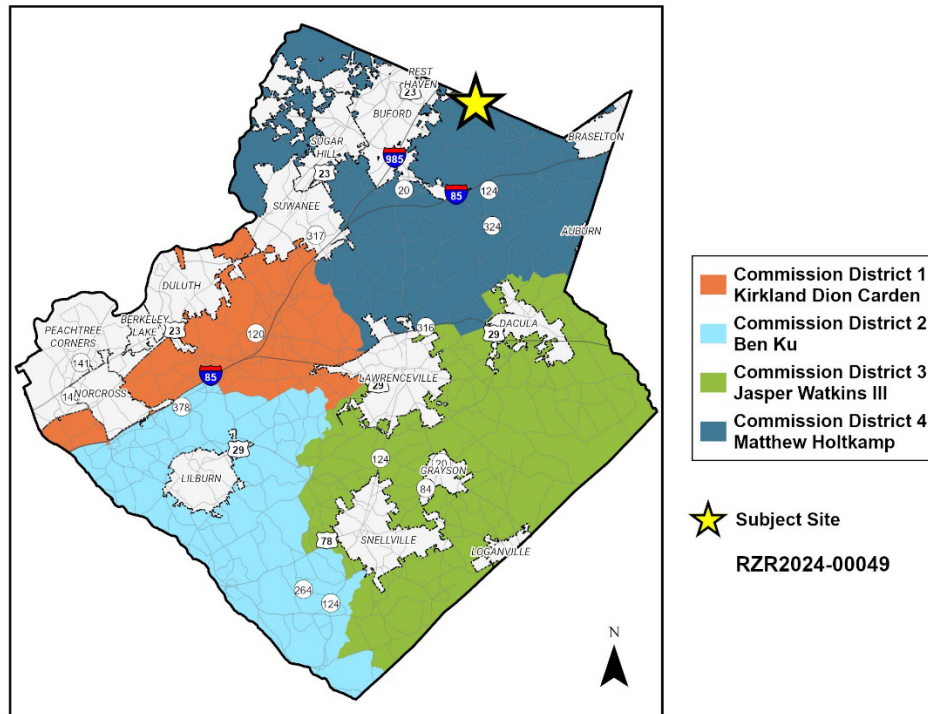


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: RZR2024-00049
Current Zoning: RA-200 (Agriculture-Residence District)
Request: Rezoning to R-100 (Single-Family Residence District)
Addresses: 4065 and 4079 Ridge Road
Map Numbers: R1004 948 and 005
Site Area: 3.00 acres
Units: 4
Proposed Development: Single-Family Residential Subdivision
Commission District: District 4 – Commissioner Holtkamp
Future Development Type: Suburban Residential

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Applicant: Oleg Berigoi c/o LJA Engineering
299 South Main Street
Alpharetta, GA 30009

Owners: Oleg Berigoi
3032 Lowell Road
Bethlehem, GA 30620-3342

Contact: Tyler Lasser

Contact Phone: 470.202.9321

Zoning History

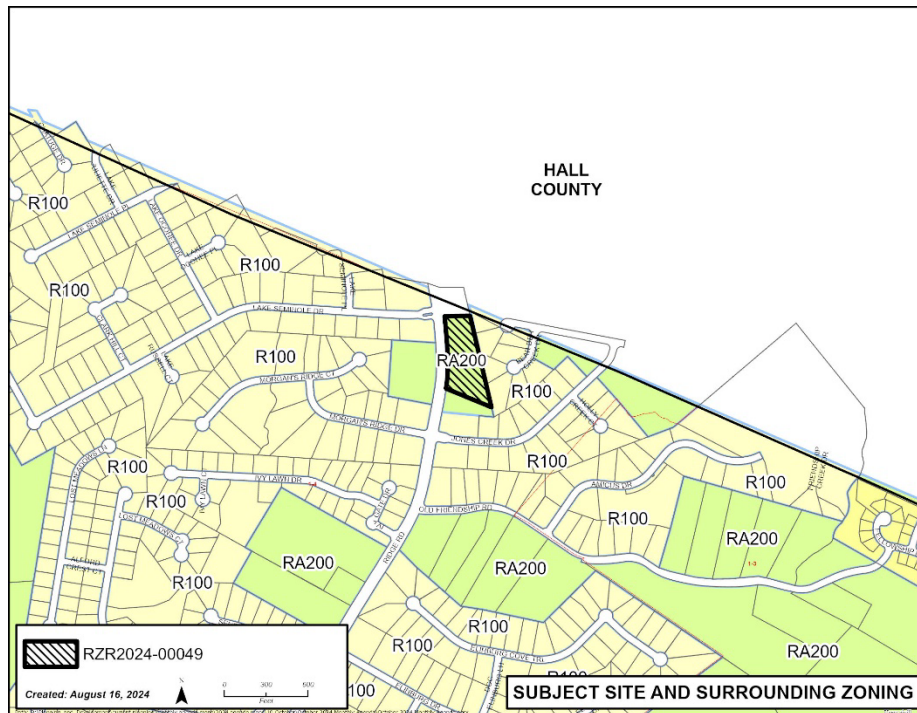
The subject properties are zoned RA-200 (Agriculture-Residence District). There is no zoning history on the subject properties.

