

**2004 UPDATE
OF THE
GWINNETT COUNTY
*2020 COMPREHENSIVE PLAN***

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I. INTRODUCTION

A. Purpose

This document is the seventh and final update of the Gwinnett County 2020 Comprehensive Plan since its adoption on October 28, 1997. The *Gwinnett County 2020 Comprehensive Plan* calls for an annual update with the intent of keeping the plan current to changing conditions. Work begins in 2005 on the required major update which will culminate in 2008 in the adoption of a 2030 Comprehensive Plan for Gwinnett County, therefore no annual update will be completed in 2005, 2006, or 2007. The practice of preparing annual updates is formally stated in the Short Term Work Program of the Comprehensive Plan. This update revises the comprehensive plan by making minor amendments to the Land Use Element, which sets forth the county's land use policies, the existing land use (ELU) map, and the Gwinnett County 2020 Land Use Plan Map. In addition, the current update reports on recent special studies and citizen participation opportunities undertaken by the county that further clarify the county's progress in meeting its Short Term Work Program.

B. Scope of Report

This 2004 Update of the Comprehensive Plan includes the following major sections:

1. Land Use Policies - In the past year, Gwinnett County staff provided support to the Revitalization Task Force as it developed policy recommendations for the Board of Commissioners. The committee's findings and meeting minutes are available to the public at the offices of the Department of Planning & Development.
2. Consistency Issues - Consistency changes are revisions recommended to bring the 2020 Land Use Plan (LUP) Map into compliance with other statements of county policy and recent development activity. These changes include property designated for a higher intensity on the LUP Map but developed under existing zoning; the dedication of recreation areas and open space in private developments; rezoning cases approved throughout the past year that changed a 2020 Land Use designation; and, the acquisition of public lands. This report describes these changes, and a detailed list of these changes is presented in the Appendix.
3. Map Change Requests (MCR) - Seven Map Change Requests were submitted by property owners for the 2004 Update. All are located on Hamilton Mill Road, and are for non-residential uses.

II. PUBLIC PARTICIPATION AND NOTIFICATION

The 2004 Update of the Gwinnett 2020 Comprehensive Plan had several public participation components. These are described below:

August 17 & 24, 2004 - A public announcement was made before the Planning commission and on August 24, 2004, a public hearing was held before the Board of Commissioners to announce the opening of the Update and Map Change Request (MCR) processes. At these hearings a deadline of **November 5, 2004** was announced for submission of MCR applications.

January 2005 - Draft copies of the report were made available for viewing at all branches of the Gwinnett County Public Library, in the office of the Department of Planning &

Development at One Justice Square, 446 W Crogan Street, Lawrenceville, and on the county's web site.

February 2005 - Legal notices were published in the Gwinnett Daily Post advertising the update of the Comprehensive Plan and the opening of the Map Change Request application period.

February 15 & 22, 2005 - Public hearings were held before the Planning Commission (February 15, 2004) and the Board of Commissioners (February 22, 2004) to complete the 2004 Comprehensive Plan Update.

III. COMPLETED AND ON-GOING PROJECTS

A. Revitalization Task Force

The Gwinnett Revitalization Task Force spent 2004 wrapping up discussions with the public and briefings with a team of consultants as the committee finalized its recommendations to the Board of Commissioners. Those recommendations bring to a close a three-year effort to create a policy plan to recommend to the Board of Commissioners for dealing with declining residential and commercial areas in the older sectors of the county.

The following summarizes the charge given the Revitalization Task Force by the Board of Commissioners:

- Plan to meet through January 2005 to oversee the progress of the three designated Pilot Studies and consolidate the findings of those studies into recommendations to revitalize and improve the physical character of the areas for consideration by the Board of Commissioners.
- Focus on the role of private investment and initiative in reducing or responding to commercial and neighborhood decline.
- Recommend to the Board of Commissioners the specific boundaries of the three Pilot Study areas.

- Establish sub-committees to help create and work with the three Pilot Area Focus Teams made up of residents, property owners, and business owners from each Pilot Study area.
- Recommend incentives that could be offered by Gwinnett County to encourage private investment in declining areas.
- Develop and recommend to the Board of Commissioners criteria for determining eligibility for participation in redevelopment programs.
- Recommend a program for coordinating redevelopment and revitalization efforts between the county, cities, and other entities, and take such steps to implement such program as may be authorized by the Board of Commissioners.
- Present, to the Board of Commissioners, two annual reports of findings and recommendations and any interim reports the Task Force deems appropriate.

Summary of Activity

1. Formation of the Technical Committee

In 2003, a Technical Committee comprised of representatives from key county departments and the Solicitor's office was formed to support the work of the Revitalization Task Force. The members of the committee attended meetings of the Task Force, met with the consultants, provided assistance and guidance to the consultants and Task Force, and reviewed the draft reports submitted by the consultants, to ensure that the recommendations offered by the consultants are realistic and supportable.

2. Meetings

In 2003, the Revitalization Task Force first met in March and has met every month since then, except for the month of July. A synopsis and more complete summary of the meetings is available at the Revitalization Task Force's Webpage, located at www.gwinnettcounty.com.

3. Development of Pilot Studies

In its first report submitted to the Board of Commissioners in 2001, the Revitalization Task Force strongly recommended that

the Board focus attention on three pilot areas: one highway corridor pilot area (i.e., the Stone Mountain/Hwy. 78 pilot area), one residential pilot area (i.e., the Beaver Ruin pilot area), and one commercial pilot area (i.e., the Gwinnett Place Mall pilot area).

4. Overview of the Approach for the Pilot Studies

The three pilot areas began with a series of meetings and input sessions to inform the public and guide the work of the consultants. These meetings and input sessions included:

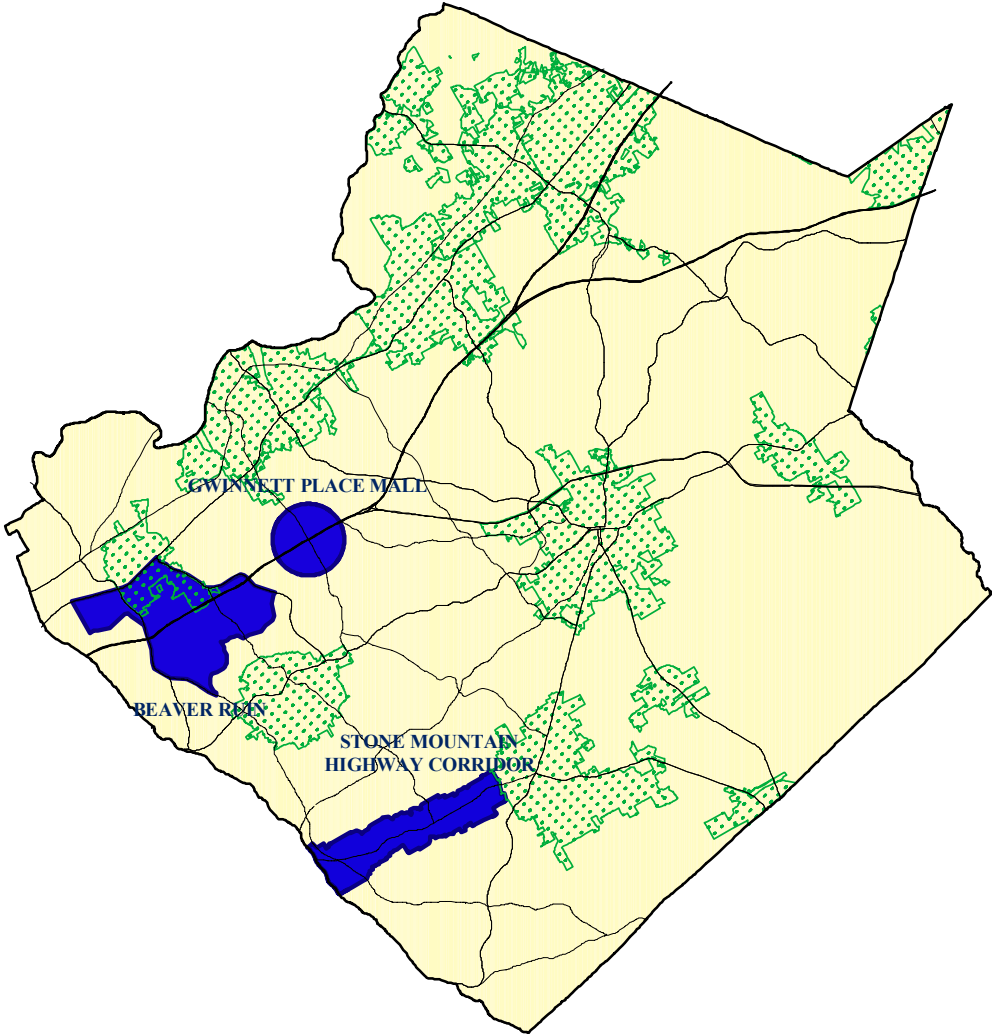
- A large community meeting,
- Interviews with stakeholders, conducted individually or with groups of stakeholders,
- A half-day "charette" session in which the consultants worked intensively with the members of the pilot study focus team to develop a vision for what the study area could become, and
- Meetings with County staff.

The consultants developed their studies, guided by what was learned from the community and pilot study focus team. The consultants met with the team and County staff periodically throughout the study. They also provided updates on their progress to the Task Force.

The consultants then drafted a report on findings and preliminary recommendations. That report was reviewed by the Technical Committee, which provided feedback on the report generally and on the recommendations. The consultants' findings and recommendations were then reviewed by the Task Force and consolidated into a set of recommendations to be made to the Board of Commissioners.

The boundaries of the three pilot study areas are denoted on the following map.

Gwinnett County Revitalization Pilot Study areas



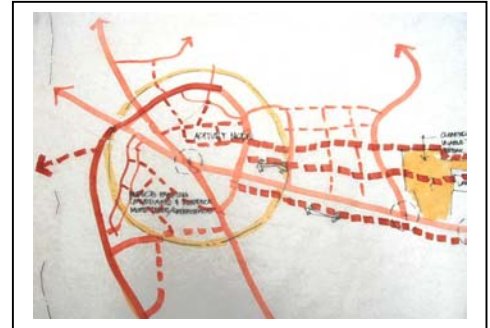
1. Stone Mountain/Hwy. 78 Pilot Study Area

A. Vision

The vision for the Stone Mountain corridor is a series of vibrant distinct mixed-use villages, and town center nodes, frequented by local residents, providing a range of quality residences, centralized parks, strong retail, and supporting business, which are connected by an attractive, tree lined boulevard with stable residential neighborhoods.

B. Boundaries

The Pilot Study area ran along the road frontage of Stone Mountain/Hwy. 78 from the DeKalb County line eastward to Snellville. The area included all properties fronting on Stone Mountain/Hwy. 78. The area also included commercial properties fronting on cross streets immediately back from Stone Mountain/Hwy. 78. The meetings and activities in the study process were well attended, for example, with nearly 100 people actively participating in the group interviews.



Findings

This was the first of the Pilot Study areas to be studied by the consultants. Significant findings and proposed objectives by the consultant included:

1. Protect Existing Residential - Protect surrounding single-family neighborhoods by preventing intrusion of any commercial zoning and by building a positive climate for economic growth and stability within the corridor.

2. Activity Nodes - Establish or strengthen a series of vibrant, mixed-use town center and village nodes at key highway intersections and target opportunities for new investment that spurs further investment in the corridor as a whole.

3. Internodal Development - Redevelop nonviable inter-nodal commercial properties located between activity nodes to quality



residential and mixed-use neighborhoods. Pruning back declining retail uses should strengthen viable retail in the activity nodes and increasing overall property values, retail viability and investment potential.

4. Change Policy - Create a new Revitalization area zoning and development regulations that provide incentives for redevelopment.
5. Open Space Amenities - Create Parks that increase open space and recreational opportunities, protect natural assets and create substantial economic value in surrounding properties.
6. Quality Residential - Create quality residential uses that ensure the long term value of residential property and quality of life for current and future residents.
7. Local Transportation Network - Develop a long term corridor design that reflects proposed land use characteristics, ensures safe, convenient access for residents, provides for future transportation alternatives.
8. Water & Sewer Infrastructure - Provide water & sewer infrastructure to support recommended new development.

Highway 78 CID

The continuation of the CID (community improvement district) is another important factor. The seeds for the formation of this CID were sown in the first year of the Revitalization Task Force's study when the members learned about what was being done in other areas of Metro-Atlanta and saw the potential for benefiting this corridor.



2. Beaver Ruin Pilot Study

A. Vision

The 20-year vision for the Beaver Ruin Study area is one that is identified by a culturally and socio-economically diverse, safe, stable, attractive, primarily residential character, supported by appropriately located economically successful mixed-use commercial and neighborhood nodes and office oriented employment centers.

B. Boundaries

This Pilot Study area included the area within Beaver Ruin Road, Indian Trail Road, Buford Highway, Jimmy Carter Boulevard, Rockbridge Road, Williams Road and Singleton Road. This was a large geographic area covering many neighborhoods, commercial areas, and some older industrial sites.

Community participation was more of a challenge to achieve in this pilot area due to the size of the area, the commercial and residential elements involved, and the broad scope of the study. Lessons were learned about how to approach an area with such a mixture of cultures and ethnic groups.

c. Findings

This was the second Pilot Study area to be studied by the consultant team. Significant findings from the consultant include:

Establish land use policies and zoning regulations that support revitalization

1. Neighborhoods - Protect, revitalize and stabilize neighborhoods.
2. Commercial areas - Use a market based approach to revitalize commercial areas and positively impact adjacent neighborhoods.
3. Neighborhood uses - Support economically viable neighborhood commercial uses.
4. Open Space - Increase open space and recreational opportunities to enhance neighborhood value and quality of life.

