

Appendix A

Focus Group Transcripts



Project: Pond
Location: Atlanta
Date: 3/1/18
Time: 8:00pm

00:00:00

Good to see you. I'm Inga Kennedy. Thank you for coming tonight and participating in our focus group. We are doing some work in Gwinnett County for future growth and development. It's called planning. We're talking to you about some of your perceptions and opinions and interests tonight. We'll get right into it. Before we do, I'd like for you to go around the room and introduce yourselves and tell us a little bit about yourself. Married with children, and you see what – you'll understand after I start my questions why I'm asking you to do that. Go ahead – and where you live – go ahead.

Amber: My name is Amber. I stay in Fulton County. I have no kids. I'm not married.

Malik: My name is Malik. I live in Gwinnett County. Not married. No kids either.

Russell: Hi, my name is Russell. I live in Fulton County, and I am single, or not married, and no children.

Melissa: My name is Melissa. I live in Gwinnett. I'm divorced but no kids.

Alexis: I'm Alexis, Fulton County. I'm not married, no kids.

Vick: I'm Vick, DeKalb County, no ball and chain, no babies.

Joshua: I'm Josh. I live in Marietta, and I'm single, don't have any babies.

Parsa: Parsa, Fulton County, not married, no kids.

Anna Leigh: Hi, my name is Anna Leigh. I live and work in DeKalb County. I'm not – I'm not married and have no kids.

Susanna: I'm Susanna, I live in Fulton County, and I feel like I'm in the wrong group because I'm married. [laughter] But no kids.

TJ: I'm TJ. I live in DeKalb County. I am also married, and I have a two-and-half-year-old, but he's a dog.

I'm Inga, and I live in Fulton County, and I have two labs. Well good, that's good. Let's start out, – and we're talking about Gwinnett tonight, but then we'll shift too, and talk about communities in general, but it's all about Gwinnett tonight. Who lives in Gwinnett? Right, OK. What is the first thing that comes to mind when you hear Gwinnett? And so, let me ask that of the people who don't live in Gwinnett first. What is the first thing that you think of when you hear Gwinnett – you all live in the – sounds like the urban areas, for the most part.

00:03:23

Vick: The Braves.

Go ahead.

Vick: I said the Braves. Gwinnett Braves.

TJ: Mall of Georgia, and the Gwinnett Braves.

Susanna: I think of the hockey team.

Anna Leigh: Traffic.

Parsa: I was going to say distance. [crosstalk 00:03:39]

Joshua: The Braves and distance.

Alexis: I'll say the traffic.

Melissa?

Melissa: Keep Gwinnett Beautiful, the whole keeping the county clean and planting flowers.

Are you part of that?

Melissa: Yes.

That's a good organization. I've worked with a lot of those everywhere. That's a good organization. Yes?

Russell: I say the same, distance, but then I'm also relatively new to the area, so I just know it's further away for me.

Malik: Definitely OTP and usually the high schools, or the schooling, is really more what's hopping in the state.

Amber: I would say distance and then expensive to live there.

That's interesting that you think it's expensive. That's good – interesting and different answers, too. Some of the same, but interesting that you have the perceptions. On a scale of 1-10, what is your perception of Gwinnett with 1 being poor, and 10 being excellent?

Vick: 8.

TJ: Yeah, I was about to say 8. [crosstalk 00:04:52]

Malik: To me, Gwinnett's huge. So, there's the Sugarloaf area, where you have country clubs and the Georgia area. And then you have other parts which are – you have million-dollar homes, and you have hundred-thousand-dollar homes. But I think overall, Gwinnett is about an 8.

Who else said an 8?

Vick: I did.

Why did you say an 8?

Vick: I mean it just seems like a clean area. You don't hear of crime and stuff going on. Just nice shopping areas and things.

And why did you say an 8?

TJ: I've only been to a handful of places in the county, but they are all – seem pretty nice.

Any other numbers? Any other scale?

Melissa: 10. It's way better than DeKalb and Fulton. I used to live in both of those places.

You have a benchmarking of –

Melissa: Yeah.

You like Gwinnett.

Melissa: I feel safer.

That's good.

Anna Leigh: I'm probably more like a 6 or a 7. Just because, like Russell, I'm fairly new to Atlanta – I mean, I've been here for two years, so I don't know, I just I drive out through Lilburn and Lawrenceville every once in a while to visit people I know out there, but I haven't lived there, or spent a lot of time in that area to really give it a solid score.

00:06:11

Well then, let's talk about the next question. What have you heard about Gwinnett and does it fit your idea of a good place to live? What are – you said that you've gone out and – ventured out a little bit. But what have you – what do you hear about Gwinnett and do you think it's a – do you have an idea of the experiences?

TJ: I hear it's about an 8 out of 10. [laughter]

I mean, what do you hear? What do you –?

Malik: I'm biased. I grew up in Gwinnett. I used to live in Snellville, and then Lawrenceville.

But when people are out there talking and –

Susanna: Can you list some cities in Gwinnett? I feel like just don't even know –

Malik: Snellville, Buford, Lawrenceville.

Lawrenceville. Buford.

Anna Leigh: Norcross.

Malik: Norcross. Snellville. Lilburn. I've heard, – so I've heard recently development. I heard there's two big development projects happening. One is in Gwinnett Place area, which used to be the big mall growing up, and then Mall of Georgia kind of took them out. And then also, currently I think where Infinite Arena is, I think they're trying to create something – the people of Avalon are creating something very similar there as well. Recently, I heard those two things.

Other things that you've heard about Gwinnett?

Melissa: Well, there's a lot of retirement communities, so I guess they're going to move all of the old people to Gwinnett. [laughter]

TJ: Any minute now.

That's good. They're building a lot of retirement places, alright.

Melissa: Big places, yeah.

Anna Leigh: I heard that taxes are lower. Property taxes like [inaudible 00:07:53]. I don't know if that's true or not, but that's kind of like –

Well, just whatever you've heard about Gwinnett, and it could be – it could come from anywhere from any source – what do you hear?

Anna Leigh: Good schools.

Malik: School, yeah.

Susanna: I heard very nice hospitals.

Parsa: Good transit. I've heard there's decent public transit, and with regards to schools specifically, I've heard that – I don't know exactly how accurate this is, – but I read a report that Gwinnett has – or transports more students daily than Delta carries out of Atlanta on its planes.

Malik: I could see that, I mean yeah.

[crosstalk 00:08:29]

Those are good things to hear about Gwinnett. Compare – now, compare it to other metro-Atlanta counties, like Fulton and where you all live, Cherokee, Clayton, Fayette and others – do you consider

Gwinnett to be progressive county, a regressive county, or a stagnant, staying where it is from what you know, and what you experience. Go ahead.

00:09:02

Malik: I say progressive. I think they're growing pretty quickly now I think. Now especially with all of the development coming in.

You think the development –

Malik: And they're trying to keep up with the Johns Creek area as well.

Amber: Have to. There's a lot of people there. You can't be boring. It's growing.

Anybody else, in terms of progressive, regressive?

Melissa: Progressive.

Why do you say that?

Melissa: I've lived there since I was five years old, and it used to be just out in the middle of the boonies. We had to drive all the way to Jimmy Carter to go to Cub Foods. Now there's just all of this development. There's townhomes being built left and right. Lots of people that weren't there before.

Anybody else's perception or experience or idea about it?

Alexis: Is that what you meant by progressive/regressive – the amount of development?

No, just whatever progressive means to you in terms of development. Whatever that means. And it doesn't necessarily mean development, per se. It could be culture. It could be –

Alexis: From my experience, I've found that it's not as progressive as other parts of metro-Atlanta, especially as you get further into the city.

Anna Leigh: I think that a lot of that too is just it's a lot of families and people who are middle-aged, and they're in Gwinnett because it's a good area to raise a family, and it's a good school systems, and so –

Alexis: I'm not putting them down –

Anna Leigh: No, no, I'm agreeing with you. Because I think that, especially with the transit situation. It's like, "Oh, we don't want that kind of thing." But at the same time, if you're going to continue to bring in new people, and to try to identify as a more metro area, I think they need to be a little bit more progressive.

Malik: MARTA needs to go up that way.

TJ: MARTA needs to do a lot of things.

Malik: They do. Living there and working downtown, you're looking at an hour and 15-minute drive, roughly from Lawrenceville where I live, unless you have Peach Pass, which you're still paying \$15 to go down one way during traffic time, so I think progressive in that perspective.

Anna Leigh: I think a lot of it is people who are looking for stability at this point in their life, because they're trying to –

Malik: My parents moved to there – Snellville because of school. Brookwood High School was one of the top – Brookwood High school so when I moved there from Buford Highway area, from Atlanta when – you know, elementary school.

Let's talk a little bit about housing because that's what drives people to where they want to be. I have several questions about housing. What type of housing would you prefer to live in? Single family, townhomes, multi-family, condos?

00:12:03

Vick: Condo.

Susanna: Right now, or in the future?

And I'm here to let everybody – right now. What you'd prefer to live in. And you may be living in what you prefer to live in. But let's describe that, and I want everybody to answer that question. TJ?

TJ: Single-family home with a big ole backyard.

Susanna: I live right now in a city apartment – like in the city, where I can walk to things.

Anna Leigh: Same. A multi-family condo/apartment, even townhome that's conveniently located.

Parsa: I say condo or a townhome. Townhome purely just for the space aspect, and maybe having a little more outdoor space incorporated, but condo or townhome.

Joshua: Currently I live in an apartment complex, but I think my preferred housing would be a single-family home if I had to pick.

Vick: I live in a single-family, and I hate the maintenance, so I would go with a condo.

Alexis: An apartment or a condo in a centrally located location.

Melissa: Single-family home with a big yard.

Russell: Currently a single-family home, but then also a condo would be good.

Malik: Yeah, a condo centrally located somewhere in Atlanta.

Amber: A single-family home with enough space in between – [inaudible 00:13:20] [laughter]

**OK [crosstalk 00:13:24]. Do you want to rent or own your primary residence? Do you like renting?
Some of you – [crosstalk 00:13:36]**

TJ: Own – I'd like to own.

Malik: Own

Susanna: Own.

Joshua: No preference.

Amber: I like renting because I don't have to deal with the maintenance. Just call the landlord, "Fix this."

You don't want to feel that responsibility.

Amber: Not yet.

Malik: I want to own.

Russell: I mean, probably own in the future. I'm just nowhere being able to own, so it's rent for the foreseeable future.

Melissa: I own.

Alexis: I prefer to rent because I don't like to stay in one place for a very long time.

Vick: No preference. Each has its pros and cons.

Joshua: Currently I rent, I think that's the best thing for my life situation now, but eventually I'd like to own property.

Parsa: I'd like to own.

Anna Leigh: I would like to own, but it's kind of like [crosstalk 00:14:29] right now, I'm just not at that point.

Susanna: I'd like to own too. It's better financially, but financially I can't.

TJ: I would like to own as well.

Sounds good. Outside of affordability, and cost, what are some of the main factors that help you decide where to live? Is it walkability? Is it shopping? Is it transit? Let's talk about what things make you decide Alexis. You're moving around a lot. Why – what kinds of places are you looking for when you decide where to live? I mean, what kinds of – what's attractive? What's important to you?

00:15:17

Vick: Safe, clean.

Malik: Being close to work, and able to walk downstairs and go to a restaurant or a bar. Preferably a condo with a view, slightly on the skyline. [laughter]

Alexis: I think how stressful your commute is. You can be further from work, but it's a clear shot. If you're right down the street from work, but it's really stressful getting there, then it's still adding something to your day. The ease to get where you need to get.

Anybody else? TJ?

TJ: My wife's commute. That's why we live where we live now. [laughter]

That's good. Susanna.

Susanna: I think commute. Also, I would like to be able to walk places, or take – I'd like to not have to drive places – anywhere.

Anna Leigh: Just a commute and being able to feel safe walking down the street.

Parsa: I'd say walkability and bikeability. I enjoy doing both, and have lived in Atlanta my entire life, and am very tired of driving in traffic, just in general. Just getting anywhere in traffic is my worst nightmare.

Joshua: A close commute is nice, but I also like to walk places, so if there's hiking areas or anything nearby, that would be nice.

Trails and –

Joshua: Nature.

Melissa?

Melissa: Away from crime and having my own driveway. I used to parallel park where I used to live. I hated it.

On the street?

Melissa: On the street.

Russell: Currently, for me it's – I'm a freelancer, so I do stuff all over the place, so whichever place I can get to all points of the city within a certain amount of time. Like the best nexus area.

Amber: I like a balance between work and my friends. My friends have kids, and I need to be able to get to them like in emergencies. Not too far away.

Is it a priority for you to live within a short drive of your workplace? And is it – or is it important for you to be able to walk there? Is it important to live close to where you work?

[crosstalk 00:17:45]

Anna Leigh: For me, it's time. I live currently in Dunwoody, but I work in Tucker. But my commute's 13 minutes because I go opposite of traffic on 285. I don't really – I was really worried when I moved there because I was like, 'Oh, it's going to take me forever.' But –

00:18:02

Malik: You're going the right way.

Anna Leigh: I'm going the right way, so I don't care that I'm not close.

Malik: I think a 15/20-minute drive max I think would be fine. Walking would be great too, but I think that's great. I would like to do that.

Parsa: I think it's more access really than distance. If I live 15 miles from my work, but I can easily MARTA there, or have a clear shot driving, I prefer that over living 5 miles, and being stuck in traffic the entire way.

Alexis?

Alexis: The same – I agree that access is really important. You don't want to spend – even if you're only five miles away, you still don't want to spend an hour trying to get – it's just a nightmare, so yeah, access.

Do you – Gwinnett, we'll talk to you, coming back to this affordability issue. Do you view Gwinnett as providing affordable housing? And what about housing for all income levels and stages of life. Let me describe the stages of life. Executives, managers, young professionals, single people, families, working class, senior citizens. And I'll start with the folks that live in Gwinnett. Do you think that there's affordable – affordability?

Melissa: Oh, yes.

For all levels of –

Melissa: Yeah, because I've lived both in DeKalb and Fulton, and the property taxes alone were just killing me.

Malik: Like I was saying earlier, you've got houses from \$100,000 to millions in the country club, and Sugarloaf. So, for executives obviously that's probably where they want to live. And then, for single people, I mean, I guess there are apartment complexes and stuff of that sort as well if they don't want to buy. If they want to move around or rent. I think affordability is pretty good.

And I look at you because you said your perception was expensive. OK.

Amber: I thought it was expensive because there's a lot of things going on around it. Usually when there's a lot of – you know, when Braves Stadium was built, they built apartments around it, and the rent is ridiculous. So, once you build all these attractions for people to go see, I just felt like the prices are going to be [inaudible 00:20:20]. Because I've never actually went to look.

What about anybody else’s perception of that affordability?

Vick: Like in Snellville, like he was saying, you got low-end houses, probably \$100,000 or maybe even a little bit less. It goes all the way up to whatever.

There’s something for everybody?

Vick: Yes.

Malik: I’ll give one example. I’ve been looking at housing in the Lawrenceville area. Let's just say an average house of \$300,000. You're going to get about 3,000+ sq. ft. with a basement, where in Atlanta here, that \$300,000 is going to be about 1,500 sq. ft. It's going to be about half. The closer to the city, the more you pay.

00:21:08

What are the most now, – and this doesn’t necessarily have – not necessarily focused on Gwinnett, but just a general question. What are the most important community amenities are assets to you? And do they need to be within a 10-minute walk? And I want everybody to answer that. So, community amenities, for example, you talked about MARTA, and you talked about biking and things like that – you talked about hiking. What kinds of community amenities are important, or were important as you started to look for the places that you live in now, or where you might aspire to live? What's important to be nearby?

Amber: Possibly like a park, with the trails. And a gym or something.

Malik: Yeah, a park like the beltline is very accessible, so you can walk seven miles, and you have so many different things around that area. I think something like that would be great.

Russell: I don’t have any personal preference when it comes to things within a 10-minute walk. But generally, I’d like a shopping center or two within a 10/15-minute drive. It’s not as strict about those too.

Melissa: A public pool.

It will be that time soon.

Melissa: There’s an indoor one, I mean, so it’s year-round.

Alexis: I’m used to some type of nature, whether it’s an actual full park or just a trail that you can go on. Just something where you can go outside your house on a nice day and be able to do what you want. As well as walking distance, having at least a convenience store, or something close by, where if I need to run out and get something, I don’t need to go get in my car and drive off.