Existing Site Condition

The subject site is a three-acre assemblage of two parcels located along Ridge Road at its intersection with Lake Seminole Drive, just south of Hall County. The heavily wooded site contains a cleared area with a single-family residence. The site slopes downwards from southwest to northeast by approximately 20 feet. Overhead utility lines cross over a small section along the frontage. There are no sidewalks along Ridge Road. The nearest Gwinnett County Transit stop is approximately 6.7 miles from the subject property.

Surrounding Use and Zoning

The site is surrounded by single-family residences within subdivisions and on large lots. To the east is the Jones Creek subdivision. To the south is a large-lot residential property. Across Ridge Road to the west is the Morgans Crossing subdivision and a large-lot residential property. A residential property is located to the north in Hall County. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	1.33 units per acre
North	Hall County	N/A	N/A
East	Single-Family Residential	R-100	1.27 units per acre
South	Single-Family Residential	RA-200	0.51 units per acre
West	Single-Family Residential	R-100 RA-200	1.24 units per acre 0.31 units per acre

Project Summary

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

- Four single-family residences on lots ranging from 27,180 square feet to 37,830 square feet, yielding a density of 1.33 units per acre.
- Two-story residences with a minimum heated floor area of 3,000 square feet and three-car garages.
- Exterior building materials of brick with accents of stone and cement siding.
- Individual driveways serving each residences along Ridge Road.
- Lots to be served by private septic systems.

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	>15,000'	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
One- and two-Family Dwellings Parking	Minimum 2 spaces per dwellings Maximum 4 spaces per dwellings	4 per dwelling	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 site is surrounded by single-family detached subdivisions and residences on large lots. Most nearby parcels are R-100 zoned properties with comparable densities. The proposed rezoning 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 site is surrounded by single-family detached residential properties with similar densities and development pattern. The proposed rezoning to add more single-family detached residences to the area would not adversely affect the existing use or usability of adjacent or nearby property.

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

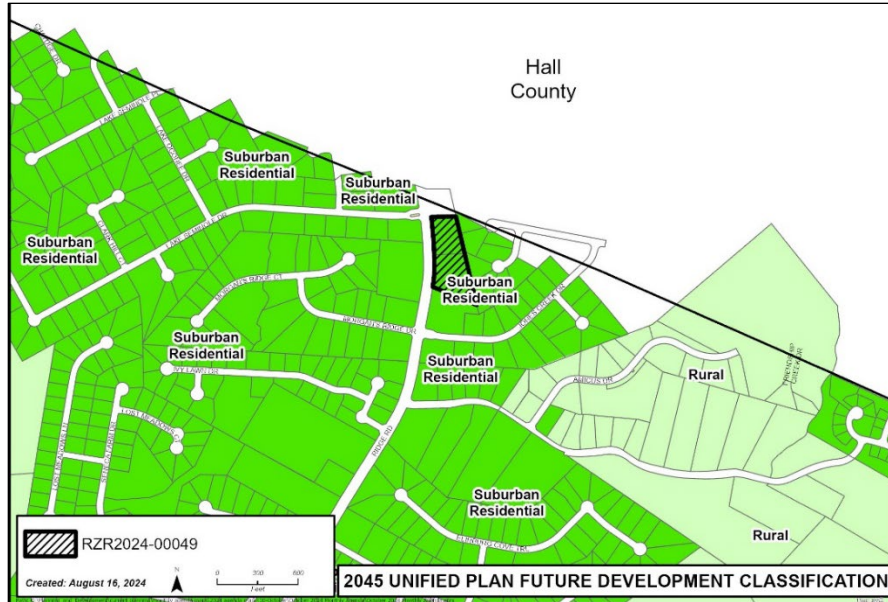
The property has a reasonable economic use as currently zoned.

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 "Suburban Residential" for the subject property. Single-family detached residential is a recommended land use and R-100 is a recommended zoning district. This proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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)

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 four lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations dated received August 6, 2024, subject to the review and approval of the Department of Planning and Development.

3. The minimum heated floor area of the dwelling units shall be 3,000 square feet.
4. A shared driveway shall be provided along Ridge Road, subject to the review and approval of the Gwinnett County Department of Transportation.
5. Natural vegetation shall remain on the property until the issuance of a development permit.