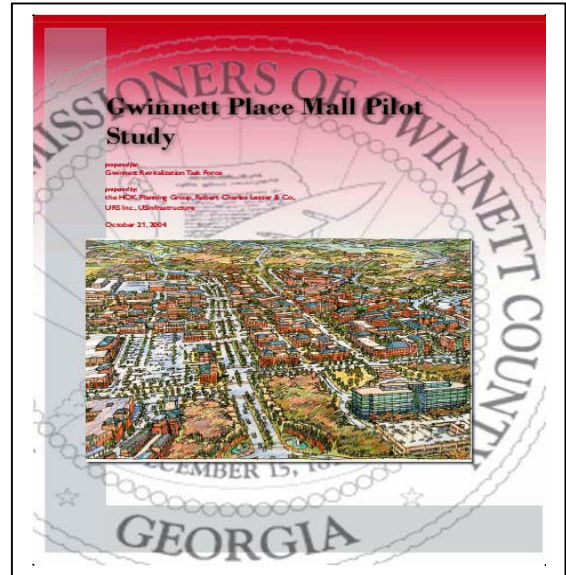
5. Transportation network - Provide a balanced transportation system that includes adequate vehicular, pedestrian, transit and bicycle facilities.
6. Safety - Support and safe and secure environment.
7. Water & Sewer - Ensure adequate water and sewer improvements to support revitalization efforts.
8. Change Policy - Create a new Revitalization area zoning and development regulations that provide incentives for redevelopment.



3. Gwinnett Place Mall Pilot Study

A. Vision

Gwinnett Place Mall can become a vibrant mixed-use regional center or "mini-city" and a metro core that serves as an anchor for Gwinnett County. It has the potential to evolve into a significant concentration of office space, higher density housing, a variety of retail formats, all in an aesthetically appealing environment with the support of appropriate and necessary infrastructure, pedestrian, and automotive mobility.



B. Boundaries

The Pilot Study encompassed a circle with a one-mile radius centered on the intersection of Pleasant Hill Road and Interstate 85. It is primarily a commercial district surrounded by a few areas of residential development.

C. Findings

1. Improve mobility - Create more transportation connections in the existing network and support alternative transportation modes. The primary traffic problems that currently exist are through-traffic/local traffic conflicts and the lack of pedestrian accessibility.
2. Change Policy - Create a new Revitalization area zoning and development regulations that provide incentives for redevelopment.
3. Capture Job Growth - Additional jobs will translate into more revenue generating office space for the county.
4. Prune Under-performing Retail - Balancing supply & demand will create a stronger retail base and ultimately a greater contribution to the county digest.

5. Encourage Housing Diversity - Additional residents in the area will carry an increased cost of services, but will help stabilize the area and generate more retail demand.

6. Integrate parks and Greenspace - The study area is void of centrally located open space, community gathering area or recreational opportunities that contribute to aesthetics and are necessary to foster a sense of place.

Special Study Topics to Be Investigated by the Consultants

In addition to their work on the pilot studies, the Task Force assigned the consultants four additional study topics:

- Develop a demographic and socio-economic profile of the people who inhabit higher-density residential units (e.g., town homes and condominiums) in mixed-use developments.
- Examine the successful instances of mixed-price residential developments (e.g., mixed-use developments in the Chicago area, the redevelopment of Techwood Homes, and the redevelopment of Eastlake), especially in mixed-use developments. Determine the critical factors contributing to the success of these developments.
- Investigate the non-traditional methods for financing mixed-use development and revitalization projects, including but not limited to subsidies, TADs (tax allocation districts), and bonds issued by development authorities.
- Study models for integrating the Hispanic population into the larger community, as opposed to where the Hispanic population develops its own Chamber of Commerce and other entities separate from the larger community. Focus the search for a model on other states that have experienced a more recent growth in their Hispanic populations, as has Georgia, such as North Carolina and Colorado.

Copies of these special studies are available from the Planning Division at 678-518-6214 and on the website at www.gwinnettcounty.com.

Final Recommendations of the Revitalization Task Force

In December 2004 and January 2005 the Task Force reviewed the recommendations of the consultants and hammered out a plan of attack to endorse for dealing with neighborhood and commercial decline in Gwinnett County. Those recommendations, took into consideration the pilot study reports prepared by the consultants, the opinions of other individuals and organizations that were invited to provide input over the three years that the Task Force was convened and the personal views held by the Task Force members. Unfortunately, a final version of the Task Force recommendations was not available prior to the printing of this report. However, a copy will be placed on the Gwinnett County web site at www.gwinnettcounty.com, under revitalization after the presentation is made to the Board of Commissioners.

B. Activity Center/Corridor Overlay Districts in Gwinnett County

The Mall of Georgia Overlay District was adopted in 1998 to "achieve and maintain a unified and pleasing aesthetic/visual quality..." around the Mall of Georgia. The standards created have proven their value by providing and extending a pleasing streetscape and architectural quality to the area surrounding the mall. The overlay has been well received in both the development community and surrounding residential areas. It's public reception and ease of transportability has allowed it to enhance development standards in numerous locations throughout Gwinnett County:

- In 2002, the overlay standards were extended from the mall area south to the City of Lawrenceville along Buford Drive (Georgia Highway 20).
- In 2003, the Mall Overlay District was renamed as the Activity Center/Corridor Overlay District, and a large area around the Gwinnett Civic Center was included.
- In January 2004, the Overlay was expanded to include the Stone Mountain Highway 78 corridor,
- In June 2004, the Grayson Highway corridor was added, and
- Finally in November 2004, the Centerville Overlay was added. This area is along Centerville Highway (GA Highway 124) south of Snellville.



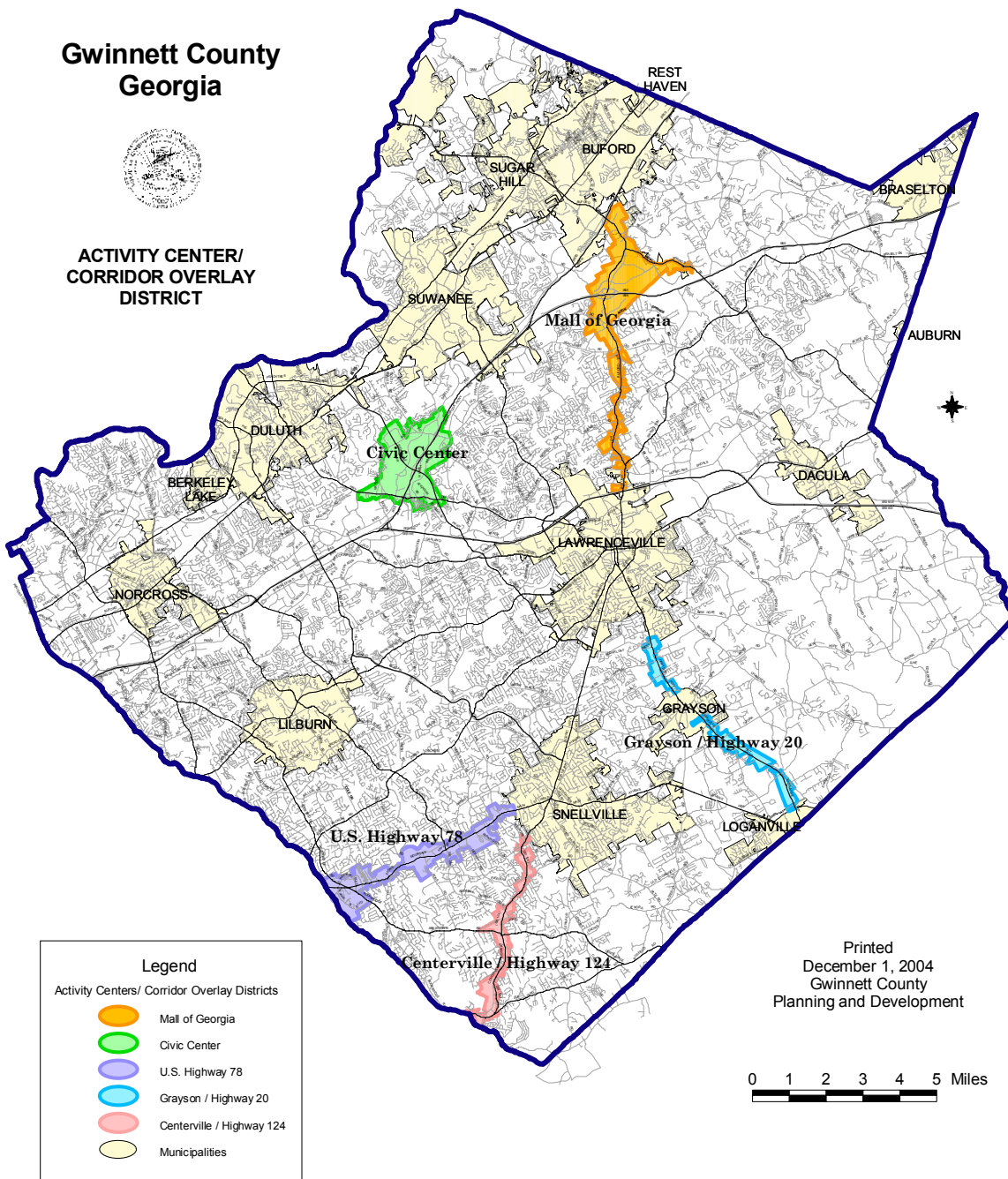
A map of the Activity Center/corridor Overlay areas follows. These areas include: the Gwinnett Civic & Cultural Center area; Buford Drive from City of Buford south to City of Lawrenceville, Stone Mountain Highway 78 corridor from the City of Snellville west to the county line, Grayson Highway, and most recently Centerville Highway.

The approving resolution states that the Activity Center/Corridor Overlay District is intended to enhance the viability and livability of the area surrounding major activity centers in Gwinnett County as designated by the Board of Commissioners. The purpose of the overlay is to achieve and maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture and signage controls, and to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit.

**Gwinnett County
 Georgia**



**ACTIVITY CENTER/
 CORRIDOR OVERLAY
 DISTRICT**



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 Planning and Development



IV. UPDATE OF THE LAND USE ELEMENT

A. Update of the Existing Land Use Map

An existing land use map depicts the general distribution of land uses and their spatial relationship to one another. The *Minimum Standards for Local Government Planning* requires that an Existing Land Use Map be included in a community's comprehensive plan. Gwinnett County has maintained an Existing Land Use Map since 1984. Updates to this map have been periodically conducted and included as part of the comprehensive plan. Recent updates to the map were conducted in 1990, 1992, 1993, 1996, 2000, and 2002. Writeups similar to this one can be found in the 2000 and 2002 updates to the Comprehensive Plan. The rate of change in county land use has remained high, and the map has been updated again for 2004.

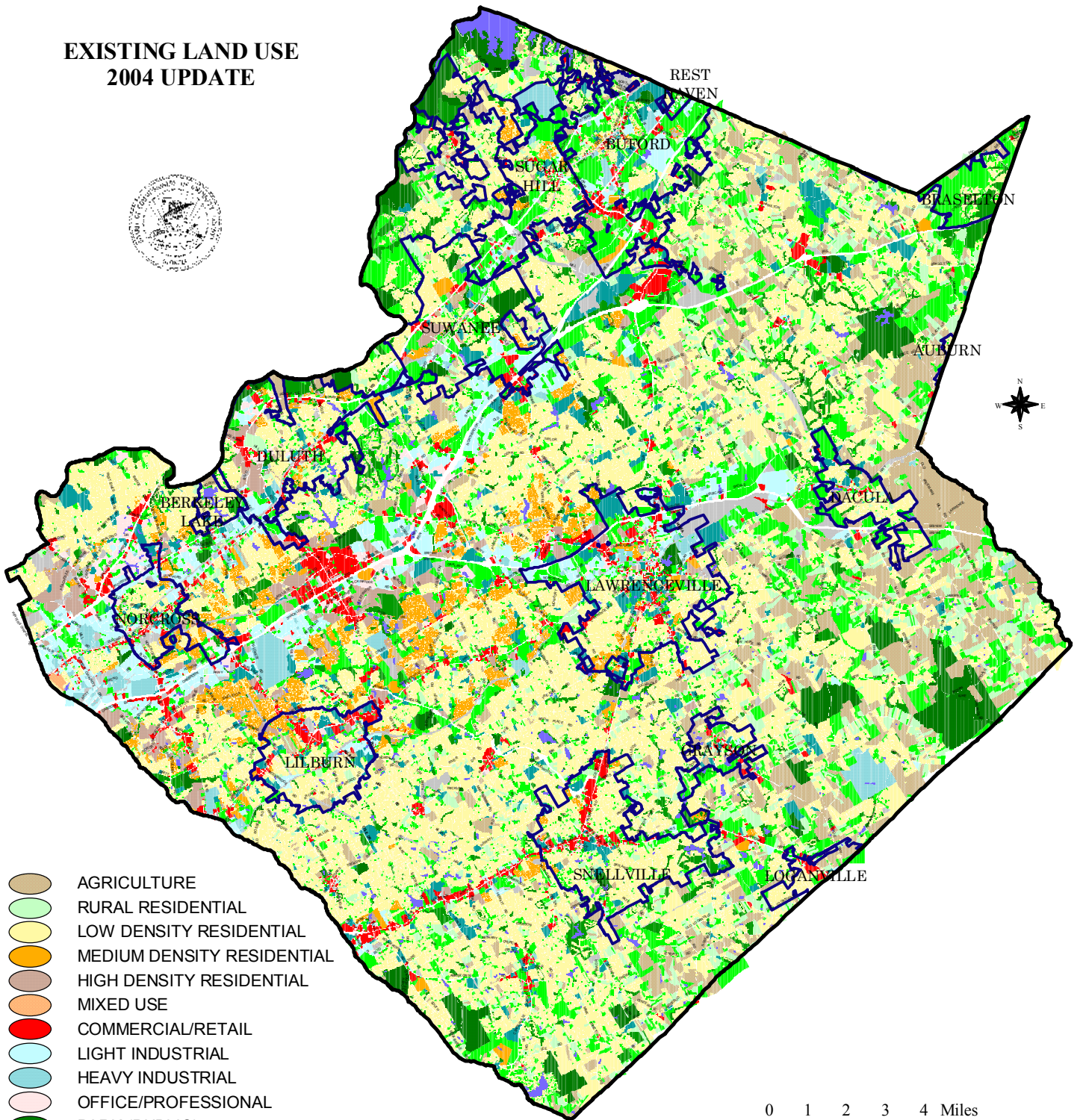
Figure V-1 is a reduced copy of the 2004 Existing Land Use Map. A larger map (approximately 33" x 36") is available for purchase at the office of the Gwinnett County Department of Planning & Development. The map provides a basic picture of overall land use patterns in the county, and shows land use to the parcel level.

Low Density Residential, shown as light yellow on the map, is the dominant designation. The amount of land area occupied by low density housing is significantly higher than that of Medium Density Residential (3 to 8 dwelling units per acre), or High Density Residential (above 8 dwelling units per acre), represented on the map by orange and a brown pebbled pattern, respectively.