Vick: Definitely restaurants, places to get something good to eat. A package store. [laughter]

Joshua: I already said hiking I think. Having a grocery store nearby is also a good thing as well. And like she said, a convenience store or something that you can just walk to without having to drive.

Parsa: I'd say outdoor space, as I mentioned before I'd say is key. But also, a nightlife, and not in the sense of like a club or a bar necessarily, but just like restaurants and areas to – anywhere to go outside of work, you know what I mean? A social area.

Social activities.

Anna Leigh: I say access to public transportation. Preferably a train that can get me downtown or to the airport pretty quickly without having to drive.

Susanna: Agree with everything people have said, like gym, pool, restaurants.

00:23:54

TJ: I live much closer to the city now, but I grew up in [inaudible 00:23:57], and so I'm very much a suburban person, so I just – I like things that you might find in the suburbs. I like Walmarts and movie theaters and chain restaurants, the downtown theater is excellent, but I'm perfectly happy with a – my wife doesn't. That's why we live in Decatur. [laughter]

But if you had your way, you would – but you like that.

TJ: Move a little north, yeah.

What do you think are the – what are some of the things that are missing from Gwinnett that would attract you to live there?

Parsa: MARTA.

Malik: We have Gwinnett transit, which is the bus, right? But I know my brother's taken that to go from our house to Georgia State, but it's still a bus, and you still have to wait – it's still an hour regardless if you drive. You're just saving a parking space, basically. I think MARTA would be huge for us to get down there.

What is missing from Gwinnett that would attract you to live there?

Vick: Urban more than anything.

Susanna: I personally – oh, no.

Vick: Ladies first, go ahead.

Susanna: I just like the feel of a city. I like skyscrapers, and I like tall buildings, and I like feeling like I'm – I don't need the nature part that everybody is saying – I'm for not nature. I like the feel of tall buildings, I guess, and I wouldn't get that that far out of Atlanta.

Vick, you were going to say?

Vick: I was going say something similar to what she was saying. Urban nightlife, like the feel of stuff going on, you know what I'm saying? People walking around doing something, you know what I mean?

Malik: You don't go to Gwinnett to party or go out. You always go to Buckhead or midtown or somewhere downtown, usually to get out and go to –

So, it's a social – [crosstalk 00:26:02]

Susanna: I don't even go out that much.

Malik: Not even that.

TJ: Just in general.

Susanna: Yeah, I just like the feel of being near it. If I wanted to go out – I was just saying.

Alexis: It's accessibility, right? It's just like in the middle of the night, at 1 am, I know I can go out and get it.

Susanna: Right, I'm usually in bed, but I prefer –

Alexis: But if you need, for whatever reason, at 1 am, you're like, "I need to go get this," you know you can go x, y, z places and you'll be able to find it, and that's a little harder, the further you get out of a city center.

Malik: Everything closes so early in burbs, right?

TJ: Walmart

Malik: Except for Walmart. Walmart and Waffle House. We got that all night.

TJ: I'm moving for that. [laughter]

Malik: That's all you need sometimes, right?

Anna Leigh: I was going to Starbucks in Norcross the other night, and they closed at 8. And I was like, "8 o'clock, you're closed?" I thought they were joking almost.

Malik: No. Yeah, sometimes close a store earlier, and you're just like OK.

The attraction is about accessibility to things that you want to obtain or do around the clock.

00:27:05

Parsa: For me, it's accessibility to people. I'm sorry to extend this portion of the conversation, but –

No, no, please.

Parsa: it's less so about when and how I can get somewhere, rather than just being around a lot of people. To your point, like being in an urban environment, and being in a more pedestrian-friendly area with more amenities around just exposes you to the possibility of interacting with more people, as opposed to in your home, or in your car.

Those are some of the things that would be important to you, relative to attracting you. So then, for – not necessarily about Gwinnett, but just about where you would identify a community – moving into a community, what would a deal-breaker for you? What would you say “uh-uh, not moving there?” What would be a total deal-breaker for you when you are deciding to move into a community? And I want everybody to answer this question.

TJ: Not enough parking. I don't want to pay for it.

A deal-breaker. Anything that would say – that you would go into that community and say, “No, that's not it.”

Susanna: I don't really know. Feeling like I'm in the middle of nowhere, I guess. I don't know. In a rural area.

Yeah, too rural. That's good.

TJ: If it's a farm.

Susanna: Right. I don't want to live on a farm.

You don't want to live out in a rural area.

Susanna: Yeah.

If that's a deal-breaker, that qualifies.

Anna Leigh: I can't really think of anything – I mean, I don't know. When I first moved to Atlanta, I lived on – in an apartment complex that was on an access road to an interstate. That lasted about a month. That was terrible. Just because I couldn't get out and walk anywhere. I had to drive. That was a good experience – know the area and know that living on an access road's not a good idea.

Was it noisy?

Anna Leigh: No, it wasn't. It was just – it was rough. I lived in all the wrong areas since I've moved here.

Parsa: I think for me a deal-breaker absolutely would be a notably high rate of home burglary or auto theft. That's a no-go.

Joshua: I think if the price of rent is really high, or the price of property, in general, is really high, that's a deal-breaker for me. Because rent is usually your biggest expense per month, so if you can't afford that, then it's going to be a hardship, the whole thing.

The general cost of living and the housing portion of that.

Vick: Just any elements of the hood. Just people hanging out doing nothing during the day. Trash out – just hood elements.

00:29:58

Alexis: I'm going to be blunt and say honestly certain areas where – around Atlanta where there are – it's 100% white people and no people of color are really uncomfortable.

TJ: We don't have that in Georgia. [laughter]

Alexis: That would probably be it.

You would like a little more diversity.

Melissa: A lot of crime, and the hood element. I used to live in the hood, so it's wasn't fun.

Russell: Crime. If it's just too far from amenities or shopping centers.

Malik: Mine right now is the internet. I need good internet. Especially right now, like I mean with the fiber coming out, I mean – I've been around where my phone is so much faster than my home internet, it's like, "What's going on?" That makes no sense.

That's good.

Malik: No, it's not.

It's very different. It's very different in certain parts.

[crosstalk 00:30:59]

Amber: I think I said in the beginning, space in between the houses, and also, I don't want to live on a busy road.

You don't want to live on a high-traveled road, alright. Interesting. Any other deal-breakers, as we've gone around the room. Any other deal-breakers?

Malik: I think, as getting older when you have kids, you definitely want to be in an area with grade schools. You don't want to go into a place where – obviously Georgia, in general, is not great in education, in general – I think we're the 50th state or 49th state – sorry.

Anna Leigh: There's always Mississippi, so don't gripe. It's the saving grace.

Malik: Sorry, the 49th state. Our A's are like everyone's C's, right?

TJ: I'm studying to be a teacher, so I'm going to fix that. In about a year and a half, so don't worry.

Malik: Gwinnett actually has one of the top schools in the nation I think – G-M-S-T or whatever it is. But I think schools growing – when you have kids, I definitely think that’s huge.

Let's talk a little bit about – OK, I want you to focus on the year 2040 because that's what we're planning for right now. We're planning for 2040.

TJ: It’s bound to be better.

Not necessarily right – this question is not necessarily about Gwinnett, I’m coming to some of those. But think about yourself in 2040. Describe what you think you will have accomplished by 2040. It could be anything. It could be that you’re – a lot of you are single, it could be that you’re married – not that everybody has to be married. Just homeownership, children, –

Malik: Flying cars. I mean, they’ve already worked on it. Who needs MARTA when you have flying cars?

00:33:00

I want everybody to answer this question, too.

Malik: Where do you think we’ll be?

No. Think about yourselves – yourself individually. And as you think about the future and 2040, what do you see yourself having accomplished? And it could be multiple things.

Malik: God, I’m so rich.

OK, Amber?

Amber: I guess a family of course. I want to run a doggy daycare, and hopefully be in my career. I should be by then. [crosstalk 00:33:43]

Malik: Man, that’s hard. I guess, retired because I have so much money because crypto-currencies was real. Fingers crossed right? I do think virtual currency is the future. I don’t think they’ll be actual [inaudible 00:34:02] regardless if it’s Fiat or [inaudible 00:34:03]. But I mean, a few kids – I’m trying to think how old I’ll be in 2040. I’m assuming I’d have kids in middle school at that time. Have a few kids, and then hopefully just retired and then doing photographic work, basically.

Russell: Married. Kid or two. Probably paying off a house.

Melissa: House paid off. Going on vacations and travel.

Alexis: Um –

You can’t see that far, right?

Alexis: Because I – I don’t know, I’m not someone who likes to think about the future. I like to think about right now, and what I can do right now. And so, whenever I think about the future, I’m like it could be anything. It literally could look like anything. I have no idea.

TJ: Continuing living in the now.

Susanna: That's why you move around a lot.

Alexis: Well, I mean, yeah. I don't like to – I like to experience things in the now, and so I don't know. It could be anything. I probably will have kids, but that's as far as I – I don't know.

TJ: Don't push her. [laughter]

Vick: By 56, I don't know. Just living off the proceeds of my medical marijuana dispensary and enjoying retirement all alone.

Joshua: I think owning a property would be nice. A house that I own myself, and not paying off anymore. Maybe a family, preferably with more animals than humans in it. I think that's really it.

Parsa: I'd like to own my own business, and I'd like to be a published author.

Anna Leigh: Maybe married, or maybe still single and just traveling the world.

00:35:56

Susanna: I have 2.5 kids, and I [crosstalk 00:36:01].

Anna Leigh: White picket fence? But in a city.

Susanna: Yeah, yeah. But in a city, yeah.

Anna Leigh: So, you can still walk to things.

Susanna: Yeah.

TJ: I want that but in the suburbs, and get myself out of grad school and raise a couple of kids. And live relatively well, right?

Keeping those things in mind now, what community characteristics do you desire at that time? Now you've talked about where you see yourselves, and what you see yourselves accomplishing. Are the – and you talked earlier about the community characteristics. Would they have changed? Will they have changed 20 years from now? Your thoughts, your characteristics from what you experience today?

TJ: When he said the school systems, that made a lot of sense to me. I want kids, so I think especially having – by then I'll have some, I'd like to have a good school for them to go to. So, a good school system. I think it would be nice if Vick was operating his shop –

Malik: Right down the street. [laughter] Remember all of us. We need a deal.

We'll talk about the business aspect too. I do want to talk about that. Susanne?

Susanna: Something that's really important that my husband and I have talked about is living – when we have kids, we want to live in a diverse area. We don't want to live around people that just look like us. We want our kids to be raised in a place where they're going to get a lot of different cultures, and opinions, and viewpoints.

TJ: That's so important.

Susanna: Yeah, so that's the most important thing for where we settle down. Probably above schools, too.

Anna Leigh: If I'm married with a family, absolutely schools would be important, and having a good neighborhood for them to have friends to play with would be super important. But I mean, if I didn't get married, I would want a lot of the urban convenience and a small apartment somewhere.

Parsa: I would say still urban, still accessible, but with diversity of – socio-economic diversity, and thought diversity.

Joshua: I completely agree with what Susanna said. I think it would be really important, if I were to raise a family for them to grow up around people who are different, just so they can experience people from all different cultures. How they live and what they think, and what they believe. I think that's really important.

Vick: Probably still want to live in an urban-type area when I'm older too because I don't see myself getting married, so I'm going to be lonely and want to hear stuff.

Oh, that's so sad. Same characteristics?

00:39:00

Alexis: No, well if I do have kids, I probably wouldn't want to be in an apartment anymore. That might be a little rough – I was a handful as a child, so I would imagine my children will be a lot, and I'd want to kill them in a small space. But I think I still would want to be in an urban space. Somewhat larger, but still the same – somewhere I can still access the things that I can access now, and not have to drive so far. Maybe not places where you have to drive to get to places, and you have to work to have access to certain things.

Melissa: Just a clean environment, no crime, live near a hospital. [laughter] [crosstalk 00:39:56]

Russell: I don't think much would change for me, although with kids, schools would be a factor that would appear.

Malik: I think like now, I would want to live in a condo, but I think when I'm older in 2040, I'd want to bring the suburb to the urban area. I'd still want a house, but I don't want it in – so not make it not in Marietta because I think it's still too far away from the city, but there are really nice houses on Clairmont that you're not paying a million dollars for right now, so somewhere that kind of central, not too far from downtown, but still urban, where you can still walk, and there's obviously nice schools.

Amber: Just a home.

Alright, but the characteristics. So, 2040, what are you seeing?

Amber: I think the schools of course, but I want to have a lot of – something to do around – that's close that would keep my kid's minds going. Science experiments type things.

Based on your perception of Gwinnett County, could you see yourself living there in 2040?

TJ: Sure.

Malik: From the developments that I've heard for sure. Especially – Avalon is in Alpharetta, which is beautiful, right? But that is towards – living there is towards the executives, right? You're paying \$800,000 for a one-bedroom condo or townhome. I think it's like 1.2 for a two-bedroom. That's what they're going for, but I think futuristic, very tech savvy – the whole smart TVs with the smart windows, with the smart fridge because I think you want information always like that [snaps fingers]. Especially 23 years from now or whatever. 23 years from now, you'd want that as well.

Anybody see themselves living in Gwinnett in 2040?

00:41:56

Vick: Not if – where it stands right now I don't think. Because it seems a lot slower, you know what I mean? Quieter. Got to be in the urban areas I have in mind.

Melissa: What was the question? I kind of zoned out there.

Do you see yourself – well, you're in Gwinnett –

Melissa: Well, maybe.

In 2040.

Melissa: You never know what the time will bring. But, yeah it's comfortable. There's a lot a development, so I don't know where it's heading, but there's a lot of 24-hour places. They're trying to bring in all the younger people. A lot of stuff stays open later. We'll see how rowdy it gets. [laughter]

You see yourself living in Gwinnett in 2040, anybody else?

Anna Leigh: I mean if it is as it stands now. I feel like people move out towards Gwinnett and that area because it's like you either live close to work and pay a lot or money, or you move out, and you pay less. If you have a family and want a big house and yard, move to Gwinnett, and you just deal with the commute. If I have a family and want a nice house and – then yeah if it's more affordable.

What would make you live there? What attractions or kinds of things would make you live there? You talked about the new developments that are coming that are very similar to places that you like, like Avalon and –

Malik: Nice high-end, trendy restaurants, instead of the chains. They have great places at the Avalon, and so I think that's really big. But affordability of housing, getting a million-dollar house in Gwinnett is for \$300,000, so there's a big difference there. I'm going to get way more space, and I can upgrade it to the T's if I wanted to. That's a huge benefit, and that's why people go up there.

Alexis: Attractions is diversity of options. I think that's one of the hardest things for me about when I'm in the suburbs – places that I consider the suburbs – I want this, and it's "that's not really an option, you only have this option or this option," and while they might be nice –

Malik: It could be better.

Alexis: Yeah, but while they may be nice options and well thought out for the people of the community, sometimes it's like you want to have more options. You want to be able to – I want Ramen today. Well, no there are no Ramen places around here. You have to drive for another 45 minutes to get to a – so yeah. I think more diversity of attractions.

Parsa: I'm going to go back to accessibility. And I haven't mentioned it before, but my benchmark with where I'd want to live in the Atlanta area is can I get to the airport in under an hour? Not guaranteed, but generally almost every time, can I get to the airport in under an hour?

Malik: On Sundays. [laughter]

Anna Leigh: At 5:00 am, yeah. Accessibility you know? I don't want to sit in traffic for two or three hours a day. I mean that's – when you work all day, that's a good chunk of the time that you get to spend with your family or at home.

00:45:09

Anything else that will attract you? We've gone through the questions, and we have a few more minutes but is there any else that you would like to add about your perceptions of Gwinnett County that we haven't discussed. Or anything else that you'd like to add about how you choose where you live, and how you – the things that you will be including as factors about where you live. And I want – I do want to come back to those of you who talk about businesses. Because we've talked about – we've focused on where we live, and families, and what that looks like, but what does your dispensary look like? And where – what kind of characteristics are you looking for to locate a business, just in general?

Vick: What type of characteristics?

Yes, community characteristics. Obviously, you'd have customers and so what kind of environment would –

Vick: Just like I mentioned, clean, low crime.

How about the physical characteristics, the location and that?

Vick: I mean, I want to look modern and up-to-date, you know what I mean? Not nothing – all the structures need to be torn down, and nothing from the 70s or whatever. I would like to see new construction.