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 north bound Ridge Road



View of south bound Ridge Road



View of property



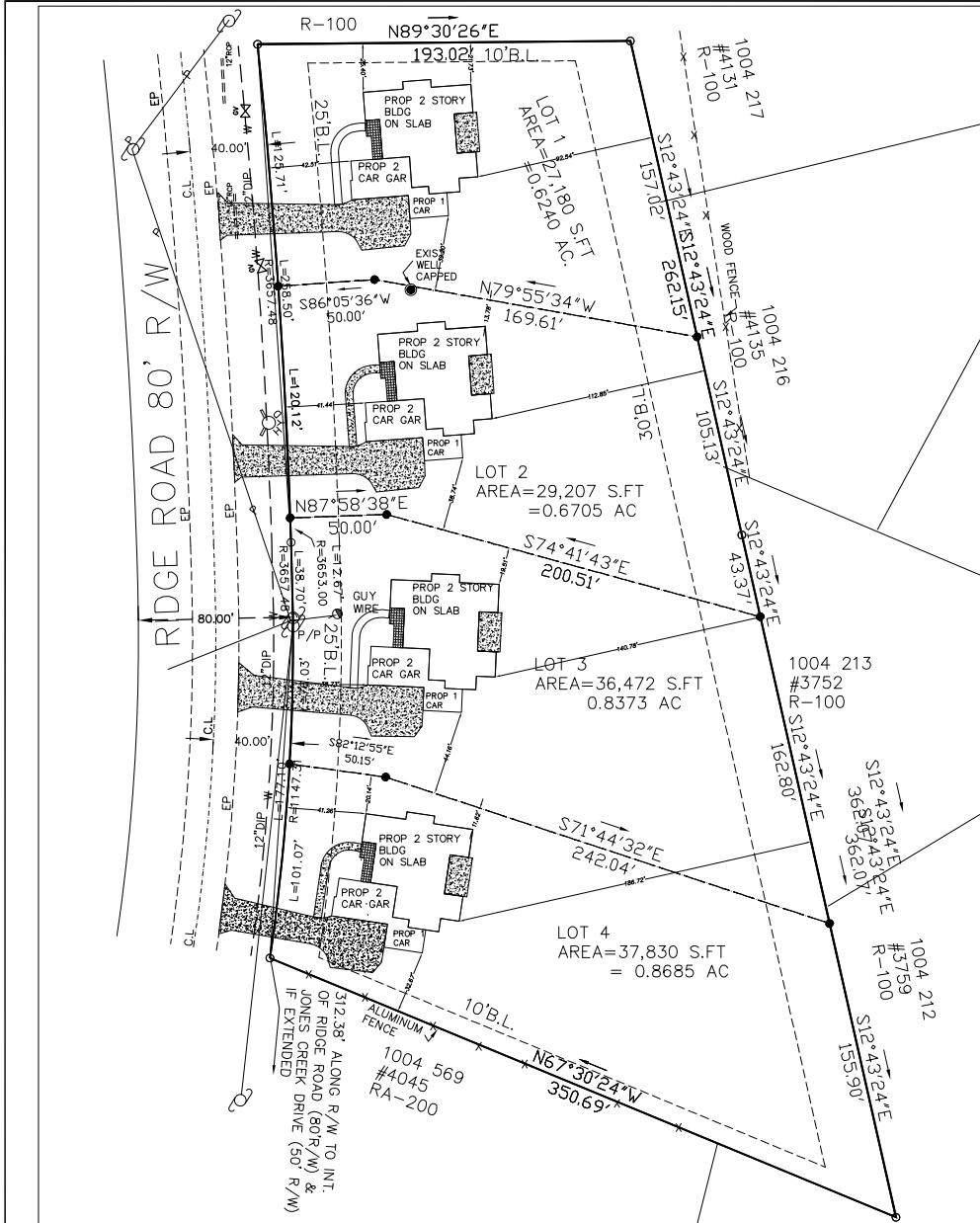
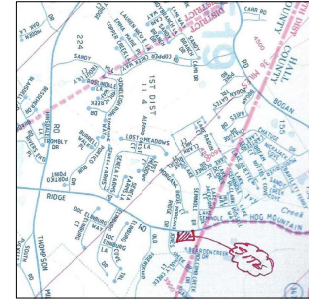
View of property

Exhibit B: Site Plan

[attached]