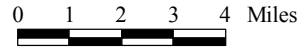
The next most prominent grouping of land use designations is called Low Intensity land uses which includes agriculture, undeveloped and estate, represented on the map by the color green. The eastern half of the county continues to display a significant proportion of low intensity land uses. Detailed descriptions of these land uses can be found in the Appendix.

In contrast, the western portion of the county reflects higher density development, as noted by the mixture of Commercial/Retail (red), industrial (light blue and speckled light blue), and Office/Professional (speckled pink). As would be expected, the most intensive uses are clustered along the interstate highways and major arterial roadways.

**EXISTING LAND USE
2004 UPDATE**



- AGRICULTURE
- RURAL RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE
- COMMERCIAL/RETAIL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- OFFICE/PROFESSIONAL
- PARK (PUBLIC)
- PARK/RECREATION/CONSERVATION
- INSTITUTIONAL/PUBLIC
- ROAD RIGHT OF WAY
- TRANSPORTATION/COMMUNICATION/UTILITIES
- UNDEVELOPED
- WATER



APPROVED BY THE BOARD OF COMMISSIONERS
ON APRIL 12, 2005

Table V-1 on the following page compares findings of the 1984, 1990, 1996, 2000, 2002, and 2004 Existing Land Use Surveys. The definitions of many of the sub-categories of land uses have changed over the years, however trends in land use can be noted. The 2002-2004 changes are particularly significant. Residential development continues at a rapid pace consuming 24,783 acres of Low Intensity Land Uses since 2000.

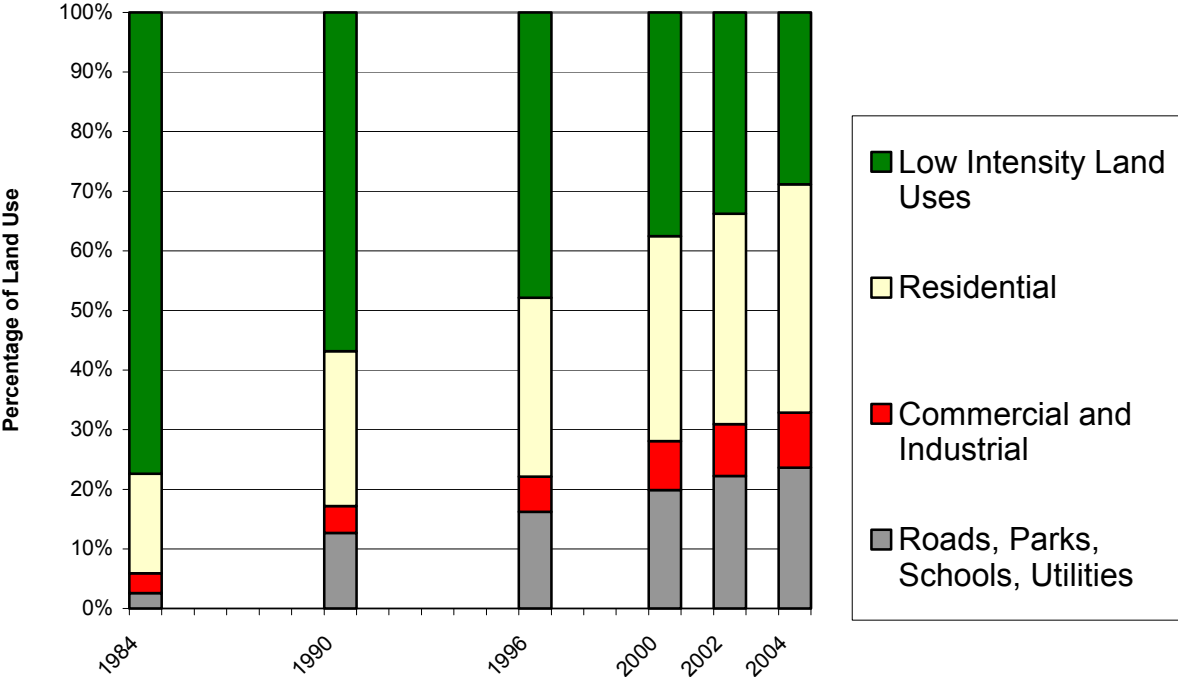
Table V-1: Comparison between 1984, 1990, 1996, 2000, 2002 and 2004

Existing Land Use Maps

Land Use	1984		1990		1996		2000		2002		2004	
	Acres	% of total	acres	% of total	acres	% of total	acres	% of total	acres	% of total	acres	% of total
Residential												
Large Lot	N/A	N/A	N/A	N/A	N/A	N/A	20,730	7.40%	23,490	8.34%		
Low Density (parcels under five acres)	45,130	16.20%	65,530	23.50%	71,260	25.50%	55,776	19.80%	60,443	21.47%	94,304	33.50%
Medium Single-Family	N/A	N/A	N/A	N/A	N/A	N/A	7806.6	2.80%	5,784	2.05%		
Medium Multiple-Family	N/A	N/A	N/A	N/A	N/A	N/A	1405.6	0.50%	2,295	0.82%		
Medium Density	890	0.30%	4,320	1.50%	9,248	3.30%	N/A	N/A		0.00%	7,807	2.77%
High Density	670	0.20%	2,820	1.00%	3,217	1.20%	4,187	1.50%	4,453	1.58%	5,576	1.98%
Under Construction	N/A	N/A	N/A	N/A	N/A	N/A	6,697	2.40%	4,324	1.54%		
Residential Total	46,690	16.70%	72,670	26.00%	83,725	30.00%	96,602	34.40%	100,789	35.80%	107,687	38.25%
Commercial												
Commercial	3,040	1.10%	3,880	1.40%	5,721	2.00%	7,235	2.60%	8,383	2.98%	9,831	3.49%
Office/Professional	420	0.20%	1,380	0.50%	1,474	0.50%	2,031	0.70%	2,361	0.84%	2,640	0.94%
Under Construction	N/A	N/A	N/A	N/A	N/A	N/A	478	0.20%				
Commercial Total	3,460	1.30%	5,260	1.90%	7,195	2.50%	9,744	3.50%	10,744	3.82%	12,471	4.43%
Industrial												
Business Park	1,700	0.60%	1,160	0.40%	1,450	0.50%	869	0.30%				
Light Industrial	2,040	0.70%	3,860	1.40%	5,742	2.10%	8,247	2.90%	9,027	3.21%	9,561	3.40%
Heavy Industrial	1,820	0.70%	2,180	0.80%	2,352	0.80%	3,938	1.40%	4,063	1.44%	3,994	1.42%
Under Construction	N/A	N/A	N/A	N/A	N/A	N/A	277	0.10%				
Industrial Total	5,560	2.00%	7,200	2.60%	9,544	3.40%	13,331	4.70%	13,090	4.65%	13,555	4.81%
Supportive Infrastructure												
Institutional/Public	969	0.30%	5,998	2.10%	8,441	3.00%	10,590	3.80%	10,393	3.69%	10,853	3.85%
Transportation/Communications/Utilities	5,470	2.00%	23,610	8.50%	30,310	10.90%	4,238	1.50%	4,279	1.52%	5,479	1.95%
Road rights-of-way	N/A	N/A	N/A	N/A	N/A	N/A	26,056	9.30%	28,397	10.09%	28,036	9.96%
Parks, Recreation and Conservation	931	0.30%	5,762	2.10%	6,460	2.30%	12,206	4.30%	7,552	2.68%	9,605	3.41%
Park System									9,666	3.43%	9,883	3.51%
Water	N/A	N/A	N/A	N/A	N/A	N/A	2,717	1.00%	2,924	1.04%	2,695	0.96%
Supportive Infrastructure Total	7,370	2.60%	35,370	12.70%	45,211	16.20%	55,807	19.90%	63,211	22.45%	66,551	23.64%
Low Intensity Land Uses												
Undeveloped	N/A	N/A	N/A	N/A	74,330	26.60%	48,560	17.20%	45,742	16.25%	39,347	13.98%
Agriculture/Estate Residential	N/A	N/A	N/A	N/A	59,245	21.20%	N/A	N/A				
Agriculture	N/A	N/A	N/A	N/A	N/A	N/A	34,364	12.20%	25,835	9.18%	25,517	9.06%
Estate Residential	N/A	N/A	N/A	N/A	N/A	N/A	23,137	8.20%	21,470	7.63%	16,413	5.83%
Low Intensity Land Use Total	216,170	77.40%	158,750	56.80%	133,575	47.80%	106,060	37.60%	93,047	33.05%	81,277	28.87%
County Total	279,250	100.00%	279,250	100.00%	279,250	100.00%	281,545	100.00%	281,545	100.00%	281,541	100.00%

Please note that some groupings of land use classifications were redefined from 2002 to 2004.

Figure V-2. Changing Land Use in Gwinnett County



B. Annexations

For the second straight year annexation activity in Gwinnett County increased after declining during 2001 and 2002. In 2004, 10 Gwinnett cities approved 67 annexations for a total of 1115.45 acres. In 2003, eleven Gwinnett municipalities annexed a total of 610 acres through 45 annexation proposals. This followed 198 acres annexed in 2002 and 745 acres annexed in 2001. Gwinnett cities annexed a total of 1,399 acres in 2000 through 55 different annexation actions. It appears that the County's moratorium on the acceptance of rezoning cases that extended from May 16, 2000 to January 2, 2001 led a number of property owners to seek annexation and rezoning through Gwinnett's cities in the year 2000. Gwinnett's substantial backlog on processing rezoning cases may be contributing to the recent increase in annexations. **Table V-1** presents the number of annexations and acres annexed by Gwinnett's municipalities in 2004.

City	Annexations	Acreage
Buford	4	10.7
Dacula	5	179.8
Duluth	2	39.4
Grayson	12	246.3
Lawrenceville	22	203.6
Lilburn	1	1.8
Loganville	2	50.27
Norcross	1	0.28
Rest Haven*	1	-3.4
Sugar Hill	17	383.3
Total	67	1115.45
Source: Department of Planning and Development Gwinnett Municipalities		
* Rest Haven de-annexed a single property that is not included in the total acreage annexed		

Sugar Hill added the most acreage in 2004 through 17 annexations totaling 383.3 acres. The most notable of these annexations involved a 171-acre tract adjacent to Suwanee-Dam Road at Austin Garner Road that is planned for a conservation subdivision. Sugar Hill also added approximately 46 acres along Buford Highway just south of Westbrook Road. Grayson added the second most property in 2004 with approximately 246 acres including several acreage tracts along Grayson Highway at the northerly boundary of the city. Lawrenceville added approximately 203 acres mainly through annexation of a number of unincorporated islands.

To identify potential land use conflicts and keep accurate city boundary and land use data, the County monitors the annexation

activities of Gwinnett's municipalities. The proposed zoning and land use after annexation are reviewed for consistency with the *Gwinnett 2020 Comprehensive Plan*. If the proposed land use is inconsistent with the Gwinnett 2020 Land Use Plan and considered by the County to constitute a significant land use conflict, a negotiation and conflict resolution process will be initiated through the County Administrator's office. Recent state legislation that took effect on July 1, 2004 established a new dispute resolution process. This process is discussed in greater detail in this section.

New Dispute Resolution Process

House Bill 709 established a new dispute resolution process replacing the process created through the Service Delivery Strategies Act. The new process can be utilized by a county when it objects to a change in zoning or land use at the time a property is annexed into a city or within one year after the property has been annexed. The dispute resolution process requires the city and county to work together in an effort to respond to the county's concerns over the rezoning. If a resolution is not reached, the county has the right to insist that a mediator be appointed.

If mediation does not result in an agreement, a citizen review panel will be appointed to consider the dispute and possible ways to mitigate the county's concerns. The mediator engaged in the dispute is required to brief the review panel on the county's objections and any mitigating proposals that were considered during the mediation.

Meetings of the panel are subject to the open meetings laws. The panel may recommend the proposed rezoning be approved, may recommend mitigating conditions to the rezoning, or may recommend denial of the rezoning. If the zoning proposal is concurrent with an initial annexation, the panel may also recommend that the annexation be approved or denied. Any decision rendered by the citizen review panel, however, is not binding on the city and the rezoning can still occur at the discretion of the city.

A zoning or rezoning decision that has been objected to cannot take effect for at least 28 days after the completion of the dispute resolution process. The entire dispute resolution process is designed to take no more than 150 days.

When property zoned and used for commercial purposes is annexed into a municipality that has an independent school system, the annexation is not effective *for purposes of changing the school taxes* until December 31 of the year following the year the requirements for annexation are met.

The law also requires municipalities to notify the county when the municipality is attempting to annex property by a local Act of the General Assembly.

C. Update of the 2020 Land Use Plan Map

1. Consistency Changes & Public Facilities

Consistency changes are changes recommended to bring the plan into consistency with other statements of county policy and recent development activity. These changes include rezoning cases; development projects that are built under existing zoning, but are inconsistent with the future land use designation; and, the recent acquisitions of public property. **Appendix A** is a listing of all the changes recommended to the Land Use Plan Map as part of the 2004 Update of the Gwinnett County Comprehensive Plan. In addition, a copy of the 2004 Update of the 2020 Land Use Plan Map is located in the back pocket of the document.

Public Facilities

In recent years, Gwinnett County and other local governmental bodies have acquired a number of tracts for a wide variety of public uses including school sites, road rights-of-way, new park sites and additions, administrative offices, and public safety facilities. To make sure that these properties are accurately reflected on the Land Use Plan Map, staff annually contacts each of the county departments and representatives of the Board of Education and municipalities to acquire information and maps of the recently acquired lands. Based on the 2004 public acquisitions, additional land has been designated on the 2004 Update of the Land Use Plan Map as Institutional/Public (IP), Transportation/Communications/Utilities (TCU), or Parks, Recreation, and Conservation Areas (PRC).

At approximately 87 acres, the amount of land acquired for public facilities in 2004 is substantially less than in previous years. The 306 acres acquired for public purposes in 2003 was also much less than the 2,500 acres acquired in 2002 and 1,400 acres purchased in 2001. The surge in land purchases in 2001 and 2002 was largely fueled by an aggressive park and green space acquisition program, and the need for new and expanded school sites. With major tracts of needed land acquired, funding is now primarily directed toward the planning and construction of these new park and school facilities.