New construction, alright.

Malik: For his business, I would have it in the Sugarloaf area, because that's where people's average salary is six figures. I'd be able to price my weed higher. I mean, I would keep it there, and then maybe a shop in like Jimmy Carter area, and have it a little bit lower, because they're not making as much.

Placing businesses where the income levels can support that.

Alexis: And politics matter for your business as well, so if the people of Sugarloaf are like "marijuana's evil."

Malik: Everyone likes it.

Alexis: Then your business would fail there anyway.

Malik: Right, you would look at the demographics.

Vick: They'd have to be liberal and all.

Alexis: Maybe by 2040.

[crosstalk 00:47:26]

Alexis: Georgia has legalized medical marijuana, so for me, I think only for six different conditions, but it's still – they have made it legal here.

Susanna: We're going backward than everyone else is.

Alexis: No, no. We're going backward in a lot of things. I just mean – just I think that's an important – that's an important part of when you're setting up a business someplace, it's like knowing politically if it's even just going to work in that space.

[crosstalk 00:47:50]

If the community is going to accept it.

[crosstalk 00:47:55]

00:47:55

Malik: You were talking about you wanted to stay in your own package store. Lawrenceville, you can't have a package store. Surround Duluth and Lilburn and everything you can.

So, there you go. Amber, where would you locate your doggy daycare? Remember you said that.

Amber: I do. I don't know.

TJ: Maybe I'll take my dog to your daycare.

Amber: I don't know.

What kind of community characteristics are important – would be important to locate your doggy daycare?

Amber: I didn't think that far. [crosstalk 00:48:30] I just know I want it.

You got to think about where you put it now. Location is everything.

Amber: Location, location, location. I guess next to some type of pet area. Maybe [inaudible 00:48:42] by pet stores or like a veterinarian in the area, so it can be close to a hospital, just in case something happened.

Parsa, you talked about a business. You didn't describe what you were talking about –

Parsa: I have like a million ideas, but I think that income level does matter. To Malik's point, I think in an area which there is discretionary income to spend is important. And also, an area in which, to Alexis' point – that you don't have an overwhelming – you don't have an opportunity for the majority of the community to able to shut you down. Socio-economic diversity to where you don't have a single kind of political mindset or a demographic, or whatever with the ability to shut something down, just based on small strata of preferences.

Anybody else? Anything else about perceptions of Gwinnett County that we didn't discuss.

Susanna: When we talked about politics – is it a red – I think of anything out OTP as being a red county, so I just assume that it's too conservative for me.

Melissa: Well, that's why we need you. I'm a Democrat. We need more.

TJ: Yeah. I lived in [inaudible 00:49:59] all my life – [crosstalk 00:50:01]

And why does that matter?

Susanna: Like I said, I want my kids raised around people that are open-minded and I said diverse ideas, but not republican ideas [laughter] Sorry.

And then, how does that – well, since you're talking about politics, how does that translate into your deciding to live somewhere,

Susanna: Yeah, why would you pick Georgia?

and you're deciding to locate a business, and how – do you have perceptions about how that impacts growth and development?

Anna Leigh: Georgia's a good place to do business. It's known across the country as that, so for me, and especially the industry that I work in, I mean Georgia's a good place to operate. [crosstalk 00:50:49]

Susanna: But it's getting in the way of like movies because [crosstalk 00:50:51]

00:50:51

Alexis: Politics is getting in the way of your operating a business. You have like showrunners who are talking about trying to pull filming out of Georgia. [crosstalk 00:51:03] because of politics. Because they're trying – because of this bill that's trying to stop queer parents from being able to adopt children, and it's also trying to stop – or allow adoption agencies to not place queer children, which is insane to think about. But

Anna Leigh: To some people. [crosstalk 00:51:23]

Alexis: OK. But it's messing with business, and so while we say it's a good place to do business, politics is important to talk about when you're talking about business because if it [inaudible 00:51:34] actively start screwing with Georgia's ability operate business like we have been operating so far, I don't know. People keep talking about Amazon coming here, but I don't know, with all of this trouble that's going on, I can't see Amazon wanting to have to deal with all of this, especially with activists who are actively writing and calling Amazon on a regular basis, saying like, "these are the laws that are passing. This is what you need to be – this is what you're in for if you come here, and this is what your employees will be in for."

Malik: Which, that's a huge amount of jobs. [crosstalk 00:52:06]

Anna Leigh: But you said affordability, as you look at housing affordability, maybe Amazon coming here for younger people looking for affordable housing may not be a good thing either.

Malik: Houses around here are cheap though, and Georgia's is like one of the cheaper places than – obviously if you go to –

Anna Leigh: Compared to like Boston. [crosstalk 00:52:21]

So, things in the region can affect anywhere. Things that are happening regionally or statewide can affect development and growth and things that are going to be happening in Gwinnett, right?

TJ: If Tom Hanks moves to Georgia, I think the houses around his house are going to [makes noise], I don't know. It's the example but –

Malik: I think where he's going to move, the houses are already upscale –

TJ: That's right.

Interesting discussion. Anything else? I appreciate your time tonight. This was a good discussion, and it's –

Malik: No one touched your snacks.

TJ: Are those for everyone? [crosstalk 00:52:58]

Malik: I was like they're viewing me, I don't want to be the only person grabbing it.

Joshua: Two-way mirror.

Malik: Exactly.

I should have said that. Yes, you can take them with you.

TJ: This reminded me of Statistics class. I thought we were going to do like a –

Oh, a problem? No –

TJ: Sort the M&Ms.

We are just having a conversation tonight. And so, you can take them with you, yes. Anything else about our discussion tonight, and about how you see yourselves now, and twenty years from now?

Vick: So, you all are – are we considered millennials along the way? Is that what you all are trying to attract millennials to Gwinnett?

Everybody is trying to attract everybody to Gwinnett.

Anna Leigh: It would be really interesting to hear the – I mean the differences between older – like what older people have had to say versus –

And guess what? They feel the same way you do. They want to –

Amber: Really?

Well yeah. They want to –

Susanna: They want things [inaudible 00:53:56] around us? [laughter] [crosstalk 00:53:58]

00:53:59

They don't want to mow our lawn and have to clean a 10-bedroom home and have to get in their car and drive everywhere. They want to – see? They want to be just like – we're hearing – not from the focus groups, but we're hearing from some of the people we're talking with, so the seniors, they want the same things you want. They want to live just like you're living. In an urban area, where you can walk and get to things.

Malik: It was the hotspot in the early 90s. That's where every family was moving, because of schools. And then came I think Alpharetta, and now I think it's Marietta Spring.

Right. And theirs is for a different reason, but also for some of the same reasons. They were living in Gwinnett then, but I know people who've lived in the suburbs, and they're in their 70s, and they're moving downtown for that – because they want to be able to walk to the restaurants –

TJ: It's a beautiful world. [laughter]

That's right. So, you'll be living next to the – in the same areas as the seniors.

Anna Leigh: I want to have neighbors who are older. If you have kids, it's nice to have neighbors –

Susanna: Yeah, they could babysit. [laughter]

Alexis: Their kids are gone. They're like no, not anymore.

Susanna: No, I'm sorry.

Anna Leigh: No, but yeah, you know to have – like where do I get my car fixed, or who's – it's nice to have people who are different ages and in different phases of life in your neighborhood. I think that's good to hear.

It is.

TJ: That's a part of – that's an aspect of diversity as well.

Thank you so much. It was nice talking with you and thank you for taking the time and take some of those snacks with you. There's some napkins.

[QA by JM]

Project: Pond
Location: Atlanta
Date: 3/1/18
Time: 6:30pm

00:00:00

Thanks for coming. How are you doing? I'm Inga Kennedy. I'm a consultant with Gwinnett County and we're doing some work out there and we're looking for some opinions and thoughts about issues in Gwinnett County. So, we'll jump right in, but before we do I'd like for you to introduce yourselves and tell us who you are.

Tiffany: My name is Tiffany Jones.

Abigail: I'm Abigail Wilkerson.

Yajayra: My name is Yajayra. I go by Yaya [ph].

Asmaa: My name is Asmaa.

Tyler: Tyler.

Catherine: Catherine Willis.

OK, and I'm going to stop you and tell us where you live.

Jake: DeKalb County.

OK, and your name?

Jake: Jake McWhorter.

Josh: DeKalb County. My name is Josh Tykolis.

Dylan: [inaudible 00:01:02] and Dylan Cooper.

Jeremy: DeKalb County. Jeremy Ingram.

Maxx: Gwinnett County and my name is Maxx.

And one more time, sorry. Where you live.

Tiffany: Fulton County.

Abigail: Fulton.

Yajayra: Gwinnett.

Asmaa: Clayton.

Tyler: DeKalb.

Catherine: Fulton.

And you look like kind of young, all of you. Do you have kids? Anybody have kids? OK. Alright. Good. Let's get right into it because a couple of questions I ask you will influence your answers, but I want to start by asking you some questions about your perceptions of Gwinnett County. What is the first thing that comes to mind when you hear "Gwinnett"?

Male: Traffic.

If I had a million dollars for every time I heard that. Anything else?

Asmaa: Gwinnett is great.

Jake: Gwinnett Braves.

Josh: Huge schools. Huge high schools.

They sure are.

Catherine: Gwinnett Gladiators.

Abigail: I think a lot of people.

A lot of people. Yes, that is definitely the case. Fast growing and it's come there fast. The population has grown really quick. That's good feedback because I never would have thought like the sports teams, the high schools. On a scale of one to ten, what is your perception of Gwinnett? With one being poor and ten being excellent.

Maxx: I'd say an eight.

Tell me why.

Maxx: I think it's a fast growing area. I'm newer to Gwinnett and Georgia. We moved out here two years ago and as we travel Georgia and explore it, Gwinnett seems to be built up a lot more than some of the surrounding areas.

00:03:00

That's good. So, you're relatively new. Anybody else? Who wants to share their general perception when you hear Gwinnett?

Yajayra: The next real estate hot spot.

And where is that on the scale of one to ten?

Yajayra: I'd say about maybe like he said, like an eight.

OK, next real estate hot spot. That's good. Anybody else?

Tiffany: [inaudible 00:03:22].

And why?

Tiffany: I think just in preparation for all the people that are there, what's needed. They were ready for five million people to show up.

They were planning fast. Anybody else? The perception?

Asmaa: An eight. I think just because education-wise, everyone who goes to Gwinnett County ends up going to a really good school. Ivy League or Tech. They just have better preparation for education.

Oh, good. That's good to know. Any other perceptions about Gwinnett?

Jake: I'd say about a seven. I've known a couple of people from the high schools there and they're all pretty good people and they're smart.

And doing well and everything. That's good because schools are important. What have you heard about Gwinnett for those of you who don't necessarily live there and does it fit your idea of a good place to live?

Tyler: Yeah. My dad lives in Gwinnett right now in front of the Gwinnett Braves stadium, actually. Very close to it. Beautiful home, beautiful area, nice neighborhood. Nice area. A bit trafficky [ph] and everything because you've got the mall right down there, but still a great area.

But a good area. So, your idea is that it's a good place to live. Anybody else? Yes?

Dylan: It's as nice of a place for as cheap as you're going to get in Atlanta, but you have to deal with the traffic and it's very suburbish [ph]. It's not that different than a lot of other places. It's just cheaper for what you're going to get for the value.

OK, for the value. That's interesting, the value for this region in other words, but you've got to have gives and takes, right?

Abigail: I would definitely agree with that because I've got a bunch of friends with small children that are moving out to Gwinnett because the houses for the size that they're looking for are a lot cheaper than in town.

Anybody else?

Jeremy: Kind of like what she said. There's a lot more housing opportunities the further you get out towards that way, towards Gwinnett and in the inner city – the part of DeKalb I'm in – is apartment complexes and sky rises. It's closer to the city. At least that way there are a lot more houses. That's why people tend to move out there.

They like that –

Abigail: And they're a little bit farther apart, too. You're not so close to everybody.

00:06:00

That's good. So, you like the housing selection and different value there. Let's talk about Gwinnett and compare it to other Atlanta metro counties; Fulton, DeKalb, Cobb, Cherokee, Clayton, Fayette. Do you consider Gwinnett to be a progressive, regressive, or a stagnant county?

Progressive. [multiple]

Maxx: I'd say progressive.

Tiffany: Progressive.

Dylan: Definitely progressive.

Abigail: Progressive.

Tell me why you would say that.

Maxx: Specifically to where I live in Lawrenceville, downtown Lawrenceville to my understanding was at one time a hopping place and it's kind of regressed, but now it's starting to push forward. More restaurants, more boutique-style things. Definitely toward that progressive side of society.

Abigail: We're seeing more farm-to-table type restaurants almost like what you would see downtown.

That's good. So, the variety of fresh things. Anybody else, your reason for progressive?

Dylan: I think in comparison to other counties like Clayton and DeKalb, it's definitely more progressive.

What about it do you think is more progressive in comparison to those counties?

Dylan: Some of what she said, it's seems to be getting a little prettier and new stuff it getting built.

Tiffany: Culturally. You're getting more of a mix of people now.

Dylan: I've got to say Cobb right now – Fulton and Cobb are at the top of the list for most progressive counties and Gwinnett is kind of making their way up there.

So, it's coming into its own. That's good. Anybody said regressive or stagnant?

Asmaa: I'd say it's regressive in the area of South Gwinnett and in Lawrenceville where there's – where does he live? Pleasant Hill Road. Over there. Pleasant Hill Road is just – my brother lives there and every time I go over there it's the same. I don't see any development. I've heard other officemates who told me there was a high school there and they said that the high schools weren't any better and they were always just pretty low. I've seen restaurants close on Pleasant Hill Road and in that specific area I haven't seen any development or them growing. Or any new development of fancy buildings and that's the one area that lacks progressive.

OK, so the southern part around Pleasant Hill. And you haven't seen any – like you've talked about – the shell –

Maxx: I don't agree with what she said, but to honest –

Asmaa: There used to be a mall there. The mall is just withering away. There's all [inaudible 00:08:47] stores in there. There's nothing there. Everything is being moved to Discover Mills or to – what is it called – Sugarloaf Mills or Mall of Georgia. At that place, the mall, there's nothing there. All the stores are moving out of it. [inaudible 00:09:03]

00:09:05

OK, that's good. Anybody else's opinions about regressive or stagnant? The way you described it could be –

Jeremy: Yeah, I would also agree with her on that. Especially the Pleasant Hill/North Pleasant Hill area south – that part. I've been there for 15 years and that area has pretty much stayed the same.

Whereas other parts of the county have progressed a lot quicker and have added nicer things?

Jeremy: Yeah.

Dylan: Yeah, like Peachtree Corners I know is doing pretty well. That Forum [ph], the stuff in there is pretty progressive.

Any other feedback on that question? Alright. Then let's talk a little bit about housing because a lot of things – because we've already talked a little bit about housing and why people gravitate, but specifically what kind of housing do you prefer to live in and do you want to rent or own? So, just – you want a –

Tiffany: Single family.

Maxx: I agree.

[crosstalk 00:10:22]

Josh: It's always better to own.

Catherine: Yeah.

Everybody is single family? Anybody apartment or town home or condo?

Asmaa: Condo or townhome or apartment. Because I'm younger and I don't have a family.

Dylan: Yeah, I'm 19 so it probably wouldn't happen.

But if you had a chance to –?

Dylan: If I had money and a job and stuff would I? Actually probably not. I'd probably be around people in apartments or townhomes within walking distance to restaurants and bars and stuff like that.

Tyler: After you have kids, you're going to want the seclusion of your own home.

Asmaa: Later on.

Tyler: You've got people all around you and everything in apartments and condos.

Dylan: I've got five or six years before that.

Asmaa: I'd buy a condo.

OK, any other people? Catherine, you're quiet. I'm going to call on you.

Catherine: That single family home. I'd own it.

Maxx: I think a good mixture within an area is always good. Right across the street from our home, they just built beautiful new townhomes. It's always good to see that mixture, especially new building because that means where my home is now, eventually there may be more stuff built up in that area. So, the mixture I think is needed.

Tyler: Drives up the value of your home if you're an owner.

What are some of the main factors that are important to you when you would choose in a home outside of affordability and cost? Let's take that off the table, the affordability and cost. What other factors are important to you in deciding where to live?

00:12:09

Yajayra: I'd say the area.

Be more specific.