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- NOTES:
- A: PROPERTY ZONED: (RA-200), PROPOSED ZONING R-100
 - B: LOT AREA = 3.00 ACRES
 - C: BUILDG SETBACKS:
 - 1- FRONT: 25 FT
 - 2- REAR: 30 FT.
 - 3- SIDE: 10 FT. (COMBINED BETWEEN BOTH SIDE YARDS)
 - D- PROPOSED No. OF LOTS = 4 , DENSITY = 4/3= 1.33 LOTS / ACRE
 - E- MAX. HEIGHT OF BLDG = 35 FT.
 - F- LOT WIDTH AT FRONT B.L. = 100 FT
 - G- REFERENCE PLAT RECORDED IN PLAT BOOK 133 PAGE 177 DATED 1-6--2015
 - H- MIN. HEATED FLOOR AREA= 2,800 S.F.T
 - J- MIN. LOT SIZE = 25,500 S.F.T. (SEPTIC LOTS)
 - K- WATER IS PROVIDED BY GWINNETT COUNTY WATER SYSTEM
 - L- WASTE WATER DISPOSAL WILL BE PROVIDED ON SITE.
 - M- REFERENCE TOPO FROM GWINNETT COUNTY TOPO MAP
 - N- MAX LOT COVERAGE = 45%

A: THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO.13135C DATED 03-04-2013.
 B: THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE
 C: THERE IS NO STREAM BUFFERS ON THIS PROPERTY.

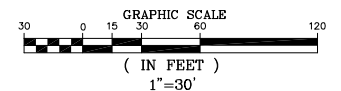
ALL EXISTING STRUCTURES
WILL BE REMOVED

NOTE : ALL EXISTING UTILITIES THAT ARE UNDER GROUND ARE NOT SHOWN, AND WILL BE USED. CONTRACTOR TO FIELD LOCATE ALL UNDER GROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY

REF PLAT RECORDED
IN PLAT BOOK 133
PAGE 177
01-02-2015

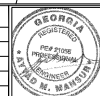
ESTIMATED LOT OVERAGE (%)

LOT #	AREA COVERAGE S.F	% COV
1	5,200+/-	19.13%
2	5,300+/-	18.15%
3	5,200+/-	14.26%
4	5,200+/-	13.75%



PARCEL ID# 1004-005 & 1004-948

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE
1	08-09-24	SHOW BLDG AND % LOT COVERAGE	AMM		04-28-24



PREPARED BY:
MANSUR ENGINEERING, INC.
1810 PEACHTREE IND. BLVD, SUITE 140
DULUTH, GEORGIA 30097
Phone: (770) 527 8327 Facsimile: (770) 476-7363
MANSRENG@BELLSOUTH.NET

OWNER/BUILDER
ALEX & LILIA BERIGDI
345 STONE MOUNTAIN STREET
LAWRENCEVILLE, GA. 30046
PHONE: (678) 949-4374 CELL

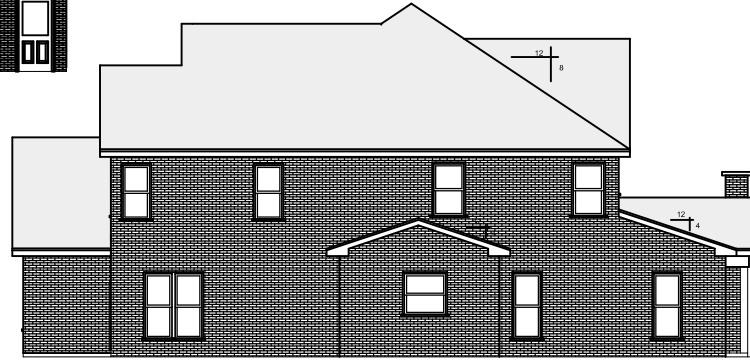
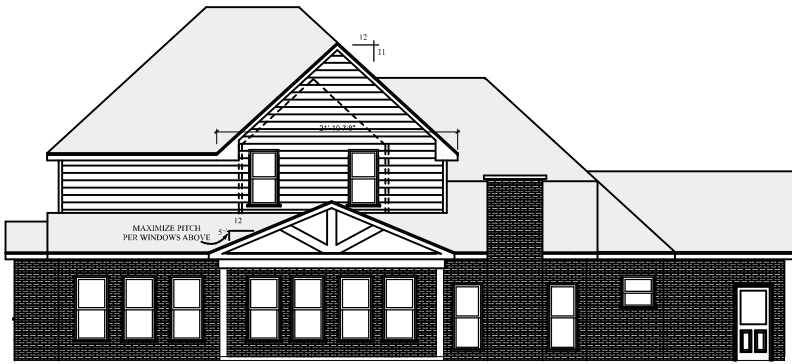
REZONING LAYOUT PLAT
ALEX & LILIA BERIGDI
4079 & 4065 RIDGE ROAD
PARCEL ID# 1004-005 & 1004-948
G.M.D. PUCKETTS 1397
GWINNETT COUNTY, GEORGIA

SCALE
1" = 30'
SHEET NO.
1/1
FILE NO.