In 2004, the Gwinnett School system made no new land purchases and continued its focus on constructing facilities on recently

acquired sites. This construction is currently concentrated in western and central Gwinnett County to help relieve overcrowding in existing school clusters. Previously, new school development was concentrated in northern and eastern Gwinnett County in response to rapid residential development.

The Department of Public Utilities made some minor land purchases in 2004 for planned expansions of the water and sewer system including pump stations and upgrades at the Shoal Creek Filter Plant. Land was also acquired in south Gwinnett for the Big Haynes Creek Wetlands Demonstration project. This project will demonstrate the concept of using manmade wetlands to remove pollutants from urban storm water runoff. Approximately 59 acres of land was changed to the PRC (Parks/Recreation/Conservation) classification on the Land Use Plan to reflect the acquisitions of the Department of Community Services.

Gwinnett County's Special Purpose Local Option Sales Tax (SPLOST) provides much of the revenue needed to develop new and expanded public facilities. Under the SPLOST program one percent of each dollar spent by the public in the County goes to new capital improvement projects. The SPLOST referendum approved in 2001 has funded a large percentage of the new public facilities reflected in recent updates of the land use plan. On November 2, 2004, Gwinnett County citizens voted to renew the SPLOST for an additional four years.

2. Map Change (MCR) Requests

With each annual update of the comprehensive plan, private property owners are given the opportunity to request changes to the land use plan designation governing their property. There were seven Map Change Requests (MCR) submitted in 2004. All were in the same general location in the county. When a Map Change Request is submitted by an individual property owner, a report is generated, a sign is posted on the property, and letters are mailed to all property owners within 1000 feet of the proposed MCR. On the following pages are the staff reports on the map change requests reviewed.

General Vicinity of Subject Properties

See
Area Enlargement
Below

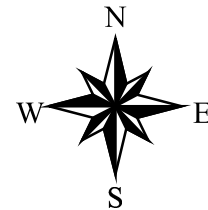
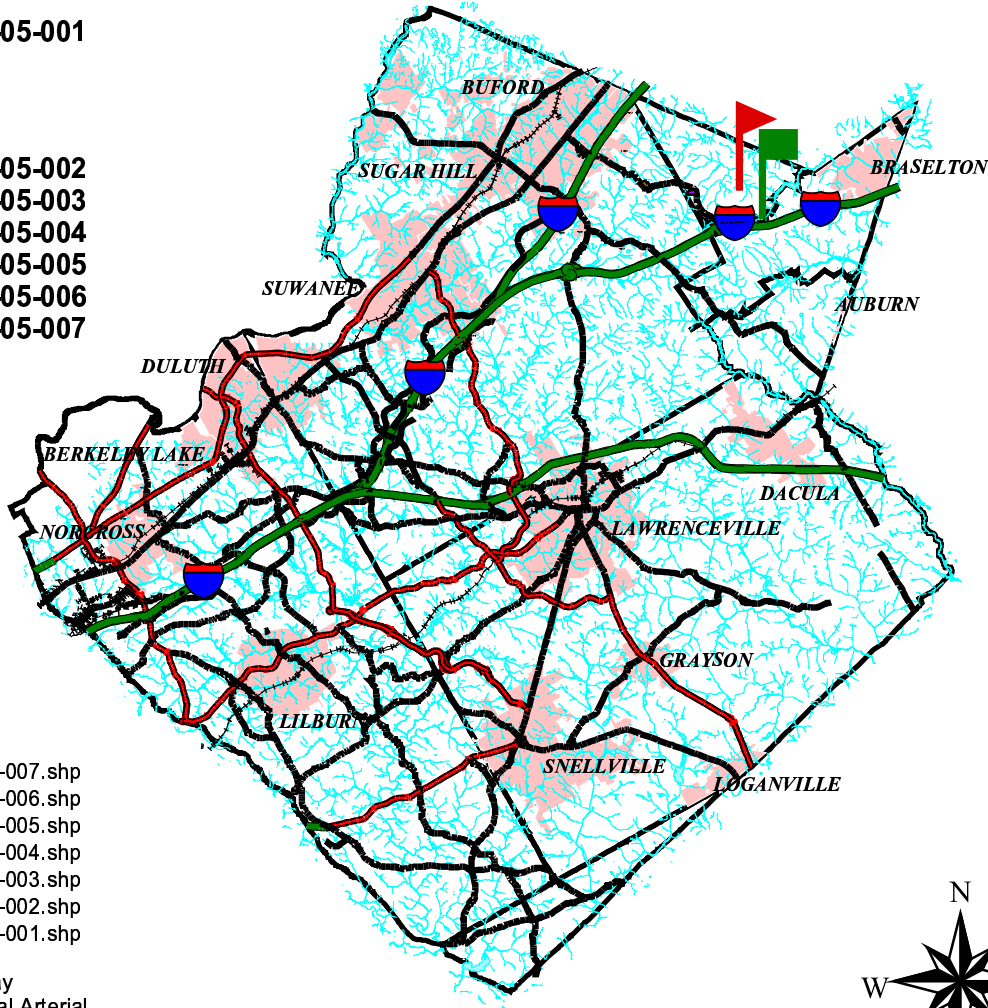


MCR-05-001



MCR-05-002
MCR-05-003
MCR-05-004
MCR-05-005
MCR-05-006
MCR-05-007

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- Mcr-05-006.shp
- Mcr-05-005.shp
- Mcr-05-004.shp
- Mcr-05-003.shp
- Mcr-05-002.shp
- Mcr-05-001.shp
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 - Railroad
- Hydro
- Hydro
- Cities.shp
- District.shp

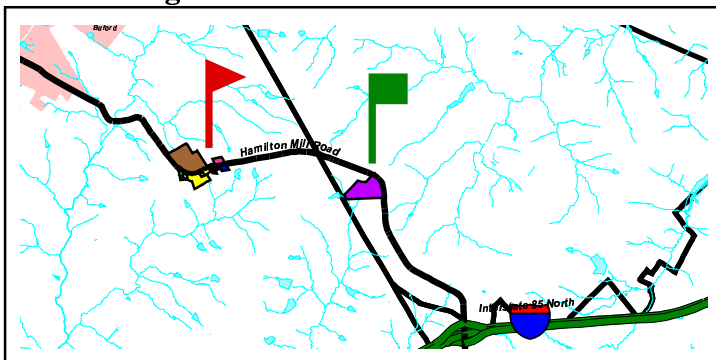


20000 0 20000 Feet



Gwinnett County Planning & Development Department, Lawrenceville, Georgia

Area Enlargement



General Location of Subject Properties

GWINNETT COUNTY LAND USE PLAN
MAP CHANGE REQUEST (MCR)

MCR NUMBER: MCR-05-001
CURRENT LAND USE DESIGNATION: LDR (Low Density Residential)
PROPOSED LAND USE DESIGNATION: C/R (Commercial/Retail)
MAP REFERENCE NUMBER: 1-001-066, 068, 069, & 126
SIZE: Approximately 21.77 Acres
LOCATION: 3100 Block of Hamilton Mill Road
CURRENT ZONING: RA-200 (Agriculture Residence) & R-100 (Single-Family Residence)
COMMISSION DISTRICT: (4) Kenerly

APPLICANTS/OWNERS

Parcel 1-001-066
Lorena Guy
3168 Hamilton Mill Road
Buford, GA 30519

Parcel 1-001-068
P. Edward Pruett
2325 Doc Hughes Road
Buford, GA 30519

Parcel 1-001-069
James L. Taylor
3104 Hamilton Mill Road
Buford, GA 30519

Parcel 1-001-126
John Edward Hutchins
256 West Park Street
Buford, GA 30518

DEPARTMENT RECOMMENDATION: DENIAL

ZONING HISTORY:

The RA-200 zoned parcels have carried that zoning district designation since 1970. The R-100 zoned parcel (1-001-126) has also carried that zoning district designation since 1970.

LONG RANGE ROAD CLASSIFICATION DESIGNATION:

Hamilton Mill Road is classified as a major arterial.

CURRENT PLANNING SECTION COMMENTS:

The proposed land use plan amendment is not consistent with policies that support commercial development at designated nodes that provide transitions to residential areas. Existing designated nodes on Hamilton Mill Road at Bogan Road, Ridge Road, and Sardis Church Road provide appropriate commercial centers for the area. Approval of an additional commercial area on Hamilton Mill Road, particularly at a mid-block location, would not be suitable for the area or consistent with county policies.

PLANNING DIVISION ANALYSIS:

The applicants are requesting to change the land use designation on four (4) contiguous parcels from LDR to C/R. Located on the west side of Hamilton Mill Road between the intersections of Tuggle Road and Ridge Lane, they total approximately 21.77 acres.

The area is characterized primarily by agricultural, low density residential, and institutional uses. The area surrounding the request is zoned R-100 and RA-200.

There is an emerging commercial and office node about half a mile west on Hamilton Mill Road at its intersection of Ridge Road. In 1973, a rezoning request for C-1, located in the southwest corner of the intersection of Ridge Road and Hamilton Mill Road, was denied pursuant to RZ-26-73. In January 2004, a rezoning request for O-I was approved for this same corner pursuant to RZC-04-005. Properties totaling 11 acres adjacent to the westerly side of Ridge Road at the Hamilton Mill Road intersection were reclassified from residential to office/professional on the land use plan through MCR-01-014 on March 27, 2001. In December 2000, a rezoning request for C-2 was approved across Ridge Road pursuant to RZ-00-163 for a shopping center. This trend indicates the emergence of a commercial/office node at this intersection.

A larger emerging commercial node is about a mile south on Hamilton Mill Road at its intersection with Interstate 85 and Spout Springs Road. A 43.48-acre site on the north side of Hamilton Mill Road was denied for C-3 in January of 2002 pursuant to RZC-02-013, but approved for C-2 in November of 2003 pursuant to RZC-03-037. Also in November 2003, a 78.43-acre site on the south side of Hamilton Mill Road across from the sites described above was approved for C-2 pursuant to RZC-03-040,

clearly indicating the emergence of a commercial node in this area. Between the commercial nodes are many new and developing residential subdivisions which front and access Hamilton Mill Road. This suggests the property can be more appropriately developed as a non-commercial subdivision. The Department of Planning & Development has determined through consultation with the Gwinnett Department of Transportation that there are no road improvements planned for Hamilton Mill Road that would impact the commercial suitability of the subject properties.

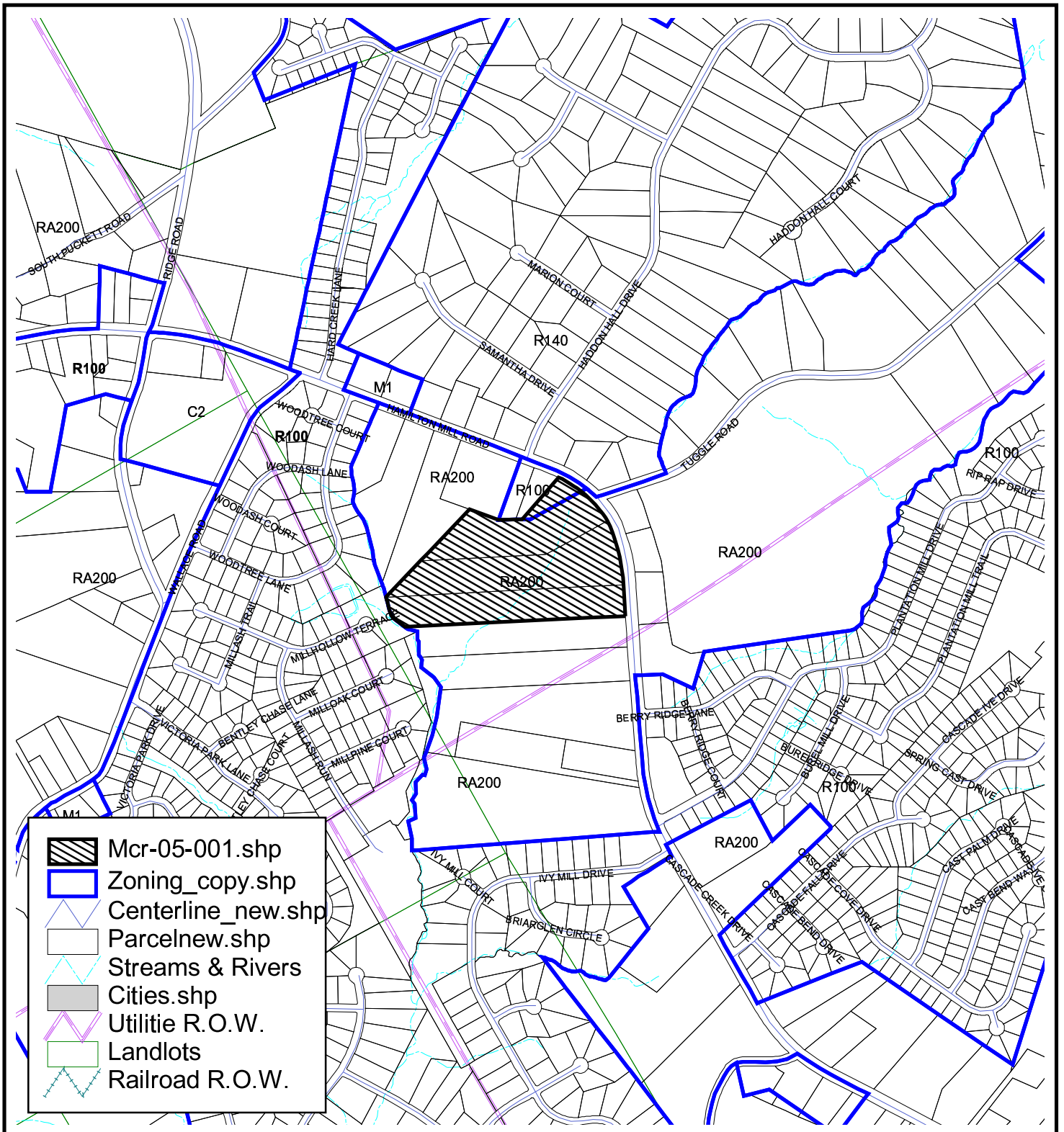
The Gwinnett County 2020 Land Use Plan recommends Low Density Residential uses for the subject properties. The Area Plan Policy Map indicates the requested lots to be within an Emerging Residential area, and the proposed commercial uses for the property are not consistent with these designations. It is the policy with Emerging Residential areas to locate neighborhood and community level commercial development on arterials within identified commercial nodes.