Yajayra: If you're close to the interstate – for many of us or some of us who work in the city – and if you're too far off the interstate then it makes it harder to get there. And just making it close and accessible to other things, like restaurants and shops.

Abigail: Schools and crime areas.

Catherine: What kind of parks might be nearby.

Josh: A roommate situation.

Say again?

Josh: A roommate situation.

Interesting. Alright.

Tyler: Traffic. If it's in a neighborhood or right off the road, if it's a home.

Tiffany: Land.

Land in terms of –?

Tiffany: If I have enough to grow food acreage-wise. You know, 0.25 may not be enough but I want some room on some land.

The 0.2, but maybe the 0.5. Anything else?

Asmaa: Diversity.

Say that again?

Asmaa: Diversity.

Good. You talked about parks and trails and other recreation activity, anything active in that way. What made you decide to move?

Maxx: To move to Georgia or specifically Gwinnett?

Specifically Gwinnett.

Maxx: Well, I'm actually a general contractor by trade and then I'm also a youth pastor at a church in Lawrenceville, Georgia. So, that it's there five minutes down the road. But to that, though, one thing Gwinnett – one thing I've noticed is – some people have mentioned parks and the park and rec is fairly good. I've come from Connecticut; that's where I was born and raised but parks are always bigger, nicer, well maintained. So, I thought that was interesting.

So, you talked about traffic, but what about public transportation? Anybody want to be near public transportation? Is that –?

Josh: That would be nice, too. I think the openness with public transportation where you can get to some of the major sports areas or major nightlife areas is a key thing.

I think I've heard the answer to this question, but I will now ask it in a more specific way. Is it a priority for you to live within a short drive of your workplace? Now not everybody lives in the same – but you've made that decision based on your workplace?

Maxx: Yeah, but I'm all over.

But I mean, your pastoring job. Is it a priority?

00:15:00

Yeah. [multiple]

I mean generally. Is it a priority to not have a commute or to live within a short distance to your workplace?

Yeah. [multiple]

Is it important that you're able to walk to work?

No. [multiple]

Abigail: It's too hot to walk. We need cool summers. It's too hot in the summers.

OK. Anybody that would like to walk to work?

Tiffany: I would. If it's close enough. If it's an option.

So, if it's an option?

Tiffany: I'm not going to move just so that I can.

Alright, so you're not going to move so you can but if it presented itself you might.

Tyler: If weather permitted.

Jake: I like to drive to work, have a little bit of car time and then – I feel like if I had to walk I would never really be leaving work because I'd be so close to it. So, I'd like a little bit of distance.

Asmaa: I agree with him. I don't want to be in the same place. I've done it before and I hated it.

OK, you've been near where you work?

Asmaa: Yeah, it's annoying. You never leave there and I always just wanted to go somewhere else outside of my area.

So, you just want to get away from work. Interesting. Now – and we've had a little bit of this conversation – do you view Gwinnett as providing affordable housing, including housing for all income types and stages of life? So, let me describe the stages of life because that's important; executives, managers, young professionals, single people, families, working class, senior citizens. What do you think about the variety of housing that exists in Gwinnet or do you think that they provide that variety?

Tiffany: I'm not real sure about that.

Abigail: I think there is. I've got two friends that are both married with children but very different economical standpoint and they both were able to find housing within their price range that suited their needs.

That's good to know.

Yajayra: There is a bit of everything out there, it's just depending on do you want to be closer to the Atlanta area or further out. So, for example, if you want a home with a large plot of land you're going to

have to go further north, like Lawrenceville, Suwanee, Greenville. If you're looking for townhomes, Lawrenceville is coming up. So, it just depends on the area.

Tyler: The further you go from Atlanta, the bigger the home you're going to get for your price.

Right.

Dylan: It's such a big county, there's really options for everyone. But in specific spots, there's a lot of low-income areas in Gwinnett County, for sure. But then you've got like Sugarloaf, which is like nice. But I personally wouldn't want to live there as a young professional because it's kind of far from the city. There's not that much nightlife stuff to do there.

00:18:15

So, that will make a difference in terms of – and you think that the affordability is there, also? OK. Thank you.

Asmaa: I think that it's to an extent. You can probably get a place for \$100,000 in South Gwinnett but it's not that nice; it's a really old 10-15 year old home when you can get a brand new home for \$100,000 in Gwinnett County.

Tyler: Is 10 or 15 old?

Asmaa: I just meant older. In 20 years, why would you get something pretty old? I think all those houses are 10 or 15 years – it's older than that and you'd pay \$100,000 for it or something like that.

So, the affordability – it's interesting that you talk about the age of the house versus the affordability. So, you don't think that – so affordability, that \$100,000 is affordable but you can't buy anything new is what you're saying.

Asmaa: Yeah.

Tyler: There's homes inside the perimeter in Decatur when I was home shopping a couple years ago that 1950s, 900/1100 square feet for \$200,000 plus, whereas my home is a mid-80s at \$200,000. I'd say 15 years, that's really new for a home.

Asmaa: It might be 15 years old, but it's not in that great of an area. It's in South Gwinnett when you're buying a home for the area of Gwinnett so you hope to send your kids to another place.

But for someone who is in that price range, that's where it is.

Asmaa: Yeah.

Dylan: I think that's as good as a value as you're going to get. It's a place where how you're going to live – again, just to live there and then drive out. So, it's obviously a place where people can find cheap housing.

And is that OK? Cheap housing? That's an interesting term, but that's – meaning that the housing types or prices are available for a lot of different people.

Tyler: It's great. If you don't mind the drive and the traffic at times, depending on the time of the day, getting to and from Atlanta if that's where you're heading to work. Like I said, my dad and step mom live right over near Gwinnett Braves Stadium. She works right off of North Druid with Emory and my dad works halfway down 85. And nice big house, decent price, and they don't mind the drive.

00:21:00

Anything else about housing before I go into the next question? Let's talk a little bit about community amenities, because that's important, being near things. What are the most important community amenities and assets to you and do they need to be within a 10 minute walk? So, you all talked about parks. What community amenities are important to you?

Maxx: I think the parks – my mom actually lives over in Dacula and Rabbit Hill is right there. Beautiful complex, multiple soccer fields, baseball, football. It doesn't necessarily have to be a walk away, but it's nice to drive 10 minutes and it's right there, you have all of that.

Tiffany: Activities for the youth. Having that in close proximity is really good.

OK, activities for young people. Any other – and I'm not necessarily talking about Gwinnett. Just in general.

Tyler: Restaurants, shopping. What types of stores they have around there.

Asmaa: A library. A rec center.

Tiffany: Gardens.

They're becoming popular now, community gardens. So, yeah. Anything else that –?

Josh: A school that's not too far away.

A school that's not too far away, so not having to travel a long distance to get to and from school every day. Any other?

Yajayra: Accessibility to shops and little hang out restaurants is always nice, especially like he said, recreational areas where you're not having to drive an hour to go to a hiking trail or going to through traffic to go to a nice restaurant near the beltline. That's always nice to have close by.

And not necessarily in that 10 minute walk, but just being accessible to you? Right. OK. What amenities is Gwinnett County missing that you're aware of? To attract you and other young adults? You've mentioned earlier –

Dylan: It's just not really a destination place. It's a place where you live there and then you drive out of there. Maybe deeper into the county, like Lawrenceville, which is further away and they have their own little towns and stuff, but I'm still close to it – actually, like the Forum is a good area and like that, but I don't really know of anything else that I would want to go to.

What's missing that would cause you to –?

00:24:00

Jeremy: I wouldn't necessarily say it's missing a lot of things. It isn't like the city. Things aren't so close knit, so you just want them to be accessible. You have to like drive around to a lot of places that are five or six miles out whereas in the city you could probably walk 30 seconds down the street and get to something else.

Accessibility, time-wise.

Asmaa: I agree with him. It's just really far. They have a lot of things – restaurants, cheaper food options – in the city. Nightlife, lounges. But it's just too far. I'm not going to go there from Atlanta.

OK. Anything else that's missing that would attract you to Gwinnett? And what is a deal breaker – this is not specific to Gwinnett because I know all of you don't live in Gwinnett, but I want you to think about this in terms of where you are or what's desirable to you. What is a deal breaker that would prevent you from moving to any community? What's a deal breaker? And I want everybody to answer this question. I'm going to start with you. Go ahead.

Maxx: Yeah, I'd say a high crime area would obviously deter anybody.

Jeremy: I would say the rate of how they actually take care of the city, because there's a lot of places around here don't necessarily do a lot of good upkeep on a lot of buildings depending on where you live and extended [crosstalk 00:25:43] .

Oh, OK. So, she talked about things kind of – not regressing, but –

Jeremy: Yeah, not regressing, but maybe stagnant. That's what I'm talking about.

OK, so the infrastructure.

Jeremy: Yeah, because I feel like if they keep up the city then they're going to keep up with everything as far as crime rates and schools and everything.

What's a deal breaker for you?

Dylan: I agree with him on crime rate and stuff is important. But then proximity to work and school is also important.

How do you define proximity?

Dylan: Not by the actual distance but like how long it takes to drive there.

And what would that be? What would be a deal breaker for you?

Dylan: Probably like 30 minutes.

Tiffany: Past 30 or at 30?

Dylan: I've never driven further than 15 minutes, so I really don't know. I would definitely start to get angry or something like that.

That's good to know because a lot of people have long commutes one-way and so that's good. What would be a deal breaker for you?

00:27:00

Josh: For my job, I would have put schools and community with more of their sports aspect. So, going to a school that has a good reputation and also has a good teacher foundation for what they want to do with the school and to have the parent and teacher involvement because that always goes hand in hand with the sports and the sports are usually what help a kid get back into the community.

Jake: I think the crime rate and how many people are living there, because if it's overcrowded I wouldn't want to live there. Like in Cobb County, I think it's starting to get overcrowded.

OK, we call it density. That's the number of people who live in – we define it by acre a lot of times, but the number of people who live in a given area. OK, so you don't like high density.

Jake: Yeah.

Catherine?

Catherine: I would probably agree with the crime rate as well as the schools, but geared more towards the music education. That definitely plays a big role in the community and keeping the kids out of trouble and that kind of stuff.

So, the kinds of activities that are available in the schools are important. What would be a deal breaker for you, Tyler?

Tyler: Crime and then schools around.

More specifically what about schools?

Tyler: Because having kids and everything – just how they rank and all that for the area and for the state. How nice they are; are they older or run down.

Asmaa?

Asmaa: I'd say crime. I have to be 20 minutes to the city. I hate driving past 10 minutes. It has to be – like what he said, community. So, the infrastructure development and density rate.

You like sidewalks, good streets, and streetlights. OK, infrastructure.

Asmaa: Bike lanes.

Bike lanes, OK.

Yajayra: Got to respect them.

Go ahead.

Yajayra: Definitely the crime rate. You don't want to live in an area where it's high crime, but also for me importantly is accessibility to work. I drive 15 minutes to work but my spouse drives an hour. Thankfully against traffic.

One way?

Yajayra: Yeah. He has a 52 mile drive. But because it's against traffic that definitely cuts it down.

Abigail: Crime ratings and schools. Not only for everything that everybody said, but because they maintain or increase property value.

00:30:00

The things that affect property value. Yeah. Tiffany?

Tiffany: I'm going to say access to food. It may seem simple, but if there's a grocery store and it's 10 miles away, what do you have around to have access to food? If your vehicle messes up, how can you get –? And also reliable transport – well, transportation in general and access to food.

Any other deal breakers that would keep you from moving into a community? Now let's talk about – I want you to think ahead 20 years from now. And you're only young, so you have a lot of your years ahead of you and that's what we're looking at. Because remember you talked about the fast growth pace and getting ready and preparing for that continued growth because it sounds like if it's still a desirable place to live and to get to and to be in – describe what you think you will have accomplished by 2040. I'm not talking about Gwinnett. I want to talk about you all 20 years from now in 2040. Describe where you want to be and what you think you want to have accomplished. Will you be married? Will you be single? Some people don't want to get married. Children, home ownership, career types –

Abigail: How about your kids being out of the house? Let's try that goal.

So, you'd like to be an empty nester by 2040. There we go. And I want everybody to answer this question, too, because there's a reason why. Alright, Tiffany?

Tiffany: 2040? I hope to own my own home with a lot of property and a few businesses on the property. Kids out of the home with their own place. Travel.

Yajayra: To have travelled the world more, seen different cultures more, experienced more.

Asmaa: That's hard. To be established, have a full time job working in something I love. Travelling more. Who knows? To own my own condo or a few properties.

And Tyler, you're looking like "2040?"

Tyler: I'm just trying to think of what I want to be doing at 50. Kids obviously at the point of being out of the house. My oldest is 10; currently youngest is three. And then taking care of – which I know financially they will be just – home currently sold and everything with a home further away from the city, away from traffic. I want more peace and quiet.

00:33:18

Catherine?

Catherine: Definitely a home owner as well. To be an accomplished musician and have a few homes and maybe rent them out as well.

Jake: Have a family, own a business possibly, have a house a little bit further outside the city so it's a little bit quieter and just be established.

Josh: I definitely want to be outside of the city and have some acreage. Be able to go hunting, fishing – do all that stuff I like.

OK. My husband is fishing right now.

Josh: Lucky him.

Dylan?

Dylan: Married, have kids, probably live in the suburbs somewhere outside the city, but not too far outside the city I guess.

Still want to get to that activity?

Dylan: Yeah. Just within 30 minutes. [laughter]

Jeremy?

Jeremy: Like I said, I would like to have a home and a couple businesses. Maybe have a franchise or something. I would love to see my daughter go away to college and have her [inaudible 00:34:34] or whatever. I would have some mortgages.

Maxx: 20 years? Well, definitely a business that's thriving or would continue to grow. Everybody mentioned having properties. Having a few more and have a savings and get ready for retirement early.

Early retirement? That's good.

Abigail: That passive income stream?

Maxx: Yeah.

One of the reasons I ask this is seeing yourselves in 2040, what kind of community characteristics do you desire for where you envision yourself? Some of you talk about homeownership and businesses. Talk about the community characteristics that you see yourselves in at that time, in 2040. What's that vision like for you?

Tiffany: I think people go on back to the basics, to some of the old school ways of living; getting to know your neighbor all over again, working together, building together. It seems perfect, but sometimes you got to go back to the basics to get where you want to go.

00:35:59

Maxx: Yeah, I would agree with that. I think everything we say even today I think in 20 years are things to continue to look for. In 20 years, I still want a nice park nearby. I'll still want nice restaurants. I'll still want a great infrastructure that's taken care of and a community that cares about what's happening within that community. So, that doesn't change in time.

How do you see yourselves? We talked about what you'd like to be doing and what you'd like to accomplish, but where do you see yourselves being in terms of the community characteristics? Some people have single family life now and then they see themselves in a smaller place and vice versa. Where do you see yourselves? And for those of you who want businesses, what kind of business atmosphere and environment do you see?

Maxx: If houses keep getting built, I'll have work forever. As long as there's houses that are still building, I still have work.

Asmaa: I just want to work in a place that actually values company culture and respects their employees and values their employees. I want to live in a place that's integrated and have a nice community. But I still want to live in a suburb in the city. So, I just hope that there's a still affordable housing options by the time it's 2040. There may not be.

You have concerns about that based on what you see now?

Asmaa: Yeah.

You want to still see affordability there. I'm going to ask everybody to answer this question because it's kind of important. 20 years is not long from now and it will go by really quick. I remember when I was finishing graduate school and we were working on the plan for the year 2000 and it was the year 1980 and I thought, "Man, 2000? That is a long time from now." And now it's almost 2020. It comes really fast. So, Abigail, where do you see yourself?

Abigail: Still on the community characteristics side?

Yeah, but in 2040.

Abigail: Right. Pretty much everything that Maxx said. Just that still being able to be accessible to things that you want to do and places that you want to go, but also like Asmaa said about having it be affordable and not pricing yourself out of the market.

Out of the market. OK.

00:38:57

Yajayra: I think definitely what they've all said is important, but also for me and my family, it would be important to be in a community that's diverse and welcoming. I love the community I'm in now because we all know each other as neighbors and we talk to each other and we help each other out, but I used to live in a neighborhood before throughout high school where we didn't know our neighbors and you would see them come and go, but it was a little sad to know that you couldn't go to your neighbor for help. So, at least for community that's welcoming where you do know each other is where I would love to see myself.

Tyler?