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
 PLANNING AND DEVELOPMENT
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RZR2024-00049

MR

REV.	
DATE	12-9-13
ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES, LLC.	
WE PLAN HOMES, LLC. TEL: 770-816-0715 WWW.WEPLANHOMES.COM	
WILLIAMSON ELEVATIONS	
DWG. BY:	PWL
DATE:	12-4-13
SHEET:	1

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

[attached]

Applicant's Letter of Intent

4079 and 4065 Ridge Road

Rezoning RA-200 to R-100

The Applicant, Oleg Berigoi, requests to rezone the approximately three-acre site from RA-200 to R-100 for the purpose of subdividing the property into four lots to construct four new single-family dwellings. The site is an assemblage of two parcels located on the east side of Ridge Road, near the Gwinnett and Hall County line. The property has an existing ranch-style house built in 1952, which will be removed as a result of the proposed development. The site is surrounded by existing single-family homes including to the north and south on Ridge Road, and the Jones Creek subdivision to the east.

As proposed, the lots will vary in size, ranging from 27,180 square feet to 37,839 square feet. In addition to establishing large lots, each home will significantly exceed 1,400 square feet, which is the minimum size for homes in the R-100 zoning district. As proposed, the homes will have a heated floor area of at least 3,000 square feet and will include a three-car garage. With the lots having over 100 feet of road frontage, each lot will have direct access via individual driveways onto Ridge Road. The exterior of the homes will consist of primarily brick with accents of stone and cement siding. The homes will be for sale and valued around \$900,000. The subject site is located within the Suburban Residential character area of the Gwinnett County 2045 Comprehensive Plan. The development of four new single-family homes is consistent with the intent of the character area, which encourages single-family residential uses, and recommends R-100 zoning.

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

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 suitable in relation to the adjacent and nearby properties. Each of the surrounding properties are residentially zoned, primarily R-100.

(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.

(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 excessive use of existing streets, transportation facilities, utilities or schools. As proposed, each of the lots will be 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 Suburban Residential character area of the 2045 Future Development Map, which encourages single-family residential.

(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.

Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Oleg Berigoi c/o LJA Engineering</u>	Name: <u>Oleg Berigoi</u>
Address: <u>299 S. Main Street</u>	Address: <u>3032 Lowell Rd</u>
City: <u>Alpharetta</u>	City: <u>Bethlehem</u>
State: <u>GA</u> ZIP: <u>30009</u>	State: <u>GA</u> ZIP: <u>30620-3342</u>
Phone: <u>470.202.9321</u>	Phone: <u>470.202.9321</u>
Email: <u>tlasser@lja.com</u>	Email: <u>tlasser@lja.com</u>
Contact Person: <u>Tyler Lasser</u> Phone: <u>470.202.9321</u>	
Contact's Email: <u>tlasser@lja.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> Owner's Agent <input checked="" 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>1004 005, 1004 948</u> Acreage: <u>3 acres</u>	
Property Address(es): <u>4079 and 4065 Ridge Road</u>	
Proposed Development: <u>Single Family Detached Homes</u>	
Variance(s): <u>None</u> Waiver(s): <u>None</u>	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT</p> No. of Dwelling Units: <u>4</u> Dwelling Unit Sq. Ft.: <u>3,000</u> Density: <u>1.3</u> Floor Area Ratio (LRR, MRR, HRR): _____	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: _____ Total Building Sq. Ft.: _____ Floor Area Ratio: _____
MIXED-USE DEVELOPMENT	
No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____	
Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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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.

Berigoi 7/2/24
Signature of Applicant Date

Oleg Berigoi
Type or Print Name and Title

[Signature] 7/2/24 
Signature of Notary Public Date Notary Seal

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8/6/2024

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: 1004 005
(Map Reference Number)

Berigoi
Signature of Applicant

12/07/2024
Date

Oleg Berigoi
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.

Nickie Selby
Name

TSA II
Title

7/12/2024
Date

RECEIVED

8/6/2024

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: 1004 948
(Map Reference Number)

Berigoi 12/07/2024
Signature of Applicant Date

Oleg Berigoi
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.

J. Finley T. Finley TSA
Name Title
July 12, 2024
Date

Exhibit F: Internal and External Agency Review Comments

[attached]



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

TRC Meeting Date:		08.30.2024	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 2	
Reviewer Email Address:		Brent.Hodges@gwinnettcountry.com	
Case Number:		RZR2024-00049	
Case Address:		4065 and 4079 Ridge Road, Buford, 30519	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Ridge Road is a minor collector. The Average Daily Traffic (ADT) volume is 6,321.		
2	6.7 miles to the nearest Ride Gwinnett facility located at the Buford/SR 20 Park and Ride located at the SW corner of Buford Drive and I-985.		
3	The developer shall construct a 5' concrete sidewalk along the entire site frontage of Ridge Road.		
4	The developer shall provide a shared driveway access from Ridge Road to the individual lots. The number and location of direct driveway connections to Ridge Road is subject to the review and approval of the Gwinnett County Department of Transportation.		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