If C/R is approved for the subject properties, it would likely lead to the commercialization of both sides of Hamilton Mill Road between the nodes described above. Additionally, the depth of some of the properties (up to 1500 feet) could lead to large scale commercial development on Hamilton Mill Road centered between the intersections of Ridge Road and Spout Springs Road. This would result in greater adverse impacts on nearby residential developments.

Therefore, the Department recommends **DENIAL** of the request for Commercial/Retail (C/R).

PLANNING COMMISSION RECOMMENDATION: DENIAL
DATE: February 15, 2005

BOARD OF COMMISSIONERS ACTION: DENIAL
DATE: April 12, 2005



Existing Zoning Map

Gwinnett County, Georgia

MCR-05-001

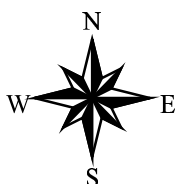
Map Reference Number: 1-001-066, 068, 069, & 126

Commission District: (4)

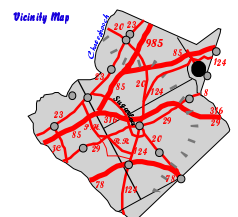
Current Land Use Designation: LDR (Low Density Residential)

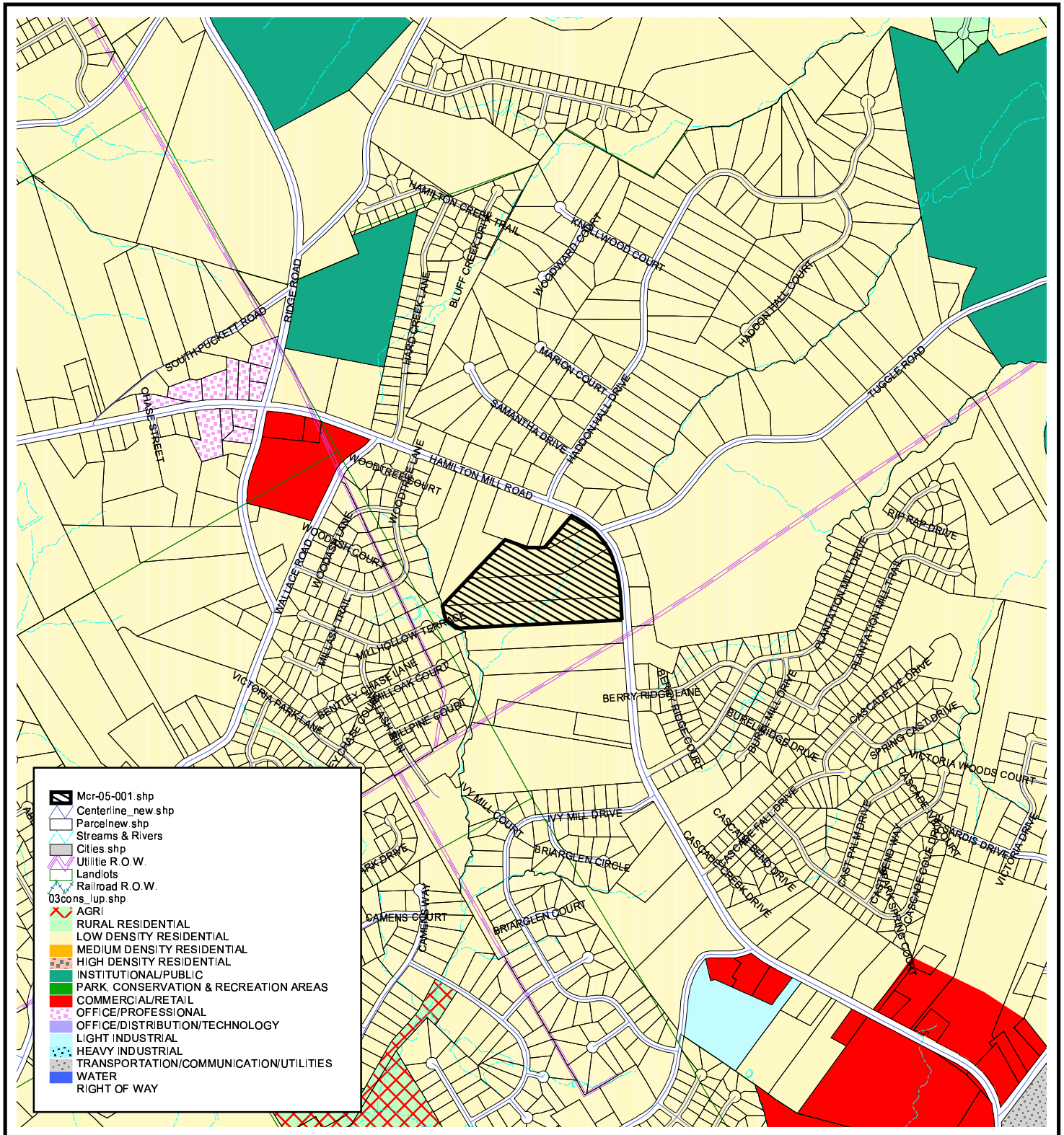
Current Zoning: R-100 (Single-Family Residence)

RA-200 (Residential / Agricultural)



400 0 400 800 Feet





2020 Land Use Plan 2003 Update

Gwinnett County, Georgia

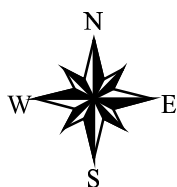
MCR-05-001

Map Reference Number: 1-001-066, 068, 069, & 126

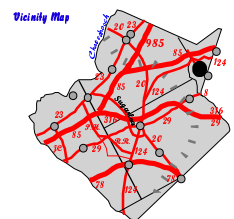
Commission District: (4)

Current Land Use Designation: LDR (Low Density Residential)

Current Zoning: R-100 (Single-Family Residence)
RA-200 (Residential / Agricultural)



400 0 400 800 1200 Feet



GWINNETT COUNTY LAND USE PLAN
MAP CHANGE REQUEST (MCR)

MCR NUMBER: MCR-05-002
CURRENT LAND USE DESIGNATION: LDR (Low Density Residential)
PROPOSED LAND USE DESIGNATION: C/R (Commercial/Retail)
MAP REFERENCE NUMBER: 7-183-003A, 003B, 003D, 003E,
012, 022, 029, 066, &139
SIZE: 22.65 Acres
LOCATION: 3400-3500 Blocks of Hamilton
Mill Road
CURRENT ZONING: RA-200 (Agriculture
Residence) &
R-100 (Single-Family
Residence)
COMMISSION DISTRICT: (4) Kenerly

APPLICANTS/OWNERS

Parcel 7-183-003A, 139
Donna G. Prickett
3575 Hamilton Mill Road
Buford, GA 30519

Parcel 7-183-003B
John Guy Green
4208 Sardis Church Rd.
Buford, GA 30519

Parcel 7-183-003D, 022, 029, 066
Ray Lunsford
3525 Hamilton Mill Road
Buford, GA 30519

Parcel 7-183-003E
Earnest Cheek
3545 Hamilton Mill Rd.
Buford, GA 30519

Parcel 7-183-012
Mildred Cross
3485 Hamilton Mill Road
Buford GA 30519

DEPARTMENT RECOMMENDATION: DENIAL

MCR NUMBER: MCR-05-003
CURRENT LAND USE DESIGNATION: LDR (Low Density Residential)
PROPOSED LAND USE DESIGNATION: C/R (Commercial/Retail)
MAP REFERENCE NUMBER: 7-183-011
SIZE: 2.53 Acres
LOCATION: 3400 Block of Hamilton Mill
Road
CURRENT ZONING: RA-200 (Agriculture
Residence)

COMMISSION DISTRICT: (4) Kenerly

APPLICANTS/OWNERS

William M. Maddox
3471 Hamilton Mill Road
Buford GA 30519

DEPARTMENT RECOMMENDATION: DENIAL

MCR NUMBER: MCR-05-004
CURRENT LAND USE DESIGNATION: LDR (Low Density Residential)
PROPOSED LAND USE DESIGNATION: C/R (Commercial/Retail)
MAP REFERENCE NUMBER: 7-183-123, 064
SIZE: 1.5 Acres
LOCATION: 3500 Block of Hamilton Mill Road
3400 Block of Camp Branch Road
CURRENT ZONING: R-100 (Single-family Residence)
COMMISSION DISTRICT: (4) Kenerly

APPLICANTS/OWNERS

Parcel 7-183-123
Terence J. Keneipp
3497 Camp Branch Road
Buford GA 30519

Parcel 7-183-064
Allison Dalton
150 Ludwell Ct.
Alpharetta GA 30022

DEPARTMENT RECOMMENDATION: DENIAL

MCR NUMBER: MCR-05-005
CURRENT LAND USE DESIGNATION: LDR (Low Density Residential)
PROPOSED LAND USE DESIGNATION: C/R (Commercial/Retail)
MAP REFERENCE NUMBER: 7-183-002, 003, 003G, 003F, 141, 145
SIZE: 8.68 Acres
LOCATION: 3400-3500 Blocks Hamilton Mill Rd.
3400 Block Old Oaks Rd.
CURRENT ZONING: R-100 (Single-family Residence)
COMMISSION DISTRICT: (4) Kenerly

APPLICANTS/OWNERS

Parcel 7-183-002,141,145
Ricky M Williams
3400 Old Oaks Road
Buford GA 30519

Parcel 7-183- 003
Bobby E. Keck
3510 Hamilton Mill Road
Buford GA 30519

Parcel 7-183-003G
Fred Wilborn
3506 Hamilton Mill Road
Buford GA 30519

Parcel 7-183-003F
Dorothy T. Royston
3494 Hamilton Mill Road
Buford GA 30519

DEPARTMENT RECOMMENDATION: DENIAL

MCR NUMBER:

MCR-05-006

CURRENT LAND USE DESIGNATION:

LDR (Low Density Residential)

PROPOSED LAND USE DESIGNATION:

C/R (Commercial/Retail)

MAP REFERENCE NUMBER:

7-183-044, 062

SIZE:

1.5 Acres

LOCATION:

3400 Block of Hamilton Mill
Road
3400 Block of Old Oaks Road
3400 Block of Mari Donna Lane
R-100 (Single-family
Residence)
(4) Kenerly

CURRENT ZONING:

COMMISSION DISTRICT:

APPLICANTS/OWNERS

Parcel 7-183-044
Wanda Britt & Lannie Vickers
3480 Hamilton Mill Road
Buford GA 30519

Parcel 7-183-062
Ray Lunsford
3525 Hamilton Mill Road
Buford GA 30519

DEPARTMENT RECOMMENDATION: DENIAL

MCR NUMBER:

MCR-05-007

CURRENT LAND USE DESIGNATION:

LDR (Low Density Residential)

PROPOSED LAND USE DESIGNATION:

C/R (Commercial/Retail)

MAP REFERENCE NUMBER:

7-183-001A, 001B

SIZE:

1.5 Acres

LOCATION:

3400 Block of Hamilton Mill
Road
3400 Block Mari Donna Lane

CURRENT ZONING: R-100 (Single-family
Residence)
COMMISSION DISTRICT: (4) Kenerly

APPLICANTS/OWNERS

<i>Parcel 7-183001A</i>	<i>Parcel 7183 001B</i>
Charles & Virginia Flint	Robert A. Polensek
3470 Hamilton Mill Road	3474 Hamilton Mill Road
Buford GA 30519	Buford GA 30519

DEPARTMENT RECOMMENDATION: DENIAL

ZONING HISTORY:

Most of the properties have been under their present R-100 and RA-200 zonings since 1970. The property comprising MCR-05-007 and part of MCR-05-005 were zoned RA-200 in 1970 and rezoned to R-100 through areawide rezoning in 1975.

LONG RANGE ROAD CLASSIFICATION DESIGNATION:

Hamilton Mill Road is classified as a major arterial.
Camp Branch Road is classified as a major collector.
Mari Donna Lane and Old Oaks Road are local streets.

CURRENT PLANNING SECTION COMMENTS:

The proposed land use plan amendments are not consistent with policies that support commercial development at designated nodes that provide transitions to residential areas. Existing designated nodes on Hamilton Mill Road at Bogan Road, Ridge Road, and Sardis Church Road provide appropriate commercial centers for the area. Approval of additional commercial areas on Hamilton Mill Road, particularly at mid-block locations, would not be suitable for the area or consistent with county policies.

PLANNING DIVISION ANALYSIS:

The applicants are requesting to change the land use designation on 22 parcels from LDR to C/R. Located on the north and south side of Hamilton Mill Road near Camp Branch Road., they total approximately 38 acres.

The subject properties consist primarily of single-family homes on acreage tracts zoned R-100 and RA-200. The area surrounding

the requests is zoned and R-100 and RA-200 and characterized primarily by agricultural, low-density residential, and institutional uses. On the north side of Hamilton Mill Road between the properties represented by MCR-05-002 and MCR-05-003 is the Hamilton Mill Funeral Home and Memorial Cemetery in RA-200 zoning. A Special Use Permit was approved for the funeral home in 1999 (SUP-99-001) after the Zoning Resolution was amended to permit funeral homes as a special use in RA-200 zoning. The original request was for commercial zoning but was not approved.

There is an emerging commercial and office node approximately one mile east on Hamilton Mill Road at the Ridge Road intersection. In December 2000, a rezoning request for C-2 for a shopping center was approved on the southeasterly corner of the Ridge Road /Hamilton Mill Road intersection pursuant to RZ-00-163. Properties totaling 11 acres adjacent to the westerly side of Ridge Road at the Hamilton Mill Road intersection were reclassified from residential to office/professional on the land use plan through MCR-01-014 on March 27, 2001. Four of these parcels were rezoned to the O-I classification through RZC-04-005 on January 27, 2004. This trend indicates the emergence of a commercial/office node at this intersection. An emerging commercial node in the city of Buford is also located approximately one mile west of the subject properties on Hamilton Mill Road at its intersection with North and South Bogan Roads. To the north near Bart Johnson Road, the property was rezoned in 2003 to R-100 Conservation (CSO) pursuant to RZR-03-019.