Tyler: Similar. Like I said, further out from the city, away from the traffic. Still good neighbors. I can only imagine how much the greater Atlanta area has grown over the last 20 years and how much bigger and more expensive things will be 20 years from now. Wondering how far out I have to go to be away from the traffic and still be close to stuff. Right now I could go to Conyers and still be in range of things and still be 30 or 40 minutes from the city without traffic, but who knows 20 years from now?

So, you're going to be running away from the traffic? OK, that's good. Catherine?

Catherine: I think knowing your neighbors, like a couple people said, is definitely important. I've lived in a basement apartment and had someone right above me and I didn't even know their name. But now I live in some apartments and the entire neighborhood – I could walk two doors down and ask for a cup of sugar if I needed. So, it's definitely good to know your neighbors and I think just a nice sense of community like that.

I'm going to stop right here. I'm coming back. But for those of you who have already answered, because everybody says they want to know their neighbors and I think that's important, to know people who are living around you – what kind of development lends itself better to that? You talked about growing up and nobody knew each other and nobody spoke to each other and now it's different. Is it a different development?

Yajayra: Yes. Right now I own a condo, so we all kind of know each other. But growing up it was a single home area, so it was more spread out and everyone kind of kept to their own, left their garage and went home.

Abigail: I think multi family living definitely lends itself to that. Just opening that door a little bit easier because you can't just close the garage and disappear. You live on top of these people and you can see through their windows.

But Catherine said she lived beneath somebody and never knew them.

Catherine: That was more of a single family home, but we had a separate entrance and everything. But definitely having those close quarters in apartments definitely forces you to say hey.

So, Jake, the community characteristics and then – yeah.

00:42:00

Jake: So, for a business I want to see people being highly motivated and wanting to develop the best work they can and then also with the neighbors, I think that's important because when I grew up, our whole neighborhood there was a lot of houses in there, but all the kids would go to the neighborhood pool party and we all play together and my parents wouldn't be afraid to just say, "Hey, go outside and play." I think that's important.

Josh: Originally I'm from rural Kansas life where we had miles and we weren't close to anybody, but you had the sense of community where there's a football game and you know all of the neighbors are going to be there and they want to see you there to play and do well. I don't see really as much of that here and I would love to see more of that in the community, where your neighbors don't have kids but it's fine because we're all going to the football game and have fun together. And what is part of the community? It's the high school.

When I was growing up I had neighbors that didn't have kids and they went to the PTA. That was the entertainment for the – [laughter]. Dylan?

Dylan: Yeah, I kind of agree with what everyone has said so far, especially what he just said with the small town feel and getting to know your neighbors and having a place to hang out like a pool or something.

OK, like a gathering spot of the community?

Dylan: Yeah.

Jeremy?

Jeremy: Same thing as well. Good community, good infrastructure, good schools because of my daughter and as well as a good amount of places of leisure because the way things are progressing in the future, anything that you want you can get it to your front door. So, just mostly everything entertainment-wise and work-wise, because like I said, everything going to be coming to your door. I'd love to live [inaudible 00:44:07] go door to door to have fun. You're going to get your car delivered to your door. [laughter]

That's good. Maxx?

Maxx: What was –?

The community characteristics and then – go ahead. In 2040.

Maxx: Oh yeah. Right. Again, same thing. I would want to say the same thing. Things within the community like what everyone has said here.

Do you see yourselves living like you are now? Or no?

Asmaa: To a certain degree.

When I say – not like you are, but in the type of housing and the type of community that you live in, do you see yourselves living in that kind of place?

00:45:00

Maxx: I see myself living in that same type of area that I live now – a single family home on an acre lot. I know my neighbor; to the right is Scott and my neighbor to the left is Keith. And they both are a little older, but yeah, I'm in a good area. A good spot; they're still close.

So, based on your perception of Gwinnett County today, could you see yourself living there in 2040?

Tiffany: There's a big question mark there. Because if Gwinnett County is expanding as fast as it is, it kind of reminds me of Atlanta and how Atlanta hit that boom and never stopped booming. So, I would kind of be concerned that since Gwinnett has hit that boom that the boom is going to keep expanding further out in the county. So, those things that I may want may not be available in 2040.

Tyler: Like you said how now in Buckhead just outside of Atlanta, you got more high rises and stuff out there and it's just so packed and crowded that with the way Gwinnett is expanding in some areas, it could very well be like that, like another little mini Atlanta or Buckhead.

So, the kinds of things that are missing now in 2040 you would want to – what would they be?

Maxx: There may be too much. I think that's what everybody is hoping they're going to have a cap. That is Atlanta – I don't think Atlanta will ever go away – but if Atlanta starts to spread into the other counties as far as that inner city lifestyle, Gwinnett for some people will start to diminish and not want to – maybe now you have to go out to Barrow County or one of those other counties where you get a little more rural or a little more suburb. But I think a mixture within Gwinnett County is good and if the movie industry, which I believe is beginning to boom here in Georgia because of the available land, I think that we'll see prices go up, unfortunately. So, it's something to keep an eye on with Gwinnett.

Dylan: I'd probably say the opposite of what everyone is saying. I feel like Cobb and North Fulton is a nicer area right now than Gwinnett to have a family and the drive into the city is a little bit nicer. I'd rather live there when I'm 30 or 40.

Catherine: It feels like it might start to grow more like Forsyth County did – sort of boomed and it's a whole lot of very family oriented – it's got lots of shopping over there, but it's not having all these high rises, so it's very low to the ground and spread out, but it's still highly developed.

00:48:00

So, I've heard Barrow, I've heard Forsyth, I've heard North Fulton.

Asmaa: I would agree with what he was saying about people wanting to move out to Barrow and she said Forsyth. It just depends on where Atlanta is at 20 years from now. Are we going to gentrify some more or are we going to have another case of urban sprawl? It depends on that. I don't know I'd actually live just in Gwinnet and that's probably even Atlanta.

But what would make you move here? What amenities are not there now that could be? So, you talked about –

Asmaa: A museum. Is there a museum?

Maxx: There's a historical museum.

There are a couple of smaller ones.

Asmaa: Gwinnet is kind of like a little city that has a big feel.

I like that. Alright. Anything else where you would see yourself living in Gwinnett in 2040?

Tiffany: Depends on what is offered for small business owners. If there's some good perks out there for small business owners I'd move there.

And when you say business, what kind of business are you referring to?

Tiffany: I have a lot in my head. That's the reality. I'm in to multiple things, but just business in general you always want a good environment where your local people can own a business in their own city or own county.

I ask about that because we've talked about housing and how we live and things that are important for us to live in, but I've heard a couple of you talk about businesses and you talk about business that has come and gone and businesses that are expanding and you talked about Lawrenceville becoming more walkable and seeing more local types of businesses there and now you're seeing living on top of businesses. So, that's why I was asking about the characteristics of any kind of business environment that you'd like to have based on what you – you may not need a storefront.

Maxx: Would be nice.

Asmaa: May be nice is if business squares – there are certain corporate offices in the area that already have a little square, those towers in Marquette. Typically when you have those towers versus the squares, it's easier for food trucks and other stands to come in there during lunch hour, so that would help with the more corporate and small business and office community. I know that Gwinnett already has companies there, but a lot of the companies are kind of moving out to Atlanta, but Atlanta is getting more expensive. So, just having more office square communities and having more events in those areas to keep the offices there so they don't have to leave.

00:51:06

Maxx: I would agree with that, too, because that helps with nightlife and food and cultural stuff. Even now what Lawrenceville has – it's called the Cornerstone – and it's an office suite where multiple companies can come in and use these multiple parts and because of that, right next door Strange Taco

just opened up [inaudible 00:51:31]. It's a nice little taco place, but that just came out of nowhere. But I guarantee you that the reason they chose that area is because you have offices here, you've got different work places within just right there in downtown Lawrenceville, which is so tiny.

Asmaa: I've seen a couple of restaurants. There's one restaurant called Old Fourth Ward Pizza. It used to be this big pizza shop in downtown and I feel like a lot of these restaurants are starting to move out to Gwinnett and offer Gwinnett things that they could get in Atlanta, but getting it in Gwinnett so you don't have to leave Gwinnett. So, having city services in Gwinnett to keep it its own community.

So, you see the smaller, less of the chain type both of foods places – you talked about Strange Taco and Old Fourth Ward Pizza and those kinds of places that are normally concentrated in the urban area moving into the Gwinnett area. Anything else on things that would attract you out here? I keep saying out here. To Gwinnett?

Dylan: I definitely agree with what those two said. If you look at Cobb County, it already has a lot of restaurants – like new, not a lot of chain restaurants. Or downtown Roswell, something like that. If they had a place like that, that's pretty nice and I think I'd consider living there in a few years.

We're winding down a little bit. Is there anything else that you would like to add about your perception, your ideas of Gwinnett that we haven't discussed yet?

Asmaa: I guess I could say in Fulton County, in North Fulton [inaudible 00:53:31] is they have the Avalon [ph] and also in Cobb County they also have the Battery [ph], so I think Gwinnett is missing a staple like that. So, that's what they're missing. I'm not saying that you have to build a stadium, but build something – because there's already just so many things there. You already have the Mall of Georgia there. You already have Sugarloaf Mills. I think maybe just in the area to attract people, but something monumental. Because you already know about the Battery. People love going to the Battery and families love going to the Avalon and couples who live up there do, too. So, something that –

00:54:11

A destination.

Asmaa: Yeah, a nice destination.

Anybody else?

Jeremy: I would agree. I think it needs some type of bigger local attraction or like some type of professional sport arena or something like that. Something to get people [inaudible 00:54:33], they move to Cobb and the [inaudible 00:54:38] is built south of them. They took a couple teams away from when [crosstalk 00:54:43].

So, that would bring more people into the county.

Asmaa: Isn't there a Braves Stadium in Gwinnett?

Tyler: Yeah, I would get [crosstalk 00:54:57].

Dylan: It was a very good idea to have the Braves Stadium and that, but for most people in Atlanta 45 minutes is too long.

Abigail: Isn't it just past the 985?

Tyler: Yeah, it's like three or four minutes from [crosstalk 00:55:16].

Dylan: If you built that closer to the city, I think that would be a Battery destination.

Asmaa: Instead of demolishing it and using the money to build something new, you could probably add to it. Like add some restaurants and some bars in there maybe. Just something to make it more of a destination so people can recognize the sports are actually there.

Because guess what? When Gwinnett's first mall was built it was a regional destination. Everybody came from all over to Gwinnett Place Mall. And so it was a destination. But OK, you're saying to add to – not necessarily build anything new, but add to what is already there.

Asmaa: Yeah, just add to what you already have.

Tyler: It's gotten kind of stagnant over the years and the bad thing about a lot of the malls, a lot of them are kind of closing down their stores because so many things you can get online and on Amazon, whatever you want honestly. People just aren't going to malls much. A lot of Cobb County malls are kind of getting run down.

Asmaa: Probably do something with Gwinnett Place since the majority of the stores are just closing in there. You could probably use that building or that space for something else, like if people want an amusement park or something along the recreational lines. Something like that just to bring residents, community, local [inaudible 00:56:39].

So, here we go, see? Talking about the kinds of things.

Dylan: I used to kind of like there and it was very edgy and like that, but it's basically identical to the Avalon, so it's the exact same kind of thing. It was just the very edge of Gwinnett, it's almost like the DeKalb and that but that's a destination that I drive to sometimes.

00:57:03

Jake: I don't know if Gwinnett has any of them, but I think in Cobb County they have The Avenues and I know people from all over come to those because they have such a variety and they're outdoors, so in the summer they're always packed because people can walk.

Asmaa: Or kind of like the market or something, you know in downtown and in Inman Park Ponds, we have these food halls and this market that's been a part of something I'd want too. Maybe Gwinnett – that's something that it needs. Maybe that's what they could do.

Tiffany: But they don't have a lot of them.

Asmaa: Maybe they could get more. You could do something with Gwinnett Place or something over there just to make it progress more because the area has just been stagnant for a while, so to have some progression in that area.

Dylan: I think that would be a really good idea, I think. To take a rundown mall and turn it into a city market or Krog Street Market like that, that would be really –

Asmaa: Or a food hall with shopping stores. Still affordable, though.

And they have the infrastructure.

Asmaa: Yeah. If you don't want [crosstalk 00:58:03].

OK, anything else about Gwinnett? Our time is – I think we were maybe a couple of minutes starting late. Anything else you want to share? This has been good. This is good feedback for us and what we're doing with Gwinnett and that helps us form some strategy based on some of your feedback and some of things that you've shared with us and we really appreciate you participating tonight. Alright, there's nothing else? What were you going to say Catherine?

Catherine: I was going to say, have something stand out about the shopping centers or anything, like over at Avalon, they have open container policy, so you can walk around the entire shopping area with a drink in your hand. So, just something that makes it unique.

Dylan: Same thing at the Battery.

Asmaa: Same thing at Ponce City Market – not Ponce City – Krog Street Market. All those markets, it's all open container.

Dylan: Is The Forum open container or do you know?

Ask me again?

Dylan: Is The Forum open container?

I don't know. If I had to guess, I would say no. I don't think so. Thank you so much. This was good. I appreciate it. Thank you. Have a good evening.

[QA by JM]

Appendix B

Community Engagement

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Project Charter





Gwinnett
2040
UNIFIEDPLAN

PROJECT CHARTER

December 19, 2017



PROJECT CHARTER



INTRODUCTION

By definition, a charter is a written instrument or contract executed in due form. As part of the development of Gwinnett County's 2040 Unified Plan, the County has requested a Project Charter – in essence, a contract – to delineate project milestones and dates which the Pond Project Team will meet throughout the process of creating and developing the Plan. This Charter is intended to provide clarity for all parties involved, to manage expectations of work to be performed and deliverables that can be anticipated.

We also anticipate that this will be a living document – to act as a Project Management plan – that is adjusted and refined as the planning process progresses. While no major changes to the process are anticipated, the Pond Project Team will be reflecting on our efforts – particularly as it pertains to community engagement – and will adjust techniques appropriately in order to maximize the success achieved.

HOW TO USE THIS DOCUMENT...

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PROJECT CHARTER



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PROJECT CHARTER



PLANNING PROCESS OVERVIEW

Our planning process is based around four major strategies consisting of eight steps, as indicated below. This information is intended to provide a summarized overview of our planning process. A detailed Scope of Services is provided beginning on Page 9 of this document.



Research

In **Step 1**, we will perform a variety of Fact Finding exercises to establish existing conditions, review recent trends, and anticipate a status-quo future to be used during...

Vision

Step 2, where we perform a substantial amount of community engagement. We put a significant value of our approach in reaching out to all of the members of our community and understanding its pulse, a process that we have detailed in the Scope of Services section on Page 10.

In **Step 3** (which is based largely on the outreach of Step 2), we develop a Vision for the future of Gwinnett County based on identified Needs and Opportunities, developing Goals and Objectives, and preparing Planning Criteria to apply in...

Develop

Step 4, where we prepare a "Preservation and Change" analysis at the scale of Traffic Analysis Zones (TAZs) or Census Block Groups. This analysis will be identified through two main functions:

- The Planning Criteria, which is likely to utilize factors such as a ratio of land value/cost to develop, transportation equity, and planned infrastructure investment to better understand where underlying forces may influence changes in development patterns
- A "Change or Preserve" exercise that we will ask the community to participate in during Step 2.

The compiled analysis will help us understand areas that fit into these four categories:



PROJECT CHARTER



- Unlikely to Change | Change Desired
- Likely to Change | Change Not Desired
- Unlikely to Change | Change Not Desired
- Likely to Change | Change Desired

The results of this process will help us define broad subareas for more granular study, and we will ask for Planning Advisory Committee insight and assistance before moving onto...

Step 5, where we will perform a series of smaller area plans (with additional community engagement) in order to understand regulatory and Comprehensive Plan enacted changes that can be made to achieve the outcomes of each community.

In **Step 6**, we will compile the smaller area plans up to the County scale in order to identify Community Work Program items, long term initiatives, and changes appropriate for the County's Future Development Map.

In **Step 7**, we will perform a final round of community outreach to receive feedback on the draft plan, before moving onto...

Document

Step 8, where we go through the steps of submitting the draft plan for review by ARC/DCA, respond to applicable comments, and submit the plan for consideration by the Gwinnett County Planning Commission and Board of Commissioners.