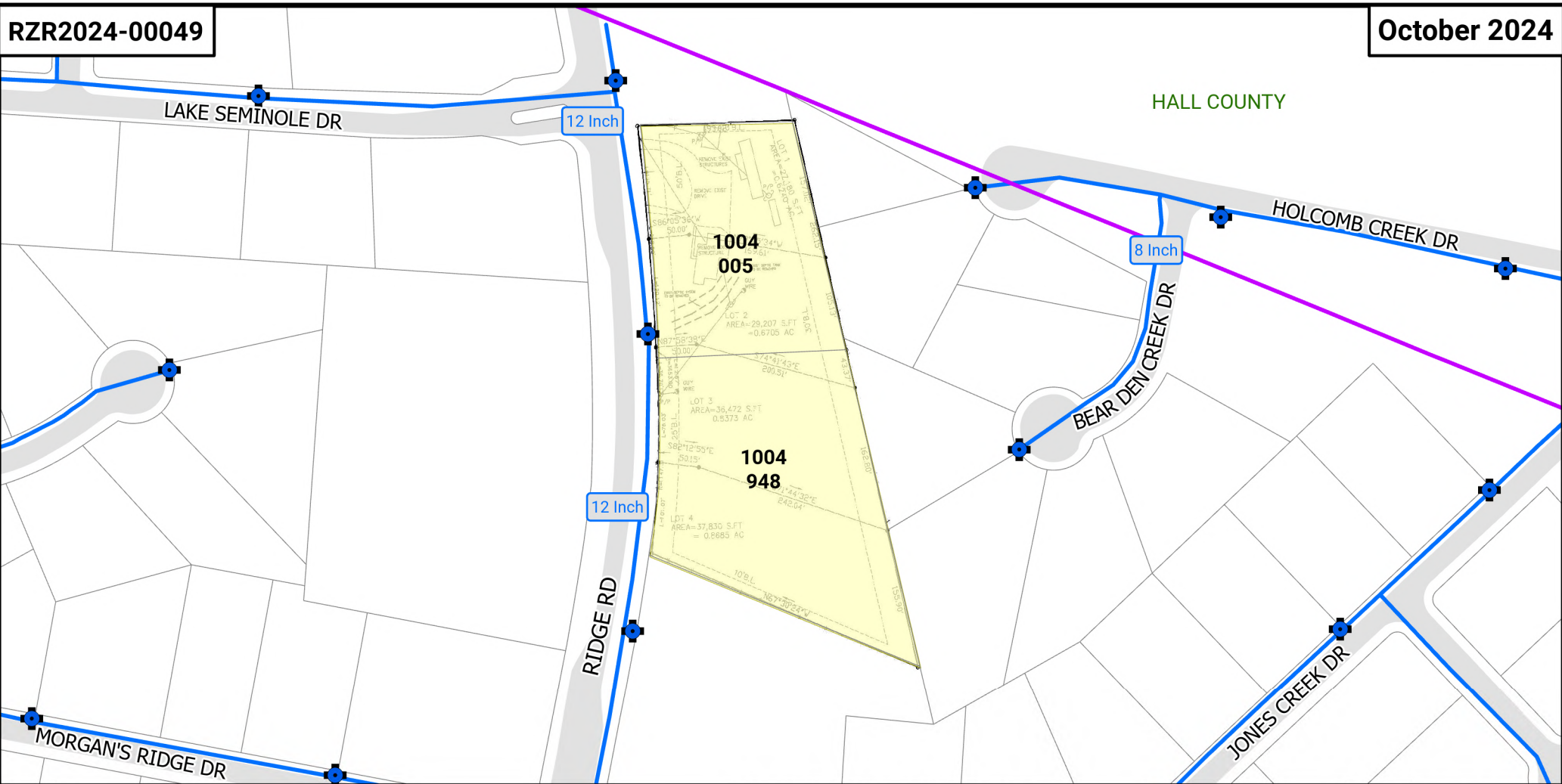


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

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:		RZR2024-00049		
Case Address:		4065 And 4079 Ridge Rd		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development may connect to an existing 12-inch water main along the eastern right-of-way of Ridge Road.			
2	Sewer: The proposed development plans to be on septic systems pending approval from the GNR Public Health.			
3				
4				
5				
6				
7				
Recommended Zoning Conditions:		<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

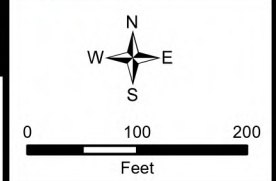


LEGEND

- Water Main
- Hydrant

4065 and 4079 Ridge Rd
RA-200 to R-100

Water & Sewer Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main along the eastern right-of-way of Ridge 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, **October, 2024**