The Gwinnett County 2020 Land Use Plan recommends Low Density Residential uses for the subject properties. The 2001 Update of the Area Plan Policy Map indicates the requested lots to be within an Emerging Residential area. The proposed commercial uses for the property are not consistent with these designations. It is the policy with Emerging Residential areas to locate neighborhood and community level commercial development on arterials within identified commercial nodes. The subject properties location at non-through intersections at a location of major curvature on Hamilton Mill Road also suggests commercial uses may not be suitable. Between the commercial nodes are many new and developing residential subdivisions which front and access Hamilton Mill Road. This suggests the property can be more appropriately developed as a non-commercial subdivision. The Department of Planning & Development has determined through consultation with the Gwinnett Department of Transportation that there are no road improvements planned for

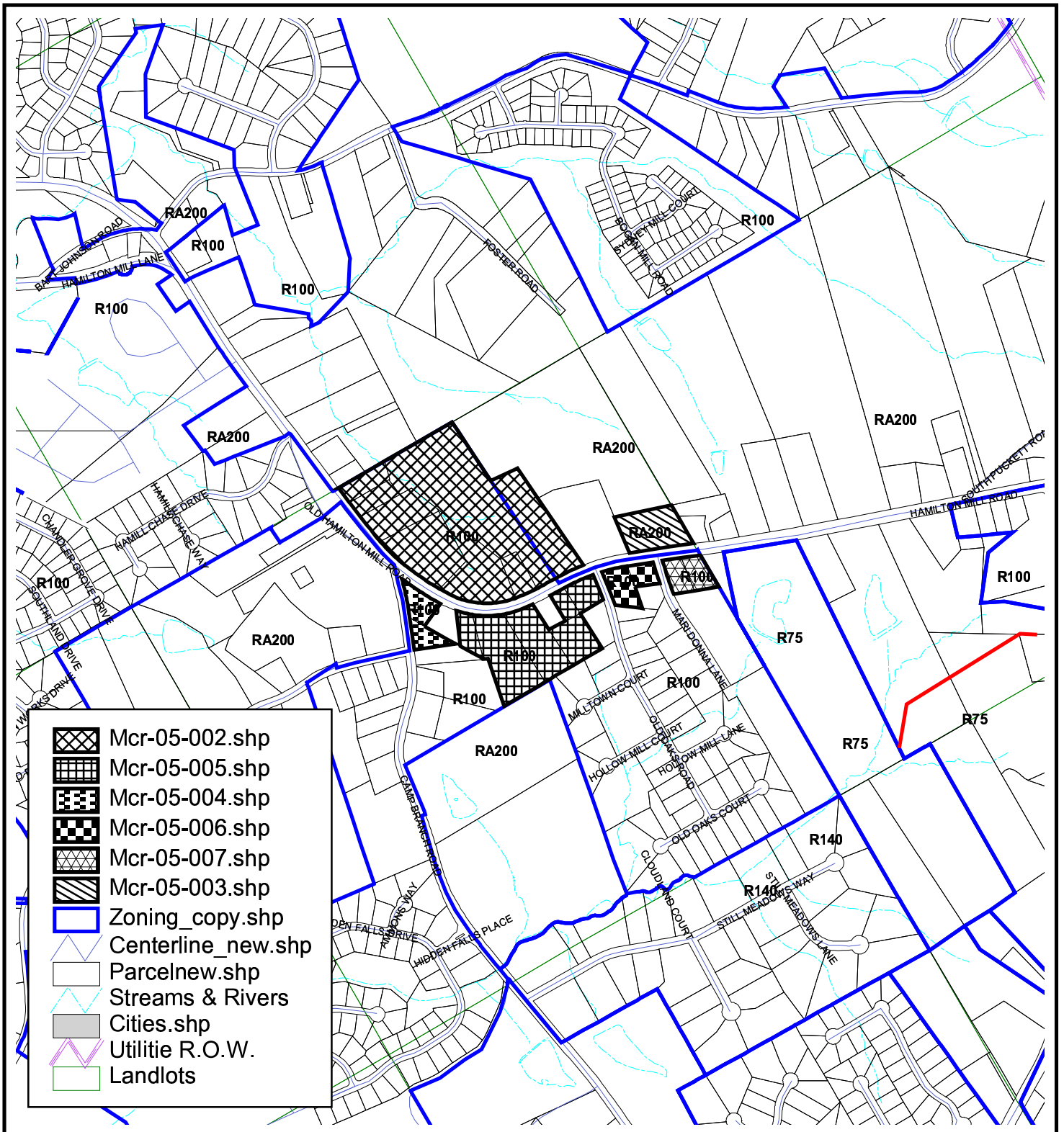
Hamilton Mill Road that would impact the commercial suitability of the subject properties.

If C/R is approved for the subject properties, it would likely lead to the wholesale commercialization of both sides of Hamilton Mill Road between the nodes described above. Logical barriers to contain new commercial development are not evident. Conversion of residential properties to commercial use along Hamilton Mill Road in this area would result in adverse impacts on nearby residential developments.

Therefore, the Department recommends **DENIAL** of the requests for Commercial/Retail (C/R).

PLANNING COMMISSION RECOMMENDATION: DENIAL
DATE: February 15, 2005

BOARD OF COMMISSIONERS ACTION: DENIAL
DATE: April 12, 2005



Existing Zoning Map

Gwinnett County, Georgia

MCR-05-002 - 007

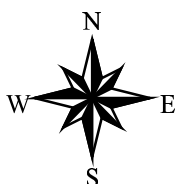
Map Reference Number: 7-183-Multi-Parcel

Commission District: (4)

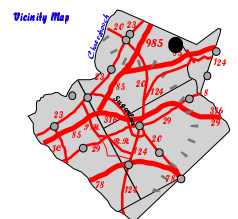
Current Land Use Designation: LDR (Low Density Residential)

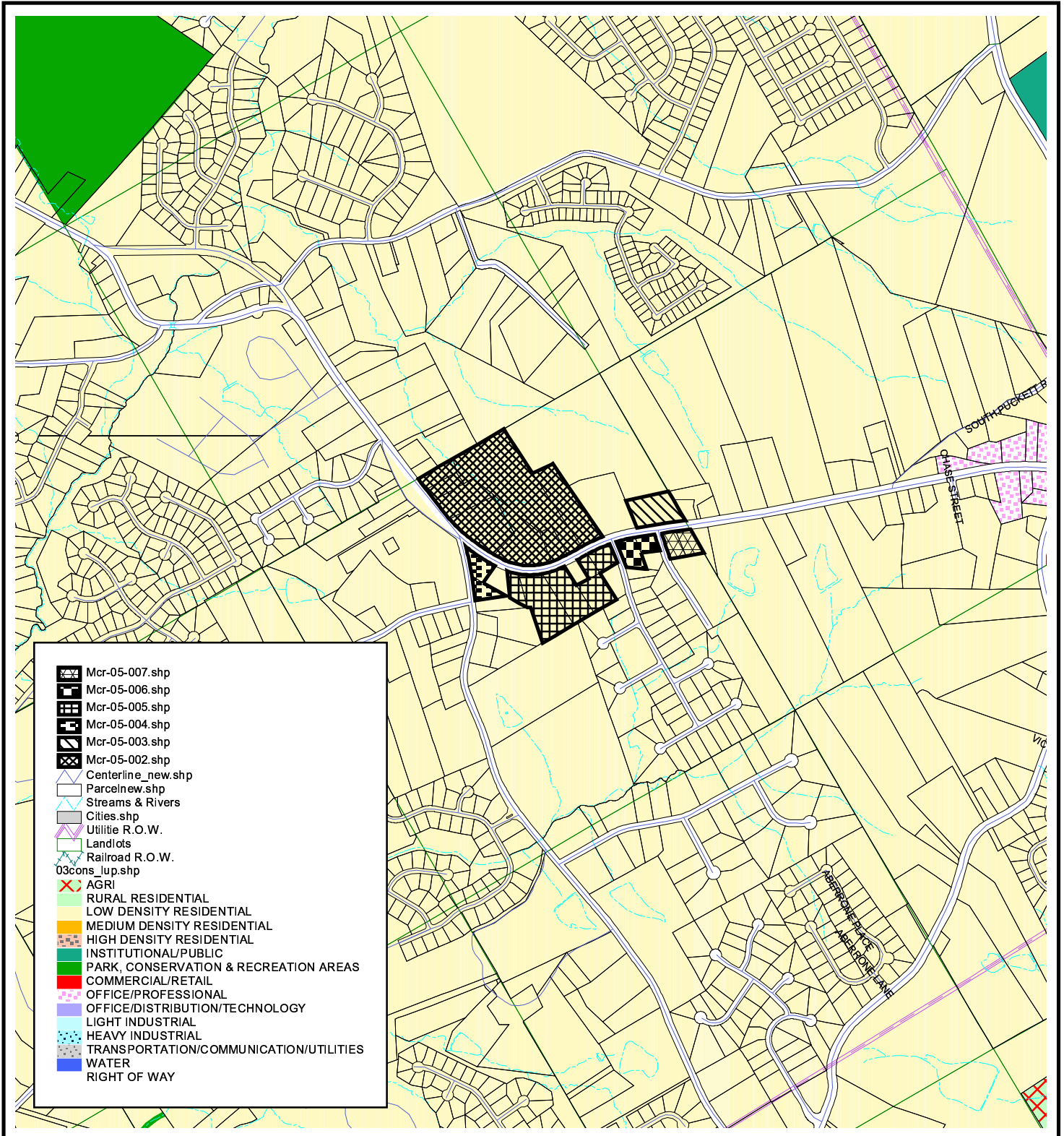
Current Zoning: R-100 (Single-Family Residence)

RA-200 (Agriculture / Residence)



400 0 400 800 Feet





2020 Land Use Plan 2003 Update

Gwinnett County, Georgia

MCR-05-002 - 007

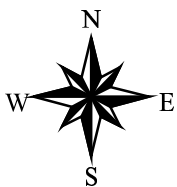
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Commission District: (4)

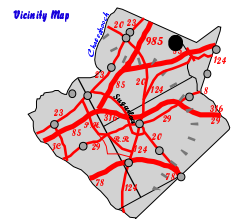
Current Land Use Designation: LDR (Low Density Residential)

Current Zoning: R-100 (Single-Family Residence)

RA-200 (Agriculture / Residence)



800 0 800 1600 Feet



APPENDICES

Appendix A

1. Comparing and Contrasting Existing Land Use Data from 2002 to 2004.

Comparison of the 2002 and 2004 tabulation of existing land uses shows that Gwinnett County continues to develop at a very fast pace. County population estimates from the Forecasting and Research Division of the County Department of Financial Services indicate that more than 50,000 newcomers arrived in Gwinnett County between 2002 and 2004 (650,771 to 701,415). This is reflected in the rapidly changing proportions of county land uses, particularly residential.

Two factors have made accurate accounting of the land use changes from 2002 to 2004 more difficult. First there is an on-going GIS project to realign and adjust parcel lines in the county GIS parcel map. Therefore creating new parcels in the GIS system has been suspended since January of 2004, which is half of our analysis period. Secondly, there was a change in land use accounting to accommodate greater compatibility with the 2020 Land Use Plan. Several land use categories from 2002 have been combined. The combination of these two factors has led to challenges in calculating land use change.

Agricultural Land (AGRI)- For 2000, 2002, and 2004, an agricultural land use designation was based on agricultural tax exemptions as found in the tax assessor's database. These tax exemptions are known as conservation covenants, and consist of a reduced rate of property tax for land that is pledged to remain in an agricultural use for a certain period of time. If the land is sold for development, a tax penalty must be paid.

Currently, conservation covenants still cover 24,794 acres. These are substantially the same as in 2002, but in the interim, some land previously considered undeveloped or estate residential has acquired the conservation covenant. During the same time, some of the 2002 agricultural land has been developed, lost its covenant, and has been changed on the map. Other land that was observed in the field to be under development, but still retains the covenant, according to county records. This land has been left designated as agricultural until the next map update, with development activity noted in the database.

As discussed in the 2002 update, most of the 2002 agriculture acreage was in low intensity agriculture uses, such as pasture

or tree farming, and often was difficult in field observations to distinguish from estate residential. Field observations in 2004 found substantial agricultural investment in barns, equipment, and livestock, but only in a few locations. Most land classified as agricultural is in very low intensity agricultural uses, such as open pasture, tree farms, or former farmland that has reverted to forest.

Estate Residential (ESTATE)- This is defined as a parcel with a single-family residence located on five acres or more, without a conservation covenant (see AGRICULTURAL), and without construction activity. There are now 16,413 acres meeting this definition, compared to 21,470 acres in 2002

Low Density Residential (LDR) - In 2002, the sum of Low Density Residential (LDR) and Large Lot Residential was 83,933 acres. The equivalent figure for the 2004 database is 88,356 acres, obtained from a series of database inquiries. The difference of 4,423 acres doesn't capture all of the development, however. Some of it was missed because of the lack of parcel updates over the past year, leaving some additional completed development in this acreage range depicted by the database as in large parcels still under development.

Commercial/Retail (C/R) land use increased from 8,383 acres to 9,237 acres, or 854 acres. The commercial land under construction category was eliminated and added to this category.

Office/Professional (O/P) land use change, increased from 2,361 acres to 2,640 acres, an increase of 186 acres.

Light Industrial (LI) increased from 9,027 acres to 9,058.

Heavy Industrial (HI) registered an actual decrease, from 4,063 acres to 3,994. This is due to a 70-acre parcel that changed its use from HI to IP (the old Rockwell plant site), and that heavy industrial development in the county is not as strong as the other uses.

Institutional/Public (IP) use increased from 10,393 acres in 2002 to 10,854 acres in 2004. The increase reflects property acquisition by county and municipal governments, and religious institutions.

Transportation/Communication/Utilities (TCU) still registered a modest increase, from 4,279 acres to 5,521, mostly due to a decision to change the developed, open areas for townhouses and

condominiums from PRC (Park/Recreation/Conservation) to TCU. It was decided that this kind of land was more accurately depicted as analogous to streets in gated developments, which elsewhere are shown as TCU, than as open space.

PRC (Park/Recreation/Conservation) itself registered a significant increase, from 7,552 acres to 9,605 acres, due to more aggressive accounting of land in subdivisions previously considered undeveloped. The increase in conservation subdivision (CSO) open space was a significant contributor to the overall increase, but some of the increase was due to better delineation of wetlands and undevelopable land, as development around these areas has progressed.

2. Character of the Existing Land Uses

Listed below are the land use classifications used on the Existing Land Use Map.

a. Agricultural (green with red crosshatch)- There are few or no farms with row crops in Gwinnett. Most of the agricultural land is in timber or pasture. Gwinnett County reflects a national trend, the largest land use change in the United States over the past century is the abandonment of agricultural land to an undeveloped status. In field observation in the county, it is often hard to distinguish agricultural land from undeveloped land, or land in large lot residential use. Database abbreviation is **AGRI**.

b. Rural Residential (light blue-green)- There are 4,634 acres of land coded as rural residential, mostly in the southeastern corner of the county south of Highway 316. This designation comes from the 2020 Land Use Plan, and is applied upon Board of Commissioners approval of the landowner's request. Single-family homes on lots greater than one acre, and more traditional low density residential subdivisions of up to 2 units per acre, characterize most of this land use. It can be compatible with agricultural use. Typical zoning districts are RA-200, R-140, and R-100.

d. Medium Density Residential (orange)- There are 7807 acres of medium density residential (three to eight units per

acre). Townhouses are included in this category, if they have a density of less than eight units per acre. The former 2002 land uses of **mobile home park (MHP)** and **duplex/triplex/quadrplex (MF)** that meet the MDR density criteria are encompassed in this category. Database abbreviation is **MDR**.

e. High Density Residential (brown speckled pattern)- This category captures housing that has a density of eight to thirteen units per acre. The former 2002 land use of **Apartments** is included, as well as the **Mobile Home Park** and **Duplex/Triples/Quadrplex** from 2002 that meet the HDR density criteria. Database abbreviation is **HDR**.

f. Office/Professional (pink speckled pattern) and **Light Industrial** (light blue) - There are a total of 12,288 acres of these uses in Gwinnett, but in practice they are often hard to distinguish. Gwinnett has a multitude of business parks, which are covered by large one story buildings. Many of them are attractively finished and landscaped, and they are designed to be flexible in their use. These have varying proportions of office and light industrial activity in them, which can change over time. "Light Industrial" includes such activity as warehousing, distribution, trucking, light manufacturing, and some types of food processing, such as baking or bottling. Substantial office components exist in many of the buildings that contain this activity. Some large, one-story buildings constructed for light industrial use have been converted entirely to offices. An attempt was made to classify them in the field by evaluating their truck handling capacity, and the size of the employee parking lot.

A third category, "office/distribution/technology", exists in the 2020 Land Use Plan Map. It was decided not to attempt to carry that distinction into existing land use because of the definitional difficulty noted above.

The importance of evaluating these uses accurately lies in their use in modeling employment type and density. Employment modeling is used in transportation planning, utility demand planning (such as water use), and in tracking changes in Gwinnett's economic base. Database abbreviations are **OP** and **LI**.

g. Commercial/Retail (red)- This category increased from 8,383 acres in 2002 to 9,831 acres in 2004, including 593 acres under development. Notable increases have occurred in the Sugarloaf/Civic Center area, along Pleasant Hill north of North Berkeley Lake Road, along Georgia Highway 20 both in the Mall of

Georgia vicinity and near Grayson, along Scenic Highway (Highway 124), and in the Hamilton Mill/Interstate 85 area, among others. Increases in big-box retail continue to be seen in the vicinity of the three malls and elsewhere. Database abbreviation is **CR**.

h. Heavy Industrial (blue with spotted pattern)- There are 3,994 acres of this classification in Gwinnett. This classification is designed to include activities such as mining, metal working and fabrication, recycling, cement and concrete manufacturing, landfills, and similar activities. There are two active rock quarries in the county, which between them make up 31 percent of the total acreage. A further 13 percent is made up of two major sanitary landfills. There is a large fiber optics plant on I-85 near the county line. Auto junkyards are another significant use. The large landfill and quarry component is significant because of its low employment density. Database abbreviation is **HI**.

i. Institutional/Public (blue-green)- This category is designed to capture government facilities, schools, religious institutions, and hospitals. The 2000-2002 interval was notable for a high rate of governmental land acquisitions for parks and schools. The rate of new acquisitions has slowed since then. County owned property can contain several uses. The Wayne Hill Water Reclamation Plant, for example, is a water reclamation facility surrounded by a large undeveloped buffer area, and is so indicated on the map. The county owned Briscoe Air Field is shown as **TCU**. The 2002 land uses **Public School Property** and **Religious Use** will no longer be broken out into separate categories. They will once again be part of **IP**. Database abbreviation is **IP**.

j. Park, Recreation, and Conservation (dark green)- This category is designated for protected open space that is not in the county park system. It includes open space set aside in subdivisions, golf courses, and driving ranges. Accurate accounting of this type of space may be important in the future to provide for wildlife corridors, flood protection, and natural purification of storm runoff. There are many small parcels of land designated as open space in residential subdivisions. There was a time when subdivision developers were required to dedicate space in subdivisions for recreation and deed it to the county. Since then, recreational space set asides are still required, but the land is deeded to homeowner's associations. Some of the PRC land has facilities such as swimming pools and tennis courts, while much of it remains undeveloped.

The new Conservation Subdivision overlay ordinance is designed to set aside substantial amounts of land to remain undeveloped. As of January 2004, 2,137 acres had been set aside as preserved open space in conservation subdivisions. This category is expected to expand in the future, and will be under homeowner's association ownership. In reality, there is a great deal more open space in the county that could be considered protected because it is in a floodplain, stream buffer, or buffer required by zoning conditions. Database abbreviation is **PRC**.

k. Parks (dark green with spotted pattern)- A new category for government-owned parkland has been introduced this year. The difference in nomenclature with the 2020 Land Use Plan is confusing, for there the category for government owned parkland is called Park/Recreation/Conservation, just like the different ELU category discussed above. The PARK category has become much more significant in recent years due to county land acquisitions in the 2000-2002 interval. A significant parcel on Suwannee Creek Road near Peachtree Ridge High School has been acquired, and a number of infill parcels have been acquired near existing major parks. Database abbreviation is **PARK**.

l. Transportation/Communication/Utilities (light gray with speckled pattern)- This is a separate category from Road Right-of-Way. It is designed to include railroad right-of-way, power line easements, when they form separate parcels; power substations, pipeline facilities, bus stations, truck terminals, cell phone towers with their own parcels, and other similar uses. Database abbreviation is **TCU**.

m. Road Rights-of-Way (dark gray)- The acreage devoted to road rights-of-way increased from 26,056 acres, or 9.3% of the county in 2000, to 27,360 acres or 9.8% of the county. About seventy or eighty percent of this is actually paved, since road right-of-way includes areas like highway medians, interchanges, and usually extends beyond the curb in order to locate utilities. Database abbreviation is **ROW**.

n. Mixed-use (yellow with red stripes)- This category will encompass projects built under the county's new zoning classification, Mixed-use Redevelopment. At present, there are 77 acres in the county devoted to this use. The municipalities may have development that will fall into this category under zoning specific to the municipalities. Database abbreviation is **MU**.

o. Undeveloped (green)- This represents land with no discernable use, and little or no investment in structures. Due to the reclassification of agricultural land, the acreage has increased from 45,742 acres in 2002 to 47,192 acres in 2004. Database abbreviation is **UNDEV**.

3. Methodology of Creating the Existing Land Use Map

The 2004 Update of the Existing Land Use Map was drawn using ArcView GIS 3.2. The Gwinnett County 2004 parcel level tax maps were used as the base for categorizing the land uses. These maps are maintained by the GIS section of the Gwinnett County Office of Information Technology, as they receive updates from the Office of the Tax Assessor. This map reflects the parcel record as of January 2004, the last version available at time of publication. Altogether there are 231,259 individual parcels, compared to 190,000 in 2000.

The primary source of information for the Existing Land Use Map is parcel level tax assessor's records. The tax assessor's office has a large staff that assesses all county parcels every four years, making this the most detailed and current source of land use data available. The tax records have land use data for each parcel, consisting of a 3 digit code, out of two hundred possible codes. These codes were grouped into fifteen categories to create a draft Existing Land Use Map.

Other sources of data used to create the map include the tax parcel data above, 2003 aerial photography, building permit records, the 2002 existing land use map, zoning records, a GIS file of coverage by water, and the county's land use plan.

County records do not include land disturbance activities within municipal boundaries, which encompass about twenty-two percent of the county. To get the best possible data on county municipalities, copies of the initial map were sent to each of the municipalities with the request that they make corrections.

After altering the initial classifications based on the best information available in the office, field observations were then conducted around the county. The responses from the municipalities were of great value here because the nature of denser development makes field verification more difficult. Because of the enormous amount of active land development in the county, field observations often discovered land disturbance activities that county records had yet to record.

Future editions of the Existing Land Use Map will be able to take advantage of advances in computerized record keeping. The parcel-level approach to existing land use measurement is only an approximation. At this writing the county is working on base map data that will have data on the exact size of building footprints, roads, driveways, and other features. When this difficult task is completed, it should be possible to integrate this with existing land use data. This will give a more detailed view of existing land use.

The **Land-Based Classification System (LBCS)** is a multidimensional system of land classification designed by the American Planning Association. It classifies land by site characteristics, ownership, function, activity, and type of structure, using a formal system of numerical codes. Instead of one dimension such as LDR there would be five dimensions. The county planning staff is investigating ways to implement this system, which would offer greater flexibility than trying to classify land under one set of categories.

Appendix B - Land Use Plan Map Changes for the 2004 Update to the Comprehensive Plan

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
1-001-031	Discovery Development, Inc.	4.74	Hamilton Mill Road	LDR	OP	O-I	4	Rezoning, RZC-04-035
1-001-468	MB Properties, LLC	5.00	Ridge Road, Hamilton Mill Road	LDR	CR	C-2	4	Rezoning, RZC-04-013
3-002-042A, 3-002-078, 3-002-082	James A. Mikolinski, et al.	18.12	East Rock Quarry Road	LDR	CR	C-2	3	Rezoning, RZC-04-033 (Amended)
3-002-158	Jem Development, LLC	3.75	Braselton Highway	LDR	CR	C-2	3	Rezoning, RZC-04-050
4-298-053	Public Utilities	10.64	Rosebud Road	LDR	TCU	R-100	3	Public Land Acquisition
5-016-002A, 5-016-002B, 5-016-084,	Lake Park, Ltd.	6.76	Lawrenceville Highway	OP & CR	CR	C-2	4	Rezoning, RZC-04-071
5-016-012, 5-016-013	Management Corporation	3.15	Bethesda School Road	LDR	MDR	R-60	4	Rezoning, RZR-04-035
5-019-019, 5-019-020, 5-019-028,	Corridor Property Group, LLC	17.39	Bagwell Way, Huff Drive, Regal Way	LDR	MDR	R-ZT Det.	4	Rezoning, RZM-04-048
5-047-081, 5-048-014, 5-048-015, 5-048-172, 5-048-372	Richardson Housing Group, LLC	18.58	Oakland Road	LDR, CR	HDR	RM-10	4	Rezoning, RZM-04-001
5-050-017	Golden Eagle Investments, LLC	7.93	Lawrenceville Highway	CR	MDR	RM-8	4	Rezoning, RZM-04-028
5-061-371	Public Utilities	6.61	Skyland Glen	LDR	PRC	RS-150	3	Public Land Acquisition in Snellville
5-074-004	Premier Planning and Development	7.68	Old Snellville Highway, Webb Gin House Road	CR	MDR	RM-8	3 & 4	Rezoning, RZM-04-011

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
5-074-005, 5-074-006, 5-087-007, 5-087-007A, 5-087-144	Cousins Properties	24.59	Webb Gin House Road, Scenic Highway	CR & LDR	CR	C-2	4	Rezoning, RZC-04-048
5-074-008	Barry Coker	0.59	Scenic Highway	LDR	CR	C-2	3	Rezoning, RZC-04-028
5-080-002, 5-080-246	Sentinel Properties, Inc.	18.17	Mill Run Court, Sugarloaf Parkway	LDR	MDR	RM-8	4	Rezoning, RZM-04-042
5-084-035, 5-084-036	Salvation Army	9.25	Sugarloaf Parkway	LDR	IP	BG	4	Lawrenceville Annexation
5-087-002, 5-087-002A, 5-	Cousins Properties	32.03	Webb Gin House Road, Scenic Highway	CR & LDR	CR	C-2	3	Rezoning, RZC-04-047
5-092-003, 5-092-132	A&P Partners, LLC	21.19	Cooper Road, Athens Highway (Highway 78), Brooks Drive	LDR, CR	MDR	R-ZT & R- ZT Det.	3	Rezoning, RZM-04-020 (Amended)
5-103-022, 5-103-114	Lakeside Manor, James Jones	25.00	Grayson Parkway	LDR	MDR	R4	3	Grayson Annexation
5-107-016, 5-108-025, 5-108-032	Winmark Homes	13.35	Sugarloaf Parkway	LDR	MDR	RM-8	4	Rezoning, RZM-04-003
5-111-002A	Curtis McGill	1.46	Highway 29	LDR	IP	O-I	4	Lawrenceville Annexation
5-130-007	Eastside Holdings	1.85	Athens Highway (Highway 78)	LDR	CR	CH	3	Loganville Annexation
5-130-009	MQ Developments, LLC	14.34	Athens Highway (Highway 78)	CR, LDR	MDR	R-ZT Det.	3	Rezoning, RZM-04-002 (Amended)

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
5-131-005, 5-131-012	David Bird	9.97	Athens Highway (Highway 78)	CR & LDR	CR	C-2	3	Rezoning, RZC-04-075
5-138-009, 5-138-011, 5-138-113, 5-138- 011A, 5- 138-011B, 5-138-019	D. G. Jenkins Development Corp.	36.88	Grayson Highway, Webb Gin House Road, Old Johnson Road	LDR	MDR	R-ZT Det.	4	Rezoning, RZM-03-027 & RZR-03-036 (reconsidered by consent order)
5-156-002, 5-156- 002A, 5- 156-056, 5- 156-120	Vintage Communities, Inc.	11.31	Loganville Highway, Ozora Road	CR, LDR	CR	C-2	3	Rezoning, RZC-04-038 (Amended)
5-210- 001C, 5- 210-094	South Richland, LLC	51.21	Winder Highway (Hwy 29), Boulderbrook Circle	HI, LI	MDR	R-ZT	4	Rezoning, RZR-04-009
5-218-001	Community Services	21.00	Tribble Mill Park	PRC	LDR	R-100	3	Correction
5-238-002	Rockhouse Brock, LLC	49.33	Rock House Road	LDR	MDR	R-ZT	4	Rezoning, RZR-04-055
5-255-008, 5-255-016	Jerry McCullough	11.20	Ozora Road, Watson Fain Road	LDR	AGRI	RA-200	3	Rezoning, RZR-04-003
5-275-066	Southeastern Industrial Fabrication,	10.00	South of Winder Highway	LDR	MDR	TRD	3	Dacula Annexation
5-276-007, 5-276-046	Alcovy Road Associates, LLC	108.00	University Highway (Highway 316)	ODT, LDR, & LI	MDR & CR	PRD, C-3	3	Dacula Annexation
5-284-002	Community Services	8.50	Luke Edwards Road	LDR	PRC	RA-200	3	Public Land Acquisition

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
5-298-004, 5-299-004	Annie Peevy, Raburn Peevy	11.90	Harbins Road	LDR	OP	O-I	3	Dacula Annexation
5-356- 005A	Community Services	7.64	Harbins Road	RR	PRC	RA-200	3	Public Land Acquisition
6-022- 002A	Community Services	1.20	Spain Rd	LDR	PRC	R-100	3	Public Land Acquisition
6-030-033, 6-030-098	Annox, Inc.	8.61	Centerville Highway	LI & LDR	LI & CR	C-2 & M-1	3	Rezoning, RZC-04-057 (Amended)
6-033-004, 6-033-015, 6-033-023	Davenport Center, Inc.	13.24	Centerville Highway, Rocky Pointe Way, & Rock Pine Way	LDR	MDR	RM-8	3	Rezoning, RZM-04-041
6-051-003, 6-051-004, 6-068-001, 6-068-006, 6-068-012, 6-068-014, 6-068-031, 6-068-077, 6-068-093, 6-068-156, 6-068-158, 6-068-160	Emory Morsberger	37.08	Highway 78, Highpoint Road	CR, LDR, & OP	MUR (Mixed Use Redevelopme nt)	MUR (Mixed Use Redevelop ment)	3	Rezoning, MUR-04-001
6-058-009	Juliette K. Sharp	1.43	Rockbridge Road	LDR	OP	O-I	3	Rezoning, RZC-04-037
6-078-099	Clyde Lee Light	0.57	Five Forks Trickum Road, Bowers Road	LDR	OP	O-I	3	Rezoning, RZC-04-064

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
6-087-013, 6-087-014, 6-087-231	Richardson Housing Group, Inc.	10.46	Five Forks Trickum Road	LDR	MDR	R-ZT Det.	3	Rezoning, RZR-04-029
6-130A206	Community Services	19.86	Ronald Reagan Parkway	OP	PRC	R-75	4	Public Land Acquisition
6-137-017	Randy Pimsler	3.96	Lions Club Drive	LDR	OP	O-I	2	Rezoning, RZC-04-002
6-139-006, 6-139-006A	Richardson Housing Group, Inc.	20.24	Pounds Drive	LI & MDR	MDR	R-ZT	2	Rezoning, RZM-04-044
6-139-012, 6-139-013,	Centex Homes, Inc.	20.86	Lawrenceville Highway, Summerwalk Parkway,	CR	HDR	RM-13	2	Rezoning, RZM-04-016
6-139-061	Richardson Housing Group	6.80	Lawrenceville Highway	MDR	HDR	RM-10	2	Rezoning, RZM-04-007
6-149-080	Leeshire, Inc.	1.80	Dogwood Drive	LDR	OP	OI	2	Lilburn Annexation
6-152-084, 7-073-008	The Orchard Group, Inc.	15.68	Duluth Highway	OP	MDR	RM-6	1	Rezoning, RZM-04-035
6-156-001, 6-156-001A	H.S. "Chip" Randall, III	3.59	Cruse Road, Pleasant Hill Road	OP, LDR	CR	C-2	1	Rezoning, RZC-04-030
6-156-007A, 6-156-007B, 6-156-166, 6-156-116, 6-156-117	B E & A, LLC	16.73	Pleasant Hill Road, Saybrook Circle	LDR, CR	MDR	RM-8	2	Rezoning, RZC-03-007
6-169-012, 6-169-040	Sean Chang	1.41	Jimmy Carter Boulevard, Forest Vale Drive	MDR	CR	C-2	2	Rezoning, RZC-04-023
6-177-001G, 6-177-001H	Richardson Housing Group	3.62	Pleasant Hill Road	OP	MDR	R-ZT	1	Rezoning, RZM-04-015

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
6-177-013Q, 6-177-028, 6-177-029	F. Scotty Lewis	1.38	Pleasant Hill Road	LDR, OP	OP	O-I	1	Rezoning, RZC-04-006
6-189-001	Dee Development	4.69	Singleton Road	LDR	MDR	R-ZT	2	Rezoning, RZM-04-027
6-201-068	James Beachem	4.13	Springdale Road, Centerville Highway	LI	CR	C-2	1	Rezoning, RZC-04-010
6-210-003A	Retail Development, LLC	48.79	Satellite Boulevard	CR	HDR	RM-13	1	Rezoning, RZM-04-053
6-225-002	Community Services	4.35	Mitchell Road	MDR	PRC	R-75	2	Public Land Acquisition
6-225-356	Community Services	17.30	Mitchell Road	MDR	PRC	R-75	2	Public Land Acquisition
6-235-003, 6-236-214	Pulte Home Corporation	12.34	Old Norcross Road, Davenport Road	CR, HDR	MDR	RM-8	1	Rezoning, RZM-04-013
6-247-018	Clark T. Thornton	0.53	Pleasantdale Road	LI	CR	C-2	2	Rezoning, RZC-04-018
6-270-004	Precision Design & Development Co.	10.26	Peachtree Industrial Blvd. & Old Peachtree Road	CR	MDR	RM-8	2	Rezoning, RZM-04-021
6-277A096, 6-277A097	Steve Brown	1.95	Peachtree Industrial Blvd, Winters Chapel Road	LDR, CR	CR	C-2	2	Rezoning, RZC-04-014
7-001-049, 7-002-003	Precision Design & Development Co.	22.00	Bethesda School Road, Avalon Forest Way, Cruse Road	CR, LDR	MDR	R-ZT	4	Rezoning, RZR-04-016
7-005-002	Diversified Development Co., Inc.	9.21	Old Norcross Road	CR	HDR	RM-10	4	Rezoning, RZM-04-049
7-018-001	A&P Partners, LLC	10.11	Old Peachtree Road, Nichols Road, Rabbit Hill Road	LDR	MDR	R-ZT Det.	3	Rezoning, RZR-04-005
7-029-287	Ponder	13.04	Michael Drive	LDR	OP	OI	4	Lawrenceville Annexation
7-033-268, 7-034-232	Land South Communities, LLC	7.80	Duluth Highway	CR	HDR	RM-10	1	Rezoning, RZM-04-018

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
7-034-091A, 7-034-242, 7-	Lakes Office Two, LLC	11.66	Lakes Parkway, Lake Court Drive, Laval Boulevard	ODT	LI	M-1	1	Rezoning, RZC-04-052
7-035-002, 7-035-049, 7-035-052, 7-035-067	Davis Development Corporation	24.73	Sugarloaf Parkway, Marathon Boulevard	CR	HDR	RM-13	1	Rezoning, RZM-04-014
7-037-006A, 7-037-008, 7-037-011, 7-	T & B, LLC	16.52	Cruse Road, Eagle Pointe Drive, Country Oaks Court	LDR	MDR	R-60	1	Rezoning, RZR-04-049
7-038-034	Dee Development	5.26	Herrington Road	CR	MDR	RM-8	1	Rezoning, RZM-04-005
7-038-388	Roberts Properties Herrington Road, LLC	3.73	Old Norcross Road	OP	CR	C-2	1	Rezoning, RZC-01-001
7-038-388	Roberts Properties Herrington Road, LLC	3.86	Herrington Road	OP	CR	C-2	1	Rezoning, RZC-01-013

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
7-039-011, 7-039-021	Michael Wendt	1.95	Club Drive, Cruse Road	OP, HDR	CR	C-1	4	Rezoning, RZC-04-034
7-041-006, 7-038-006	Hazelann Solomon	1.59	Herrington Road	LDR	OP	O-I	1	Rezoning, RZC-04-070
7-045-026	Seibert & Son, Inc.	0.61	Duluth Highway	LDR	OP	O-I	1	Rezoning, RZC-04-045
7-094-157	Old Peachtree Road, LLC	8.28	Old Peachtree Road	OP	CR	C-2	3	Rezoning, RZC-04-073
7-095-036, 7-095-006, 7-095- 006B, 7- 095-013, 7- 095-032, 7- 095-060	Aiken Conglomerate, LLC	73.80	Braselton Highway	LDR, CR	LDR	R-75 CSO	3	Rezoning, RZM-04-047 (Amended)
7-117-004	Precision Design & Development Co., Inc.	13.32	Duluth Highway	OP	MDR	R-ZT	1	Rezoning, RZR-04-044
7-118-002	RM Acquisitions, Inc.	46.30	Satellite Boulevard	LI	PRC	RA-200	1	Rezoning, RZR-04-004
7-126-003, 7-127-001, 7-151-001, 7-152-010	Bowen Family Homes. Inc.	17.97	Lawrenceville-Suwanee Road	LDR	MDR	RM-8	1	Rezoning, RZM-04-026
7-127-001, 7-126-003	Bowen Family Homes. Inc.	30.13	Lawrenceville-Suwanee Road	LDR	MDR	R-ZT	1	Rezoning, RZR-04-048
7-139-001	Briarcliff Construction	2.34	Braselton Highway	LDR	CR	C-2	4	Rezoning, RZC-04-032
7-139-002	Morris and Carolyn Lawson	0.82	Georgia Highway 124	LDR	CR	C-2	1	Rezoning, RZ-97-105
7-139-003	Centex Homes C/O Lee Tucker	45.66	Braselton Highway	LDR	MDR	R-ZT Det.	4	Rezoning, RZM-04-040

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
7-144-002	James S. Larkin	2.68	Mall of Georgia Boulevard, Appaloosa Lane	OP	CR	C-2	4	Rezoning, RZC-04-021
7-144-002, 7-177-065	James S. Larkin	2.55	Mall of Georgia Boulevard, Appaloosa Lane	OP	CR	C-2	4	Rezoning, RZC-04-022
7-144-016	Mall of Georgia Court, LLC	2.07	Mall of Georgia Boulevard	OP & CR	CR	C-2	4	Rezoning, RZC-04-078
7-144-026	DEC-Mall of Georgia Court LLC	2.38	Mall of Georgia Boulevard	OP	CR	C-2	4	Rezoning, RZC-02-051
7-152-010	Bowen Family Homes. Inc.	1.97	Lawrenceville-Suwanee Road	LDR	CR	C-2	1	Rezoning, RZC-04-069
7-156-015, 7-156-019	Precision Design & Development Co.	24.30	Old Peachtree Road	LDR	MDR	R-ZT	1	Rezoning, RZR-04-019
7-182-024	SouthTrust Bank	3.81	Ridge Road, Hamilton Mill Road	LDR	OP	O-I	4	Rezoning, RZC-04-005
7-185-003, 7-178-003	Premier Planning and Development	14.19	Cross Road	LDR	MDR	R-ZT Det.	4	Rezoning, RZR-04-013
7-186-008, 7-186-022, 7-186-028, 7-186-051, 7-186-145, 7-219-001, 7-219-016	M.Q. Developments, et al.	24.45	South Bogan Road, Kilgore Road	OP, LDR	MDR	R-ZT	4	Rezoning, RZM-04-023
7-188-005	TTA Developments, LLC	27.89	Plunketts Road	LDR	MDR	R-ZT Det.	4	Rezoning, RZM-04-012
7-197-001	MQ Developments, LLC	14.32	Suwanee Creek Road, Buford Highway, Idlewild Place	LDR, CR	MDR	R-60	1	Rezoning, RZC-04-011
7-197-001	MQ Developments, LLC	5.12	Suwanee Creek Road, Buford Highway	MDR	CR	C-1	1	Rezoning, RZC-04-012
7-207-081	Peachtree Crest, LP	2.86	Peachtree Industrial Blvd	LI	CR	C-2	1	Rezoning, RZC-04-029
7-233-008	Roberts RD Ventures, LLC	4.73	Roberts Road	LDR	MDR	RM	1	Sugar Hill Annexation AX 04 021

Parcel	Owner/ Applicant	Acreage	Location	Former LUP	Recom LUP	Current (New) Zoning	Comm. District	Comment
7-254-009	Charles Veal	19.69	Buford Highway	LDR	CR	BG	1	Sugar Hill Annexation AX 04 013
7-254-027	Grady Howington	26.10	Buford Highway	LDR	CR	BG	1	Sugar Hill Annexation AX 04 006
7-255-022, 7-255-031, 7-255-033, 7-255-052	C/O SKA Developments, LLC	12.41	Westbrook Road	LDR	MDR	RS- 100/PRD	1	Sugar Hill Annexation AX 04 003
7-297-009	Willena Robinson	3.37	Buford Highway	CR & LDR	CR	HB	4	Buford Annexation from Rest Haven
7-319-007, 7-319-008, 7-319-009, 7-319-010	Caughey, Nelson, Cohron, Elguera	2.30	Suwanee-Dam Road	LDR	CR	BG	4	Sugar Hill Annexation
7-324-019	BFI Waste Systems	5.00	South Richland Creek Road	LDR	LI	Public	4	Buford Annexation
7-336-006	Bayou Landscaping	16.50	South Richland Creek Road	LDR	LI	HM-1	4	Sugar Hill Annexation AX 04 005
7-337-024, 7-338-015	Michael Sullivan c/o MQ Development	23.51	Riverside Road	LDR	MDR	RS- 100/PRD	4	Sugar Hill Annexation
7-340-005	Plantation Associates	29.51	Suwanee Dam Road	CR & LDR	MDR	RS- 100/PRD	4	Sugar Hill Annexation AX 04 012
7-347-004, 7-347-136, 7-347-138	Showcase Communities	13.28	Suwanee Dam Road	LDR	CR	BG	4	Sugar Hill Annexation AX 04 023
7-348-009, 7-349-018	City of Sugar Hill	13.82	Austin Garner Road	LDR	IP	RS-200	4	Sugar Hill Annexation AX 04 004