PROJECT CHARTER



KEY PROJECT MILESTONES & DELIVERABLES

Phase 1: Information Gathering, Stakeholder Engagement, and Project Planning

- Deliverables
 - Detailed Stakeholder Analysis and Engagement Plan – December 2017
 - Detailed Project Plan – December 2017
 - Comprehensive Environmental Scan – February 2018

Phase 2: Community Visioning and Priority Setting

- Deliverables
 - Proposed Community Vision – March 2018
 - Proposed Community Priorities – March 2018

Phase 3: Strategy Development

- Deliverables
 - Character Area Map – April 2018 (to be reviewed and finalized via Round 2 meetings in May 2018)
 - Prioritized List of Identified Needs & Opportunities – March 2018
 - Proposed Strategies – April 2018

Phase 4: Tactical Planning

- Deliverables
 - Proposed 5 Year Action Plan – June 2018
 - Proposed 5 Year Capital Improvements Plan – July 2018

Phase 5: Submission and Review of Plan Document

- Deliverables
 - Draft Unified Plan
 - Submittal to Gwinnett County for review by September 1, 2018
 - Submittal to ARC and Department of Community Affairs – BOC to approve on October 23, 2018
 - Final Unified Plan
 - To be adopted via Resolution by Gwinnett County Board of Commissioners on February 5, 2019
 - Transmit to ARC and Department of Community Affairs – by February 6, 2019

PROJECT CHARTER



SCHEDULE

Phase	2017		2018												2019	
	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2
1. Information Gathering, Stakeholder Engagement, and Project Planning																
Environmental Scan																
Regional Water Plan Review																
Existing Plan Review																
Stakeholder Engagement Planning																
Project Planning																
Public Hearing Presentation																
2. Community Vision and Priority Setting																
Defining the Community Vision																
Identifying and Defining Character Areas																
Identify Potential Policy Changes																
3. Strategy Development																
Community SWOT Analysis																
Economic Development Review																
Incorporation of Comprehensive Transportation Plan																
Incorporation of Other Plans and Needs & Opportunities																
Creation of Character Area Mpa																
Prioritization of Needs and Opportunities																
Strategy Development																
4. Tactical Planning																
Creation of 5 Year Actoin Plan																
Compilation of 5 Year Capital Improvement Plan																
5. Submission and Review of Plan Document																
Writing of Draft Plan																
Submittal of Draft Plan to County																
Publicity of Approved Draft Plan																
Presentation of Plan at 2nd Public Hearing																
Submission of Approved Draft Plan to ARC																
Plan Revisions, per ARC & DCA Comments																
Preparation of Final Approved Plan for Board Adoption																
Board Adoption of Final Plan																
Submittal of Final Plan & Resolution of Approval to ARC																

PROJECT CHARTER



PUBLIC INVOLVEMENT PLAN

Traditional Outreach

Public Hearings

Three traditional public hearings will be held at Board of Commissioners' meetings. The initial kickoff public hearing is scheduled for **Tuesday, December 19, 2017 at 7:00 PM**. This first hearing represents the formal announcement of the Unified Plan effort to the County Commission as well as members of the general public. It will afford attendees the opportunity to learn about the planning process, including future meetings dates and how they can provide their input, as well as how the Unified Plan will benefit Gwinnett County.

The second public hearing is scheduled for **Tuesday, October 23, 2018 at 7:00 PM**. In addition to presenting an overview of the recommendations and Character Area Map from the Plan, the Board of Commissioners will vote to submit the Plan to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review.

Adoption of the plan is tentatively scheduled for **Tuesday, February 5, 2019**. The purpose of this meeting is for the Board of Commissioners to formally adopt the Gwinnett 2040 Unified Plan.

In addition to hearings at Board of Commissioners' meetings, the Plan will be presented to the Planning Commission for review at their regular meeting on **Tuesday, August 7, 2018 at 7:00 PM**. Then, on **October 2, 2018**, it is anticipated that the Planning Commission will hold a formal public hearing on the Plan and vote to recommend approval to the Board of Commissioners.

Community Meetings

Three rounds of community meetings are planned to be held in locations around the County. The Project Team has planned for five meetings per round, to allow one per each of the four Commission Districts, plus an additional meeting in a central location, likely at the Gwinnett Justice and Administration Center (GJAC). Following is an overview of the content and purpose of each round of community meetings:

Round 1 (Held in January and February 2018): Open House style meetings, including the following stations for attendees to visit, staffed by Project Team members:

- What is a Unified Plan?
- Presentation of a Timeline of Key Milestones in Gwinnett County, then the opportunity for attendees to answer, "What is your vision for Gwinnett's future?"
- What's the Big Idea? – Attendees will provide their input into the County's Needs and Opportunities
- Plan the Future – "Preservation and Change" Exercise, as explained on pages 3 and 4 of this document, using the key words, "Preserve/Create/Change."
- Urban Transect Exercise, to help inform the Character Area Map designations, descriptions, and locations

Round 2 (Held in May 2018):

- Presentation of proposed Character Area Map
- Presentation of a draft County Vision Statement
- Presentation of a draft list of Needs and Opportunities

Round 3 (Held in August 2018):

- Present the final Character Area Map



PROJECT CHARTER



- Present final Plan Recommendations, including the Vision Statement, Needs, and Opportunities
- Present the Community Work Program

Planning Advisory Committee Meetings

The Planning Advisory Committee (PAC) will convene at key milestones during the project to help guide the development of the Unified Plan. They will also assist the Project Team in promoting events and community meetings. Four PAC meetings are anticipated, as follows:

- Meeting #1 (January 11, 2018):
 - Review Environmental Scan
 - Perform SWOT Analysis
 - Begin initial list of County's Needs and Opportunities, based on the SWOT analysis
 - Discuss questions for the Millennial Focus Groups
- Meeting #2 (March 2018)
 - Review initial subarea planning
 - Review Policies and Needs & Opportunities
- Meeting #3 (April 2018)
 - Review subarea planning results prior to community meeting
 - Review draft Character Area Map
- Meeting #4 (June 2018)
 - Review draft Unified Plan

Online Survey

An online survey will be developed, advertised, and made available from January 2018 through March 2018. The survey will ask broad questions and be used to gauge what issues residents feel are most important to ensure the preservation, enhancement, and physical development of the County. This information will help the Project Team understand the community's vision and priorities.

PROJECT CHARTER



Non-Traditional Outreach

Pop Up Events and Intercept Interviews

In keeping with the strategy of going out to meet stakeholders where they are, event opportunities will be identified where the project team can set up a display, talk to County residents to get their input into the Unified Plan, and distribute the survey and other printed materials. The County Communications Department will provide a calendar of events related to the Gwinnett Bicentennial, and with the assistance of the County Community Services Department, the Project Team will identify other opportunities as 2018 event calendars are populated.

Overall, the intent will be to hold up to 30 different events in some combination of either a Pop Up Event (more formalized and typically held at an event or central public locations) or an Intercept Interview (less formalized). As indicated in the 'Targeted Outreach' section on the following page, the Intercept interviews are anticipated as one of the main ways of engaging the Hispanic and Asian populations of Gwinnett County.

Events and locations include:

- County Fair (January, September)
- Gwinnett Family Fest (April)
- Multicultural Festival (April)
- Private events (such as Night Market)
- Community Services events
- GJAC
- County Parks (potential targets below)
 - Harbins Park
 - Shorty Howell Park
 - Lenora Park
 - Little Mulberry Park
 - Best Friend Park
 - Bogan Park
 - Bethesda Park
 - Rhodes Jordan Park
 - Pickneyville (Soccer Complex)
- Santa Fe Mall
- Global International Mall
- Sugarloaf Mills
- Gwinnett Place Mall
- Mall of Georgia
- Senior Centers
- Hong Kong Supermarket
- Assi Plaza (Gwinnett Place area and/or Old Peachtree Road area)
- Super H Mart (Gwinnett Place area and/or Suwanee area)
- Nam Dae Mun (Gwinnett Place area and/or Lilburn area)
- Gwinnett County DMV
- Gwinnett Tech
- Georgia Gwinnett College
- Utility payment locations

PROJECT CHARTER



Living Room Chats

The Living Room Chat concept relies on interested stakeholders being willing to host small groups to discuss the Unified Plan and record questions, concerns, and ideas for the Project Team. Stakeholders will be provided with a Living Room Chat “kit” that will provide a few questions to spur discussion as well as an email address where feedback can be sent for compilation and consideration by the Project Team. Potential events for these kits to be distributed between February and May 2018 include:

- Partnership Gwinnett
- Community Improvement Districts (CIDs)
- State of the County Address (February 2018)
- Planning & Development Department
- Sign up list at first round of community meetings in January/February 2018

Targeted Outreach

Business & Community Groups

Outreach to these groups will be timed to raise awareness of community meetings in January/February, May, and August 2018. Locations and groups will be developed in coordination with County staff and may include the following:

- Gwinnett Chamber of Commerce
- Partnership Gwinnett Redevelopment Task Force
- Gwinnett Citizens’ Academy (May 3, 2018)
- Rotary Club
- Kiwanis Club
- Lions Club

Hispanic Community Outreach

This outreach will be timed to raise awareness of community meetings in January/February, May, and August 2018. Locations and groups will be identified in coordination with County staff and the subconsultant (Vargas & Amigos) on the Project Team who will focus on outreach to the Hispanic community. It is anticipated that much of this outreach will be achieved through the intercept interviews indicated on the previous page at locations such as Sante Fe Mall and the Pickneyville Soccer Complex.

Asian Community Outreach

This outreach will be timed to raise awareness of community meetings in January/February, May, and August 2018. Locations and groups will be identified in coordination with County staff and the subconsultant (Dr. Anna Kim) on the Project Team who will focus on outreach to the Asian community. It is anticipated that much of this outreach will be achieved through the intercept interviews indicated on the previous page at locations such as Assi Plaza and Nam Dae Mun.

Getting the Word Out

Branding

The Project Team has worked with the County Communications Department to create a specific logo for the 2040 Unified Plan. This logo will provide a clear brand for this planning effort and will be used consistently on all documents and communications related to the Plan.



PROJECT CHARTER



Social Media and Internet

A project website (www.gwinnett2040unifiedplan.com) has been established. Information on the project will be provided to the County Communications staff for posting on the site. This website will allow stakeholders and County residents to provide continuous feedback on the Unified Plan, learn about public meetings, and keep up to the date on the progress of Unified Plan development. The web page will be updated with presentations, findings, results, ideas, surveys, and meeting information to foster an ongoing project conversation.

A Facebook Page (Gwinnett2040UnifiedPlan) is currently under development. Posts will be approved by the County's Communications Department prior to going public. The Project Team will regularly monitor the Facebook page, provide general responses to common questions and comments from stakeholders, and identify relevant #hashtags to garner interest and interaction and boost followers to expand the reach of the Unified Plan public outreach effort.

Partnering with County Agencies – Technical Advisory Committee

Since the Unified Plan content touches multiple County departments, the Project Team will regularly meet with the Technical Advisory Committee, which consists of at least one liaison from each department affected by the Plan, to ensure that the recommendations align with department goals and objectives. It is also important that public outreach efforts reach stakeholders these departments have identified and worked with. This will be an important part of helping the community understand the rationale for and benefits of bringing the agency plans together under the Unified Plan umbrella. Stakeholders with varying key interests will be able to interact and enrich each other's perspectives on the County's future.

PROJECT CHARTER



SCOPE OF SERVICES

Phase 1 Information Gathering, Stakeholder Engagement, and Project Planning

At the onset of the planning process, Pond will work with our teaming partners and County staff to develop a detailed strategy to perform and publicize the plan. In our opinion, the key to managing a large planning project successfully is to resist the tendency to quickly begin working towards an internal deadline, relying on the advantage and luxury of having large resources to fill in the blank spaces as we go. Instead, we emphasize taking the time on the front end to strategically think about what will make sense in terms of the planning process. What times of the year are best to do community engagement? How does this affect our milestone dates? Are there other County initiatives or outside forces that we may need to be sensitive to? In this first phase, we will spend time with County staff proactively thinking about different options for timing and sensitivity so that we can anticipate the potential consequences of various options. This will save our collective team time and money.

Environmental Scan

The Project Team will prepare an Environmental Scan to document and understand the key issues facing the County. We propose that this include:

- Review of the Key Findings report for the 2016 Unified Plan Update: Pond is at the advantage of having authored this document and can use its findings as the basis for additional research.
- Updated Review of Trends: As the information from the 2016 Unified Plan Update is a few years out of date, Pond will research the continuation of trends and updated facts and figures per the County's direction.

The summary of this information will be used as the basis for conversation with County staff, project stakeholders, and the general public as appropriate.

Regional Water Plan Review

As dictated in the DCA regulations, the Project Team will coordinate with the Gwinnett County Department of Water Resources to appropriately review the Metropolitan North Georgia Water Planning District Plans and the Rules for Environmental Planning Criteria.

Existing Plan Review

Similar to the Environmental Scan, the Project Team will review and coordinate as appropriate to understand the legacy of historic and ongoing planning in the County. This will include a review of the original adopted Unified Plan, the 2016 update, and the various plans for transportation, water resources, and housing that are ongoing or recently completed. Pond and other team members have been involved in many of these efforts and look forward to using our institutional knowledge as part of this process.

Stakeholder Engagement Planning

Stakeholder engagement is a critical component of the comprehensive planning process. Meaningful stakeholder input and feedback is necessary to ensure that the plan reflects the community's needs and values. At the outset of the project and in concert with the Project Charter, the Project Team will develop a Public Involvement Plan (PIP) that will outline the types of public and stakeholder engagement strategies and schedule for the duration of the project. Led by Inga Kennedy of PEQ, the PIP establishes an outreach and communication strategy that will invite ownership of the plan by all. To effectively accomplish this, the Project Team will:

- Leverage visualization tools, maps, infographics and interactive activities to convey complex planning processes and information in an easy to understand format
- Engage the public and stakeholders in places and at times convenient to them
- Personalize engagement activities and information to the target audience
- Support two-way, interactive engagement with stakeholders
- Utilize proven methods to engage underserved and underrepresented populations
- Utilize online digital information-gathering tools to broaden the outreach effort

The PIP is included in Pages 7 through 11 of this document.

PROJECT CHARTER



Planning and Technical Advisory Committees

The Planning Advisory Committee – or Steering Committee – will be established to help guide the 2040 Unified Plan. The Project Team will work closely with the Steering Team to identify members for the Planning Advisory Committee (PAC) and Technical Advisory Team (TAT). The TAT will be comprised of County department representatives that bring a technical expertise and perspective to the development of the Plan. TAT members are likely to be chosen from key County departments such as public safety, recreation, transportation, and others as necessary.

The PAC is intended to provide a broad-based community perspective to the Unified Plan. PAC members may include representatives from the business community, community improvement districts (CIDs), neighborhood groups, senior citizen groups, minority groups, as well as others. The TAT and PAC will be invaluable to the identification of the project vision and goals and objectives. Project findings and recommendations will be presented to these committees for input and feedback.

Stakeholder and Public Engagement

The Project Team understands the critical nature of stakeholder and public input and feedback to the success of the Unified Plan. We have extensive experience working with Gwinnett County, Gwinnett municipalities, the Gwinnett Chamber of Commerce, and the Gwinnett Community Improvement Districts (CIDs). These relationships have resulted in a deep understanding of social and economic issues facing the County. Our outreach effort will include stakeholder interviews intended to solicit more in-depth conversations regarding the needs of the County. We will work with the County to identify a broad range of stakeholders and community leaders, both public and private. These meetings will either be held as small groups or one-on-one as needed. For each stakeholder meeting, we will provide handouts and provide information that is packaged and easy for everyone to understand.