											Proposed Zoning
	School	2024-25			2025-26			2026-27			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
RZR2024-00047	Mill Creek High School	2,721	2,800	-79	2,694	2,800	-106	2,735	2,800	-65	1
	Osborne Middle School	1,763	1,575	188	1,798	1,575	223	1,816	1,575	241	0
	Fort Daniel Elementary School	679	925	-246	685	925	-240	692	925	-233	1
RZR2024-00048	Archer High School	2,950	2,850	100	2,887	2,850	37	2,863	2,850	13	7
	McConnell Middle School	2,096	1,775	321	2,121	1,775	346	2,185	1,775	410	6
	Harbins Elementary School	1,329	1,225	104	1,357	1,225	132	1,384	1,225	159	10
RZR2024-00049	Seckinger High School	2,326	2,800	-474	2,452	2,800	-348	2,550	2,800	-250	1
	Jones Middle School	1,820	1,575	245	1,893	1,575	318	1,969	1,575	394	1
	Ivy Creek Elementary School	1,583	1,275	308	1,614	1,275	339	1,646	1,275	371	2

Exhibit G: Maps

[attached]

Hall County

LAKE SEMINOLE DR


RIDGE RD

BEAR DEN CREEK DR

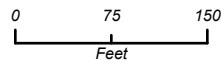
HOLLY CREEK CT

MORGAN DR

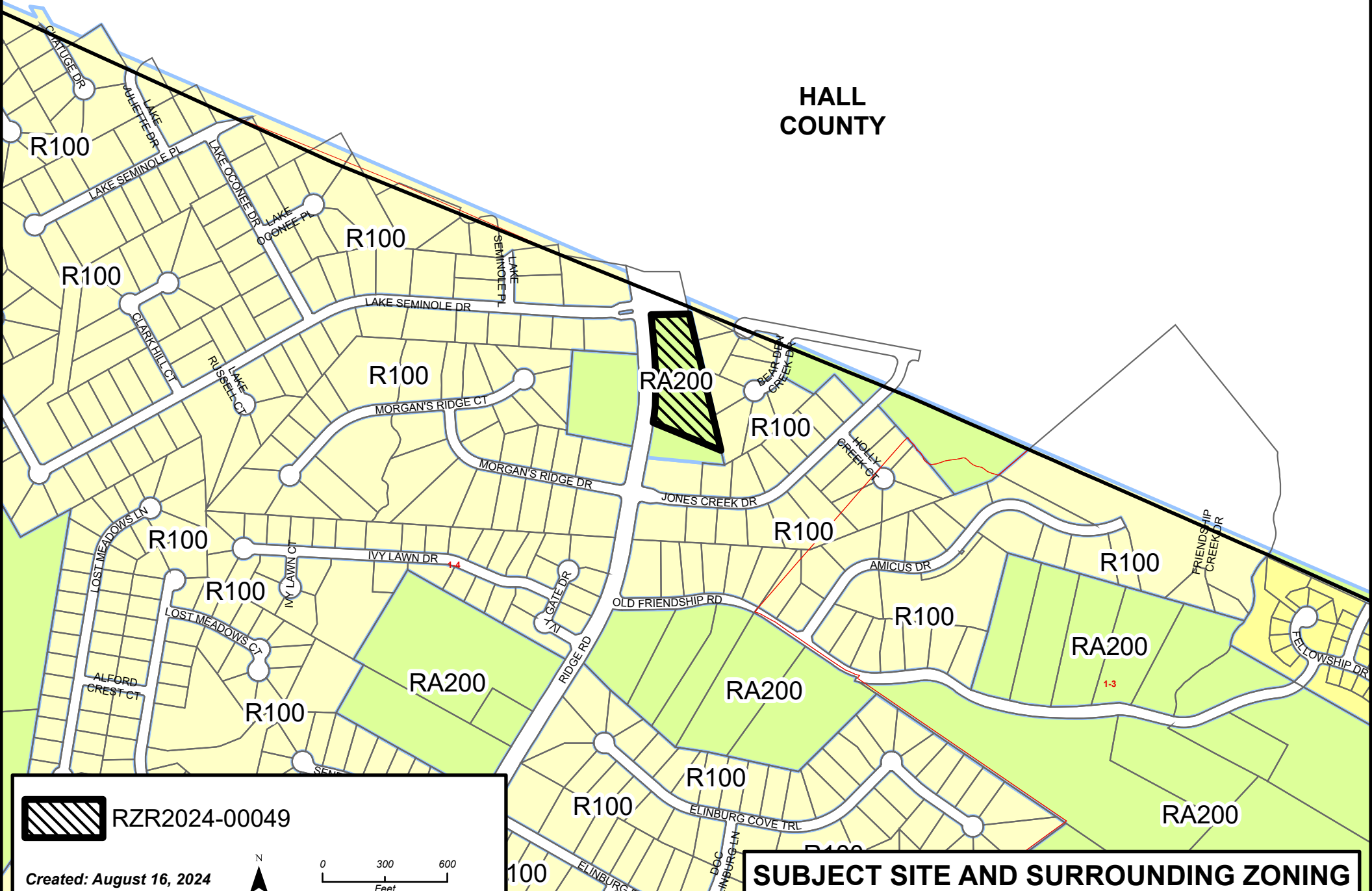
JONES CREEK DR

 RZR2024-00049

Created: August 16, 2024



HALL COUNTY

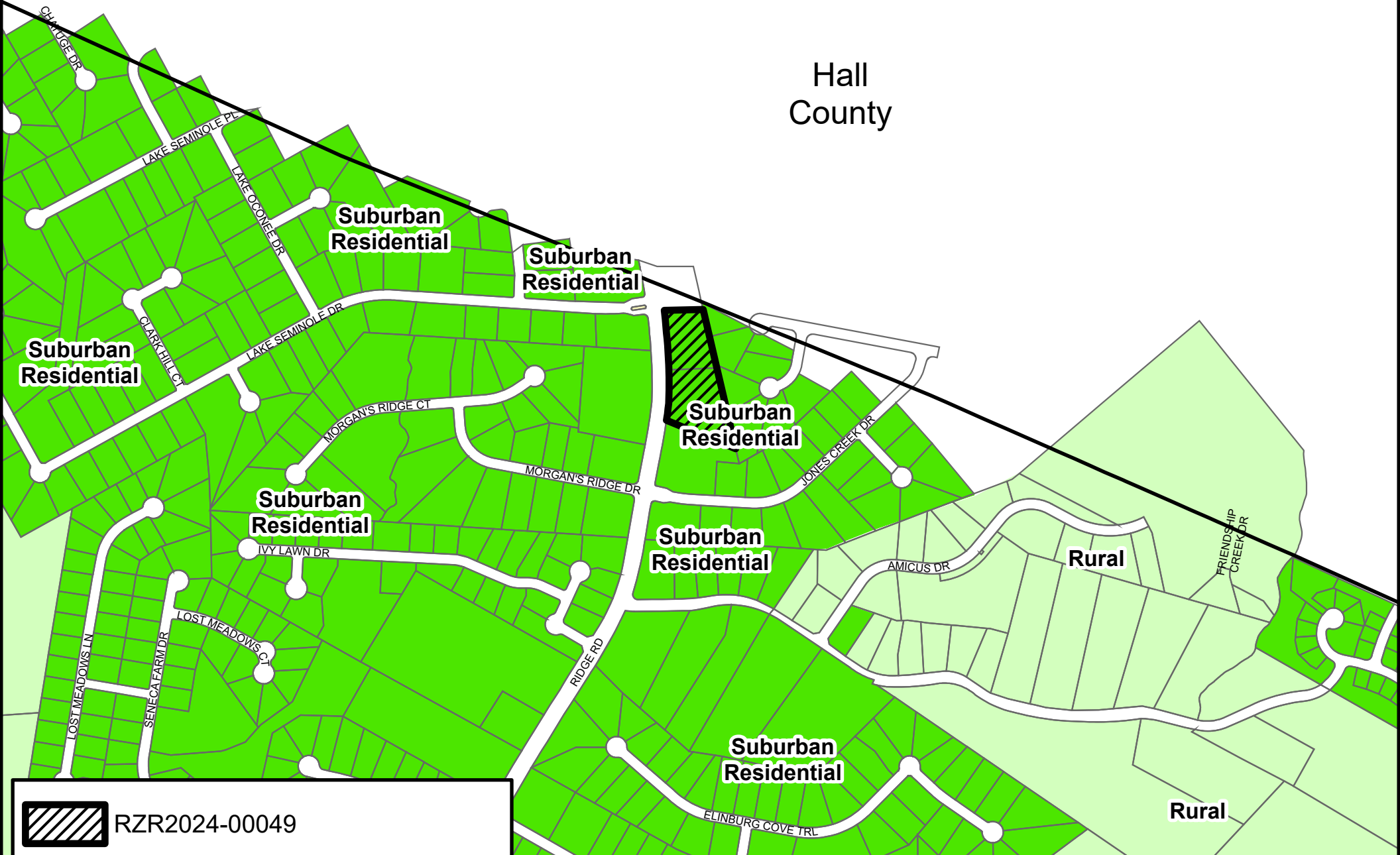


 RZR2024-00049

Created: August 16, 2024

SUBJECT SITE AND SURROUNDING ZONING

Hall County



Suburban Residential

Suburban Residential

Suburban Residential

Suburban Residential

Suburban Residential

Suburban Residential

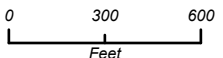
Rural

Suburban Residential

Rural

 RZR2024-00049

Created: August 16, 2024



2045 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION