPORTUNITY DEVELOPMENT ZONE
JV	JOB OPPORTUNITY DEVELOPMENT ZONE
JW	JOB OPPORTUNITY DEVELOPMENT ZONE
JX	JOB OPPORTUNITY DEVELOPMENT ZONE
JY	JOB OPPORTUNITY DEVELOPMENT ZONE
JZ	JOB OPPORTUNITY DEVELOPMENT ZONE
KA	KINDergarten
KB	KINDergarten
KC	KINDergarten
KD	KINDergarten
KE	KINDergarten
KF	KINDergarten
KG	KINDergarten
KH	KINDergarten
KI	KINDergarten
KJ	KINDergarten
KK	KINDergarten
KL	KINDergarten
KM	KINDergarten
KN	KINDergarten
KO	KINDergarten
KP	KINDergarten
KQ	KINDergarten
KR	KINDergarten
KS	KINDergarten
KT	KINDergarten
KU	KINDergarten
KV	KINDergarten
KW	KINDergarten
KX	KINDergarten
KY	KINDergarten
KZ	KINDergarten
LA	LOCAL BUSINESS
LB	LOCAL BUSINESS
LC	LOCAL BUSINESS
LD	LOCAL BUSINESS
LE	LOCAL BUSINESS
LF	LOCAL BUSINESS
LG	LOCAL BUSINESS
LH	LOCAL BUSINESS
LI	LOCAL BUSINESS
LJ	LOCAL BUSINESS
LK	LOCAL BUSINESS
LL	LOCAL BUSINESS
LM	LOCAL BUSINESS
LN	LOCAL BUSINESS
LO	LOCAL BUSINESS
LP	LOCAL BUSINESS
LQ	LOCAL BUSINESS
LR	LOCAL BUSINESS
LS	LOCAL BUSINESS
LT	LOCAL BUSINESS
LU	LOCAL BUSINESS
LV	LOCAL BUSINESS
LW	LOCAL BUSINESS
LX	LOCAL BUSINESS
LY	LOCAL BUSINESS
LZ	LOCAL BUSINESS
MA	MEDIA
MB	MEDIA
MC	MEDIA
MD	MEDIA
ME	MEDIA
MF	MEDIA
MG	MEDIA
MH	MEDIA
MI	MEDIA
MJ	MEDIA
MK	MEDIA
ML	MEDIA
MM	MEDIA
MN	MEDIA
MO	MEDIA
MP	MEDIA
MQ	MEDIA
MR	MEDIA
MS	MEDIA
MT	MEDIA
MU	MEDIA
MV	MEDIA
MW	MEDIA
MX	MEDIA
MY	MEDIA
MZ	MEDIA
NA	NEIGHBORHOOD BUSINESS
NB	NEIGHBORHOOD BUSINESS
NC	NEIGHBORHOOD BUSINESS
ND	NEIGHBORHOOD BUSINESS
NE	NEIGHBORHOOD BUSINESS
NF	NEIGHBORHOOD BUSINESS
NG	NEIGHBORHOOD BUSINESS
NH	NEIGHBORHOOD BUSINESS
NI	NEIGHBORHOOD BUSINESS
NJ	NEIGHBORHOOD BUSINESS
NK	NEIGHBORHOOD BUSINESS
NL	NEIGHBORHOOD BUSINESS
NM	NEIGHBORHOOD BUSINESS
NN	NEIGHBORHOOD BUSINESS
NO	NEIGHBORHOOD BUSINESS
NP	NEIGHBORHOOD BUSINESS
NQ	NEIGHBORHOOD BUSINESS
NR	NEIGHBORHOOD BUSINESS
NS	NEIGHBORHOOD BUSINESS
NT	NEIGHBORHOOD BUSINESS
NU	NEIGHBORHOOD BUSINESS
NV	NEIGHBORHOOD BUSINESS
NW	NEIGHBORHOOD BUSINESS
NX	NEIGHBORHOOD BUSINESS
NY	NEIGHBORHOOD BUSINESS
NZ	NEIGHBORHOOD BUSINESS
OA	OFFICE
OB	OFFICE
OC	OFFICE
OD	OFFICE
OE	OFFICE
OF	OFFICE
OG	OFFICE
OH	OFFICE
OI	OFFICE
OJ	OFFICE
OK	OFFICE
OL	OFFICE
OM	OFFICE
ON	OFFICE
OO	OFFICE
OP	OFFICE
OQ	OFFICE
OR	OFFICE
OS	OFFICE
OT	OFFICE
OU	OFFICE
OV	OFFICE
OW	OFFICE
OX	OFFICE
OY	OFFICE
OZ	OFFICE
PA	PARKING
PB	PARKING
PC	PARKING
PD	PARKING
PE	PARKING
PF	PARKING
PG	PARKING
PH	PARKING
PI	PARKING
PJ	PARKING
PK	PARKING
PL	PARKING
PM	PARKING
PN	PARKING
PO	PARKING
PP	PARKING
PQ	PARKING
PR	PARKING
PS	PARKING
PT	PARKING
PU	PARKING
PV	PARKING
PW	PARKING
PX	PARKING
PY	PARKING
PZ	PARKING
QA	QUARTERS
QB	QUARTERS
QC	QUARTERS
QD	QUARTERS
QE	QUARTERS
QF	QUARTERS
QG	QUARTERS
QH	QUARTERS
QI	QUARTERS
QJ	QUARTERS
QK	QUARTERS
QL	QUARTERS
QM	QUARTERS
QN	QUARTERS
QO	QUARTERS
QP	QUARTERS
QQ	QUARTERS
QR	QUARTERS
QS	QUARTERS
QT	QUARTERS
QU	QUARTERS
QV	QUARTERS
QW	QUARTERS
QX	QUARTERS
QY	QUARTERS
QZ	QUARTERS
RA	RETAIL
RB	RETAIL
RC	RETAIL
RD	RETAIL
RE	RETAIL
RF	RETAIL
RG	RETAIL
RH	RETAIL
RI	RETAIL
RJ	RETAIL
RK	RETAIL
RL	RETAIL
RM	RETAIL
RN	RETAIL
RO	RETAIL
RP	RETAIL
RQ	RETAIL
RR	RETAIL
RS	RETAIL
RT	RETAIL
RU	RETAIL
RV	RETAIL
RW	RETAIL
RX	RETAIL
RY	RETAIL
RZ	RETAIL
SA	SCHOOL
SB	SCHOOL
SC	SCHOOL
SD	SCHOOL
SE	SCHOOL
SF	SCHOOL
SG	SCHOOL
SH	SCHOOL
SI	SCHOOL
SJ	SCHOOL
SK	SCHOOL
SL	SCHOOL
SM	SCHOOL
SN	SCHOOL
SO	SCHOOL
SP	SCHOOL
SQ	SCHOOL
SR	SCHOOL
SS	SCHOOL
ST	SCHOOL
SU	SCHOOL
SV	SCHOOL
SW	SCHOOL
SX	SCHOOL
SY	SCHOOL
SZ	SCHOOL
TA	TENNIS COURT
TB	TENNIS COURT
TC	TENNIS COURT
TD	TENNIS COURT
TE	TENNIS COURT
TF	TENNIS COURT
TG	TENNIS COURT
TH	TENNIS COURT
TI	TENNIS COURT
TJ	TENNIS COURT
TK	TENNIS COURT
TL	TENNIS COURT
TM	TENNIS COURT
TN	TENNIS COURT
TO	TENNIS COURT
TP	TENNIS COURT
TQ	TENNIS COURT
TR	TENNIS COURT
TS	TENNIS COURT
TT	TENNIS COURT
TU	TENNIS COURT
TV	TENNIS COURT
TW	TENNIS COURT
TX	TENNIS COURT
TY	TENNIS COURT
TZ	TENNIS COURT
UA	UNIVERSITY
UB	UNIVERSITY
UC	UNIVERSITY
UD	UNIVERSITY
UE	UNIVERSITY
UF	UNIVERSITY
UG	UNIVERSITY
UH	UNIVERSITY
UI	UNIVERSITY
UJ	UNIVERSITY
UK	UNIVERSITY
UL	UNIVERSITY
UM	UNIVERSITY
UN	UNIVERSITY
UO	UNIVERSITY
UP	UNIVERSITY
UQ	UNIVERSITY
UR	UNIVERSITY
US	UNIVERSITY
UT	UNIVERSITY
UU	UNIVERSITY
UV	UNIVERSITY
UW	UNIVERSITY
UX	UNIVERSITY
UY	UNIVERSITY
UZ	UNIVERSITY
VA	VARIABLE USE
VB	VARIABLE USE
VC	VARIABLE USE
VD	VARIABLE USE
VE	VARIABLE USE
VF	VARIABLE USE
VG	VARIABLE USE
VH	VARIABLE USE
VI	VARIABLE USE
VJ	VARIABLE USE
VK	VARIABLE USE
VL	VARIABLE USE
VM	VARIABLE USE
VN	VARIABLE USE
VO	VARIABLE USE
VP	VARIABLE USE
VQ	VARIABLE USE
VR	VARIABLE USE
VS	VARIABLE USE
VT	VARIABLE USE
VU	VARIABLE USE
VV	VARIABLE USE
VW	VARIABLE USE
VX	VARIABLE USE
VY	VARIABLE USE
VZ	VARIABLE USE
WA	WAREHOUSE
WB	WAREHOUSE
WC	WAREHOUSE
WD	WAREHOUSE
WE	WAREHOUSE
WF	WAREHOUSE
WG	WAREHOUSE
WH	WAREHOUSE
WI	WAREHOUSE
WJ	WAREHOUSE
WK	WAREHOUSE
WL	WAREHOUSE
WM	WAREHOUSE
WN	WAREHOUSE
WO	WAREHOUSE
WP	WAREHOUSE
WQ	WAREHOUSE
WR	WAREHOUSE
WS	WAREHOUSE
WT	WAREHOUSE
WU	WAREHOUSE
WV	WAREHOUSE
WW	WAREHOUSE
WX	WAREHOUSE
WY	WAREHOUSE
WZ	WAREHOUSE
XA	WATER TREATMENT PLANT
XB	WATER TREATMENT PLANT
XC	WATER TREATMENT PLANT
XD	WATER TREATMENT PLANT
XE	WATER TREATMENT PLANT
XF	WATER TREATMENT PLANT
XG	WATER TREATMENT PLANT
XH	WATER TREATMENT PLANT
XI	WATER TREATMENT PLANT
XJ	WATER TREATMENT PLANT
XK	WATER TREATMENT PLANT
XL	WATER TREATMENT PLANT
XM	WATER TREATMENT PLANT
XN	WATER TREATMENT PLANT
XO	WATER TREATMENT PLANT
XP	WATER TREATMENT PLANT
XQ	WATER TREATMENT PLANT
XR	WATER TREATMENT PLANT
XS	WATER TREATMENT PLANT
XT	WATER TREATMENT PLANT
XU	WATER TREATMENT PLANT
XV	WATER TREATMENT PLANT
XW	WATER TREATMENT PLANT
XX	WATER TREATMENT PLANT
XY	WATER TREATMENT PLANT
XZ	WATER TREATMENT PLANT
YA	YOUTH CENTER
YB	YOUTH CENTER
YC	YOUTH CENTER
YD	YOUTH CENTER
YE	YOUTH CENTER
YF	YOUTH CENTER
YG	YOUTH CENTER
YH	YOUTH CENTER
YI	YOUTH CENTER
YJ	YOUTH CENTER
YK	YOUTH CENTER
YL	YOUTH CENTER
YM	YOUTH CENTER
YN	YOUTH CENTER
YO	YOUTH CENTER
YP	YOUTH CENTER

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/14/2024

White Fiber Cement
Siding

White Painted Brick

Gray Fiber Cement
Wrapped Columns

White Painted Brick Column Base



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/14/2024

White Painted Brick

White Fiber Cement
Siding

White/Gray Painted Brick Columns



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

10/14/2024

White Painted Brick