Development of Resources for Engagement Tactics Toolbox

Throughout public and stakeholder engagement, the Pond team will employ a language and theme that will invite ownership of the plan by all stakeholders and leverage visualization tools to assist in conveying abstract planning concepts to the general public that

have been successful in the past. The Project Team will use tactics that will:

- Engage residents in places and at times convenient to them
- Support two-way, interactive engagement with stakeholders

It is becoming increasingly difficult to gather meaningful input and feedback at traditional public meetings. While these meetings still provide value, we believe in putting more emphasis on more innovative, and cost effective, outreach techniques to reach a broader audience. Non-traditional outreach techniques that we believe will provide input needed for decision making include the following:

- Project Website. The Pond Team will develop and maintain a project website that is hosted by the County and linked to the County website. This website will be a place for stakeholders and County residents to provide continuous feedback and interact remotely. The website will be continuously updated with presentations, findings, results, ideas, surveys, and meeting information to foster an ongoing project conversation.
- Social Media (Facebook). As part of continuous engagement with the public, the Project Team will regularly monitor the project Facebook page (Gwinnett2040UnifiedPlan), respond with general posts to common questions and concerns, and identify relevant #hashtags to garner interest and interaction. In addition to continuous monitoring of this account, we will work to boost followers to expand the reach of the Unified Plan.
- Electronic Newsletters and Updates. Through all engagement activities, we will build a database of stakeholder email addresses to keep them abreast of project progress. Pond has received permission from County staff to use its e-blast capability to communicate with as many residents as possible. These e-blasts will include informational updates as well as links to interactive surveys and the project Facebook page.
- Surveys. To maximize input, qualitative and quantitative online surveys will be leveraged. These will be distributed to the comprehensive list of project stakeholders as well as through County outreach databases.



PROJECT CHARTER



Digital surveys will be available one-click away via local interest media pages, and e-blasts to residents and businesses.

- “Living Room Chats.” The Project Team has developed a mechanism for neighbors and neighborhood groups to hold independent conversations regarding the Plan update amongst themselves. This format will include some basic plan information for participant context and a series of open ended questions to spark conversation and input.
- Intercept Interviews. The Project Team has successfully held several “on-the-street” interviews in order to reach out to community members simply going about their day. Often, this process can be used to target specific types of communities, as we often conduct these interviews at strategic times and locations (popular shopping locations, parent-teacher conference nights, at community events, etc.).

encourage a work session for us to proactively consider the rollout of the plan.

Public Hearing Presentations

Pond will prepare a presentation to indicate the overall context and format for the Unified Plan to use at the DCA required 1st Public Hearing Presentation on December 19, 2017. We have worked with County staff to determine the appropriate amount of detail to include in this presentation and how it can be leveraged to encourage engagement in later planning activities.

Elected Officials Engagement

Experience has taught us that the appropriate level of engagement with elected officials is vital to the preparation, adoption, and implementation of any plan. While DCA regulations require elected officials to be actively engaged in the Plan’s formal Stakeholder Committee, the Pond Team has worked closely with the County to identify the appropriate level and frequency of generalized engagement with elected officials.

Adjacent and Affected Jurisdictions Outreach

Since the planning process does not occur in a vacuum, the stakeholder and public engagement strategy will include coordination with adjacent and affected jurisdictions. This will include continuing coordination with all of the 16 Gwinnett municipalities to ensure the plan is generally consistent with neighboring communities. We will work closely with the County to determine the frequency and logistics for outreach with the Gwinnett municipalities.

Project Planning

As described earlier, an immediate step in the planning process will be the development of a Project Charter to strategize the overall approach and timing of the Plan update. We anticipate this Project Charter as the mechanism to spark conversation between the Pond team and County staff and will



PROJECT CHARTER



Phase 2 Community Visioning and Priority Setting Defining the Community Vision

One of the first, and most important, steps of the Unified Plan is to define a community vision and refine the overarching County priorities that will guide the planning and decision making process. While the previous plans will be used as a starting point, this vision needs to be specific for this Unified Plan. The vision will be identified and defined early in the Unified Plan schedule and will be based on input and feedback from the County, Planning Advisory Committee, Technical Advisory Team, elected official input, stakeholder outreach and public meetings. The community vision and overarching priorities will help define the character areas and overall outcomes of the Unified Plan recommendations.

Identifying and Defining Character Areas

The Project Team will work with County staff and community leaders to evaluate existing Overlay Districts, Future Land Use, LCI Planning areas, designated redevelopment areas, and existing Character Areas, to develop recommendations for updated Character Areas that identify unique subareas of the county that have changed since the 2030 Unified Plan.

To capture its extraordinary richness and diversity – the things that differentiate each unique part of the county from its neighbors – we believe it is essential to approach this aspect of the plan at a “subarea” level. The previous 2030 plan aggregated information in a county-wide mapping format, and projected growth scenarios based on a statistical “allocation” methodology. While this “big picture overview” perspective is essential, it needs to be compiled from a much more granular look at the dynamics of each of the county’s key “driver” areas. Understanding the development aspirations and potential of these areas in isolation from one another – in all respects (transportation, land use, and economics) - allows us to then build a meaningful picture of how they each can be strengthened and, in turn, can contribute to a stronger overall county development strategy.

The eight Statistical Analysis Sub-Areas and “finer geography of TAZ’s” used in the 2030 plan may, in fact, be an appropriate mapping structure for defining subareas, since planning conclusions can then be compared with prior results. However, subarea boundaries might be adjusted based on important factors such as municipal boundaries, school districts, etc. The Project Team anticipates defining up to eight subareas within the County and proposes a much

more hands-on approach to the subarea analysis process, with a targeted stakeholder outreach effort tailored to each subarea.

Mapping at the subarea level will analyze “Preservation and Change,” conflating likely concentrations of growth and redevelopment activity with community input on when such changes are desired (and not desired). Pre-existing plans, including those at the municipality, CID, and/or LCI level, will be factored into subarea growth scenarios. If preexisting studies have not done so, smaller area plans will be prepared illustrating the special attributes and potential of such areas.

From these subarea building blocks, a “mosaic” will be assembled of how these subareas relate to one another and impact county-wide policies relating to transportation, growth management, and investment. We believe this approach will provide not only a more tangible management/decision-making tool, but also be more accessible to county citizens and businesses as we will build the Future Development Map and character areas from this process.

Identify Potential Policy Changes

The Project Team will identify and develop potential policy changes that support the Community Goals of the Unified Plan building on previous goals and any shifting community directions that became apparent during the public participation process. Draft policies will become the starting point for the Implementation Plan and will be categorized by Character Areas, when possible, and include a detailed description, prioritization (either anticipated date of implementation, or a ranking to determine which policies should be implemented first and in what order), responsible parties, any associated costs, and monitoring.

PROJECT CHARTER



Phase 3 Strategy Development

Community SWOT Analysis

The Project Team anticipates using the information gathered from the Environmental Scan as an education piece before holding a series of SWOT exercises. Formally, the DCA requires a SWOT analysis with the formal stakeholder group, but we see the value of holding SWOT or SWOT like discussions in internal meetings with County staff and as part of the overall community engagement approach. Our team will use the cumulative results of this process to define the DCA required Needs and Opportunities component of the plan.

Economic Development Review

This task will overlap somewhat with components of the Environmental Scan, where we propose research on the micro and macro economic trends impacting the future of Gwinnett County. In terms of the plan development, we anticipate a deeper review of economic conditions within the eight subareas that we will define as part of the "Preservation and Change" analysis (as documented in the Phase 2 scope section Identifying and Defining Character Areas on Page 12) and the development of overall Economic Development and fiscal impact strategies as part of the smaller area plans.

Incorporation of CTP

The Transportation Element of the Unified Plan will largely be defined by the County's ongoing CTP and other transportation studies in the County. Our team includes the institutional knowledge of the CTP's prime firm (Kimley-Horn) and Pond (who led the technical travel demand modeling tasks and bicycle and pedestrian element) and Bleakly (who tied transportation investments to economic development). Our team will include the appropriate information from the CTP in the Unified Plan for consistency and cross-referencing.

Incorporation of Housing Plan

The Project Team will coordinate with the team developing the Consolidated Housing Plan to incorporate the appropriate detail and summarized information for inclusion in the Unified Plan.

Incorporation of Other Plans and Needs & Opportunities

The Project Team will also incorporate other applicable plans (LCIs, small area transportation studies, etc.) as appropriate for consideration in the Unified Plan process. Our proposed subarea process dovetails well with this need, as we can combine the outcomes of that process with these other individual plans to build the mosaic of an overall Unified Plan.

The DCA required Needs and Opportunities will be built directly from the SWOT analyses and will be used to prioritize the evaluation of recommended initiatives in the 5 Year Action Plan and other recommendations.

Creation of Character Area Map

Building from the mosaic of smaller area plans, the Project Team will develop a Character Area Map that graphically shows the different Character Areas in the county. The Character Area Map will be generated using GIS with data layers in the form of ESRI shapefiles.

Prioritization of Needs and Opportunities

We anticipate a formal PAC meeting where our team will collectively finalize the 'official' Needs and Opportunities to be documented in the Unified Plan. This process will also include a consensus building exercise to understand the relative importance (high, medium, or low) of each Need or Opportunity to the committee. As indicated previously, the resulting prioritization of needs and opportunities will be the basis for evaluating the various initiatives recommended in the Unified Plan.

Strategy Development

Building from the Needs and Opportunities and the subarea planning efforts, the Project Team will identify various initiatives to address the prioritized issues identified. These initiatives are anticipated to address all of the major elements of the plan as well as the various departments within the Gwinnett County government.

PROJECT CHARTER



Phase 4 Tactical Planning

Creation of a 5-year Action Plan

As part of the Short-Term Work Program (STWP), the Pond team will take the initiatives identified in the Strategy Development phase of the planning process to develop specific actions for the County to consider and implement. Each action plan item shall include benchmarks to measure progress and address the needs and opportunities identified through the SWOT analysis. The action plan for each strategy will include the following:

- Focal point of the activity, based on the required elements of the Unified Plan (i.e. land use, economic development, housing, etc.) with a brief description
- If applicable, the legal authorization for the activity
- Timeframe for accomplishing the strategy
- Party responsible for implementation of the strategy
- Estimated cost and appropriate funding source
- Key performance indicators

Compilation of 5 Year Capital Improvement Plan

As Gwinnett County does not currently have an impact fee ordinance, there is no regulatory requirement with DCA for the County to prepare a Capital Improvements Element as part of the Unified Plan. Nonetheless, the Pond Team will coordinate with County staff to determine the appropriateness of developing a Capital Improvement Plan and if determined to be appropriate, prepare the element.

PROJECT CHARTER



Phase 5 Submission and Review of Plan Document Writing the Draft Plan

The Project Team will compile the planning activities and document recommendations and results consistent with DCA requirements. In doing so, our Team recognizes that even the greatest planning effort and process can be thwarted if it is documented in a boring, static report. Our Team has a strong commitment to simplifying complicated information in accessible and informative ways and will prepare the Unified Plan to find the balance between documenting the process and communicating information so that the resulting plan doesn't simply sit on your shelves for the next five years. In preparing the plan document, we consider that the plan has to be formatted and organized in a way that is useable by you (County staff and decision makers) as an ongoing reference. Second, it has to be engaging - often through infographics and mapping - to be understandable and accessible to engaged members of your community. In developing the plan document, we will apply the importance of aesthetics, effective layouts, and intuitive graphics.

Publicity of Approved Draft Plan

As indicated in our overall approach, we envision a specific round of community outreach to occur with the development of the draft plan to publicize its creation. Activities during these meetings will be developed to solicit final feedback on the overall recommendations and considerations in the Plan document and incorporated appropriately. Additionally, we anticipate exploring with County staff additional methods for publicity and input such as holding a public comment period, addressing the County Planning Commission, and holding work sessions with the Board of Commissioners.

Presentation of Plan at 2nd Public Hearing

Pond will summarize the plan's recommendations and considerations as part of a presentation to be held as part of DCA's required 2nd Public Hearing. Traditionally, this Public Hearing is used as a mechanism for the Board of Commissioners to approve submitting the plan for DCA and ARC review. As indicated previously, we believe a round of outreach prior to the 2nd Public Hearing will be appropriate to make sure final comments are incorporated and addressed appropriately into the planning document.

Submission of Approved Draft Plan

Pond will assist the County in submitting the Board of Commissioner's Approved Draft Plan for ARC and DCA review. This will consist of submitting the actual planning document as well as any background materials or technical information such as GIS. The Project Team and County planning staff have identified October 23, 2018 as the target date for BOC approval of the draft plan for submittal.

Plan Revisions

Pond will coordinate with County staff to determine any appropriate revisions to incorporate based on ARC and DCA comments. Typically, these comments are arranged to indicate which comments are necessary to comply with DCA standards and which ones are merely suggestive. Certainly, our goal will be to minimize the number of comments received during this review. Nonetheless, the Project Team will refine the plan document to incorporate DCA comments as appropriate.

Preparation of Final Approved Plan for Board Adoption

Though unlikely, the Pond Team will coordinate with County staff to determine if any changes from the ARC/DCA review are substantive enough that the Board of Commissioners should be made aware of the pending refinements in order to gather any final input before the plan is prepared for Board adoption. The Project Team and County planning staff anticipate adoption of the final 2040 Unified Plan on February 5, 2019.

Public Hearings



Notice of Meeting



gwinnettcounty

Board of Commissioners

(Public Hearing)

Date and Time : Tue, Dec 19, 2017 at 07:00 PM

Location : Gwinnett Justice & Administration Center

Gwinnett Justice & Administration Center

Auditorium

75 Langley Drive, Lawrenceville, GA 30046

As set forth in the Americans with Disabilities Act of 1990, Gwinnett County Government does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Susan Canon, 75 Langley Drive, Lawrenceville, Georgia 30046 has been designated to coordinate compliance with the non-discrimination requirements contained in section 34.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

Gwinnett County Government will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of Gwinnett County Government should be directed to Susan Canon, 75 Langley Drive, Lawrenceville, GA 30046, telephone number 770.822.8165.

Board of Commissioners

75 Langley Drive • Lawrenceville, GA 30046-6935
770.822.7000 • www.gwinnettcounty.com

Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



**Public Hearing Agenda
Tuesday, December 19, 2017 - 7:00 PM**

- I. Call To Order, Invocation, Pledge to Flag**
- II. Opening Remarks by Chairman**
- III. Approval of Agenda**
- IV. Announcements**
- V. Public Hearing - Old Business**

I. Planning & Development/Kathy S. Holland

2017-5404 RZR2017-00023, Applicant: 4RNJ2, LLC, Owners: 4RNJ2, LLC and Linda Hokett, Rezoning of Tax Parcel Nos. R6163 006, 007, and 326, R-60 to TND; Traditional Neighborhood Development (Buffer Reduction), 5800 Block of Williams Road, 7.28 Acres. District 2/Howard (Tabled on 11/28/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-5273 RZM2017-00010, Applicant: Capkey Gates at Sugarloaf Partners LLC, Owners: Capkey Gates at Sugarloaf Partners LLC and The Gates at Sugarloaf Unit Owners Association, Inc., Rezoning of Tax Parcel Nos. R7155 550, 551 and 552, O-I to R-TH; Townhouses, 1300 Block of Satellite Boulevard, 3.55 Acres. District 1/Brooks (Tabled on 11/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

Public Hearing Agenda
Tuesday, December 19, 2017 - 7:00 PM
Page 2

V. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-5276 RZR2017-00022, Applicant: CKK Development, Owners: Nooruddin Panjwani and Shereza Tajuddin, Rezoning of Tax Parcel Nos. R5021 006C and 072, R-100 to R-60; Single-Family Subdivision, 500 Block of Arnold Road and 2400-2500 Blocks of Five Forks Trickum Road, 10.42 Acres. District 2/Howard (Tabled on 11/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

2017-5403 RZR2017-00018, Applicant: CKK Development LLC, Owners: IH Kennedy Group LLC (Joe Kennedy), Stella Mooney, and Phillip and Holly Bagwell, Rezoning of Tax Parcel Nos. R7362 029, 030, 031, 069, and 070, RL to R-SR; Senior Oriented Residences, 6200-6300 Blocks of Old Shadburn Ferry Road, 1700 Block of Buford Dam Road, and 6500 Block of Old Garrett Road, 24.36 Acres. District 4/Heard (Tabled on 11/28/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

2017-5267 RZC2017-00022, Applicant: Keyona Investment, LLC, Owner: Keyona Investment, LLC, Rezoning of Tax Parcel No. R7073 143, R-100, C-1, and C-2 to C-1; Retail Center (Buffer Reduction), 1700 Block of Duluth Highway and 1700 Block of Racquet Club Drive, 1.63 Acres. District 1/Brooks (Tabled on 11/28/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/6/2018]

2017-5405 RZR2017-00024, Applicant: Parkland Communities, Inc., c/o Advanced Engineering and Planning, Owner: SFI Development LLC c/o Advanced Engineering and Planning, Rezoning of Tax Parcel Nos. R5149 323 and 327 and R5172 270 and 272, R-SR to TND; Traditional Neighborhood Development, 0-100 Blocks of Simonton Road and 800 Block of Brand South Trail, 38.26 Acres. District 4/Heard (Tabled on 11/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, December 19, 2017 - 7:00 PM
Page 3

V. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-5026 RZR2017-00011, Formerly 20170652 Applicant: Home South Communities, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: John T. Lamb, Rezoning of Tax Parcel No. R7136 001, RA-200 to OSC; Single-Family Subdivision, 2400 Block of Sunny Hill Road and 2500 Block of Morgan Road, 86.15 Acres. District 4/Heard (Tabled on 11/28/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

2017-5274 RZR2017-00020, Applicant: Bulk Buys Corporation, Owners: Sarah and Peggy Brodnax, Rezoning of Tax Parcel No. R6036 004, R-100 to OSC; Single-Family Subdivision, 2900 Block of Bethany Church Road, 33.74 Acres. District 3/Hunter (Tabled on 11/28/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/6/2018]

VI. Public Hearing - New Business

I. Transportation/Alan Chapman

2017-5547 Approval of incorporation into the Gwinnett County Speed Hump Program Gatewood Drive. Total estimated cost is \$7,139.00. This project is funded by the 2009 SPLOST Program. District 4/Heard (Staff Recommendation: Approval)

2. Change in Conditions

2017-5539 CIC2017-00021, Applicant: Taylor Morrison of Georgia LLC c/o Mitch Peevy, Owner: Taylor Morrison of Georgia LLC c/o Mitch Peevy, Tax Parcel No. R6261 012, Change in Conditions of Zoning for Property Zoned TND, 2800-2900 Blocks of Pleasant Hill Road, 3600 Block of Sunset Street, 3000 Block of Regal Park Court, and 3800 Block of Village Park Drive, 2.14 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

Public Hearing Agenda
Tuesday, December 19, 2017 - 7:00 PM
Page 4

VI. Public Hearing - New Business

3. Special Use Permit

2017-5540 SUP2017-00053, Applicant: Camelia C. Grecu, Owner: Camelia C. Grecu, Tax Parcel No. R1001 442, Application for a Special Use Permit in a RA-200 Zoning District for Personal Care Home (Family), 3000 Block of Hamilton Mill Road, 2.28 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

2017-5541 SUP2017-00054, Applicant: Brian Jenabzadeh, Owner: Shah Investments I, LLC, Tax Parcel No. R6164 243, Application for a Special Use Permit in a C-2 Zoning District for Auto Sales and Related Services, 4600 Block of Jimmy Carter Boulevard, 1.1 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

2017-5542 SUP2017-00055, Applicant: St. Mary's Malankara Syriac Orthodox Church, Owners: Ted and Rhonda Brockett, Tax Parcel No. R5013 002, Application for a Special Use Permit in a R-100 Zoning District for Place of Worship, 2700 Block of Hutchins Road, 5.0 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-5543 SUP2017-00056, Applicant: MRK Snellville LLC, Owner: Britt and Camp LLC, Tax Parcel No. R6051 004, Application for a Special Use Permit in a MUR Zoning District for Carwash (Express Service), 3200 Block of Stone Mountain Highway, 2.19 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, December 19, 2017 - 7:00 PM
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VI. Public Hearing - New Business

4. Rezonings

2017-5533 RZR2017-00025, Applicant: Edge City Properties, Inc., Owners: L. Williams, V. Williams, and Williams Family Holdings, Rezoning of Tax Parcel No. R1003 026, RA-200 to R-60; Single-Family Subdivision, 3200 Block of Friendship Road, 10.82 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-5534 RZR2017-00026, Applicant: Smithton Homes LLC, Owners: Dewey J. Bentley, Et al, Jerry W. Bentley, Jeffrey D. Cooper, and Karen Atha Cooper, Rezoning of Tax Parcel No. R4301 001, R-100 to OSC; Single-Family Subdivision, 2800 Block of Centerville Rosebud Road, 25.78 Acres. District 3/Hunter [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/3/2018]

2017-5535 RZR2017-00027, Applicant: Smithton Homes LLC, Owner: Morgan Cline, Rezoning of Tax Parcel Nos. R5200 003 and 012, RA-200 to OSC; Single-Family Subdivision (Buffer Reduction), 800 Block of Grayson New Hope Road, 54.28 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

2017-5536 RZR2017-00028, Applicant: Smithton Homes LLC, Owner: Steven Harrison Et al., Rezoning of Tax Parcel Nos. R5124 020 and 061, and R5133 004 and 033, R-100 to R-SR; Senior Oriented Subdivision, 500-600 Blocks of Cooper Road and 2800 Block of Langley Road, 41.8 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

2017-5537 RZR2017-00029, Applicant: Arrowhead Investors, LLC, Owner: Robbie Pruet, Rezoning of Tax Parcel No. R7060 001, RA-200 to OSC; Single-Family Subdivision, 2300 Block of Old Peachtree Road, 31.65 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

Public Hearing Agenda
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VI. Public Hearing - New Business

4. Rezoning

2017-5538 RZR2017-00030, Applicant: JLCS Enterprises, Inc., c/o Mahaffey Pickens Tucker, LLP, Owners: Ellen C. Beavers, Richard Sorrell, and Lanskey Partnership, LLLP, Rezoning of Tax Parcel Nos. R7102 017, 025, and 027, RA-200 to R-60; Single-Family Subdivision, 2100-2200 Blocks of Sunny Hill Road, 20.55 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018]

5. Planning & Development/Kathy S. Holland

2017-5504 Approval/authorization to initiate the process for the Gwinnett County 2040 Unified Plan. The Unified Plan is the County's Comprehensive Plan, and incorporates the Consolidated Plan, and the master plans from the Departments of Transportation, Community Services, and Water Resources. The Unified Plan will consist of three primary tasks, undertaken by lead consultant Pond & Company. The plan will be carried out within a Stakeholder and Public Involvement Plan (PIP) framework. The PIP is a part of the planning process that will solicit community values and desires from County residents and stakeholders and ensure that a wide variety of voices are heard during the process.

2017-5569 Approval/authorization for the Chairman to execute a revision to the Public Notification Policies for Zoning Applications in Unincorporated Gwinnett County, to amend the scope and geographic area of written notification to potentially affected neighbors, and to provide for amended zoning notice sign posting policies. Subject to approval as to form by the Law Department.[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

2017-5565 UDOA2017-00001, amendment to the Unified Development Ordinance of Gwinnett County, Title 1: Administration, and Title 2: Land Use and Zoning, to provide new or revised definitions and requirements for Accessory Building, Structure and Use Standards. Subject to Approval by Law Department[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

Public Hearing Agenda
Tuesday, December 19, 2017 - 7:00 PM
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VII. Old Business

I. Law Department/William J. Linkous III

2017-5039 Approval/authorization Formerly, 20170606 for the Chairman to execute a resolution approving the exercise of eminent domain by use of the Special Master Method, O.C.G.A. Section 22-2-100 et seq., to acquire property owned by Dillard Worthington Corporation, consisting of 4.28 acres, more or less, Property Tax ID R5113 003, and 40.24 acres, more or less, Property Tax ID 5113 009, located at the intersection of Lawrenceville-Suwanee Road and Old Norcross Road, in Lawrenceville, Georgia, for Discovery High School Cluster Park, including authority to execute any and all documents required to acquire the property, all documents being subject to review as to form by the Law Department. (Tabled on 10/24/2017)

VIII. New Business

2017-5544 Ratification of Plat approvals for November 01, 2017 thru November 30, 2017.

IX. Comments from Audience

X. Adjournment



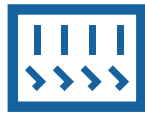
Gwinnett 2040 UNIFIED PLAN

Public Hearing #1
December 19, 2017





WHY?



Required by the State and enables the County to receive various funds

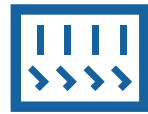


Public Hearing #1
December 19, 2017





WHY?



Required by the State and enables the County to receive various funds



An opportunity to review conditions in the community

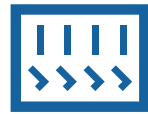


Public Hearing #1
December 19, 2017





WHY?



Required by the State and enables the County to receive various funds



An opportunity to review conditions in the community







An opportunity to anticipate future needs



Public Hearing #1
December 19, 2017



WHY?

-  **Required** by the State and enables the County to receive various funds
-  **An opportunity** to review conditions in the community
-  **An opportunity** to anticipate future needs
-  **An opportunity** to establish short-term goals and a long-term vision



WHAT?

Community Goals



Public Hearing #1
December 19, 2017





WHAT?

Community Goals

Needs & Opportunities



Public Hearing #1
December 19, 2017





Community Goals

Needs & Opportunities

Short-Term Work Program



Public Hearing #1
December 19, 2017





WHAT?

Community Goals

Needs & Opportunities

Short-Term Work Program

 Economic Development



Public Hearing #1
December 19, 2017





WHAT?

Community Goals

Needs & Opportunities

Short-Term Work Program

 Economic Development

 Transportation



Public Hearing #1
December 19, 2017



WHAT?







HOW?

Winter 2018 Spring 2018 Summer 2018 Fall 2018 Winter 2019



Public Hearing
December 19, 2017



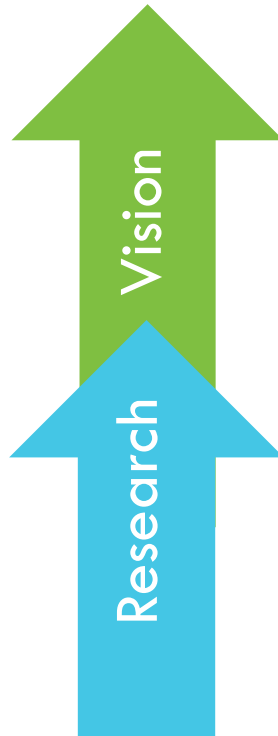
Public Hearing #1
December 19, 2017





HOW?

Winter 2018 Spring 2018 Summer 2018 Fall 2018 Winter 2019



Public Hearing
December 19, 2017



Community Open Houses



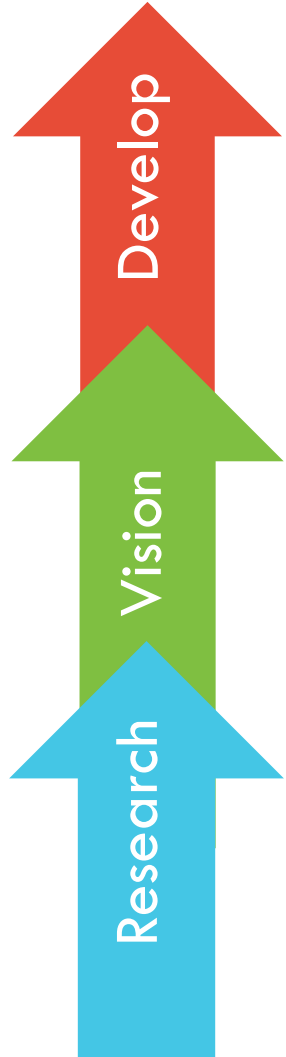
Public Hearing #1
December 19, 2017





HOW?

Winter 2018 Spring 2018 Summer 2018 Fall 2018 Winter 2019



Public Hearing
December 19, 2017



Community Open Houses



Community Open Houses



Gwinnett

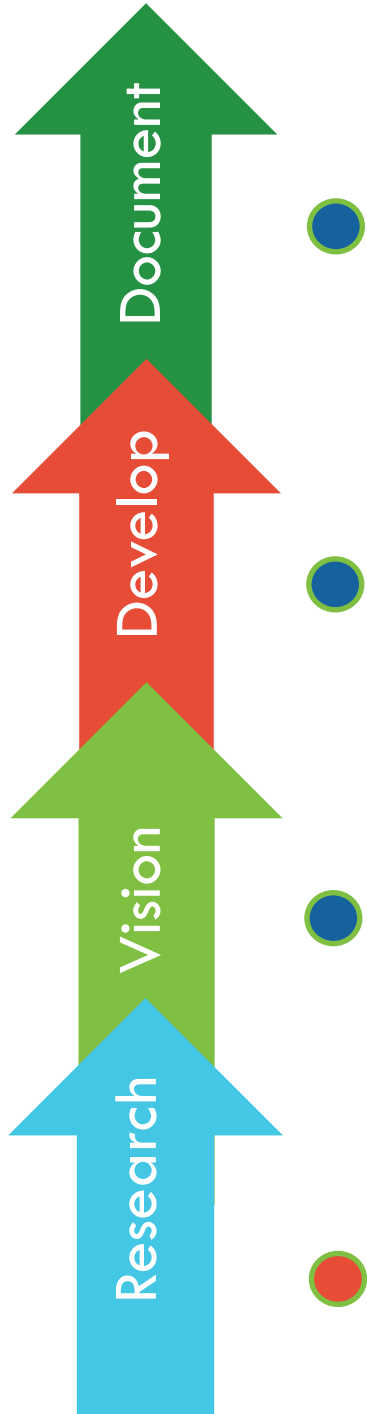
Public Hearing #1
December 19, 2017





HOW?

Winter 2018 Spring 2018 Summer 2018 Fall 2018 Winter 2019



Public Hearing
December 19, 2017

Community Open Houses

Community Open Houses

Community Open Houses

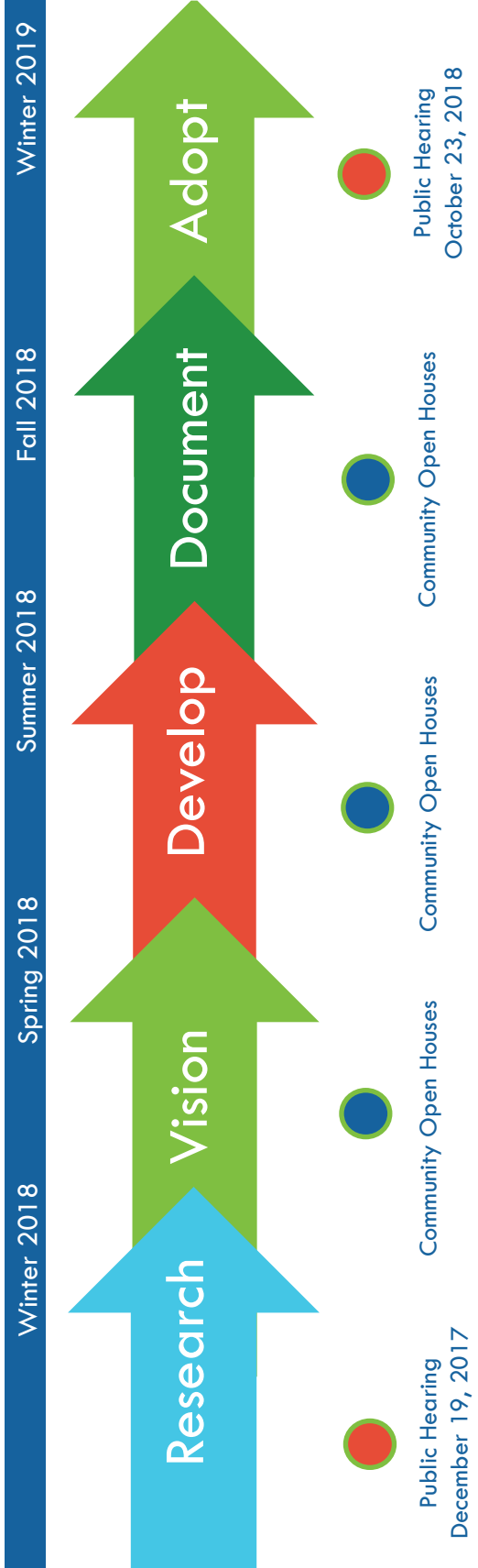


Public Hearing #1
December 19, 2017





HOW?



Public Hearing #1
December 19, 2017





WHO?


Elected Officials



Public Hearing #1
December 19, 2017





WHO?



Elected Officials

A blue rounded rectangular box containing a blue icon of a person at a podium and the text "Elected Officials" in blue.

Citizens

A red rounded rectangular box containing a red icon of three stylized human figures and the text "Citizens" in red.

Public Hearing #1
December 19, 2017





WHO?



Elected Officials



Citizens



Planning
Advisory
Committee



Public Hearing #1
December 19, 2017





WHO?



Business & Community Leaders



Elected Officials



Citizens



Planning Advisory Committee



Public Hearing #1
December 19, 2017





WHO?



Business & Community Leaders



County Staff & Consultant Team



Elected Officials



Citizens



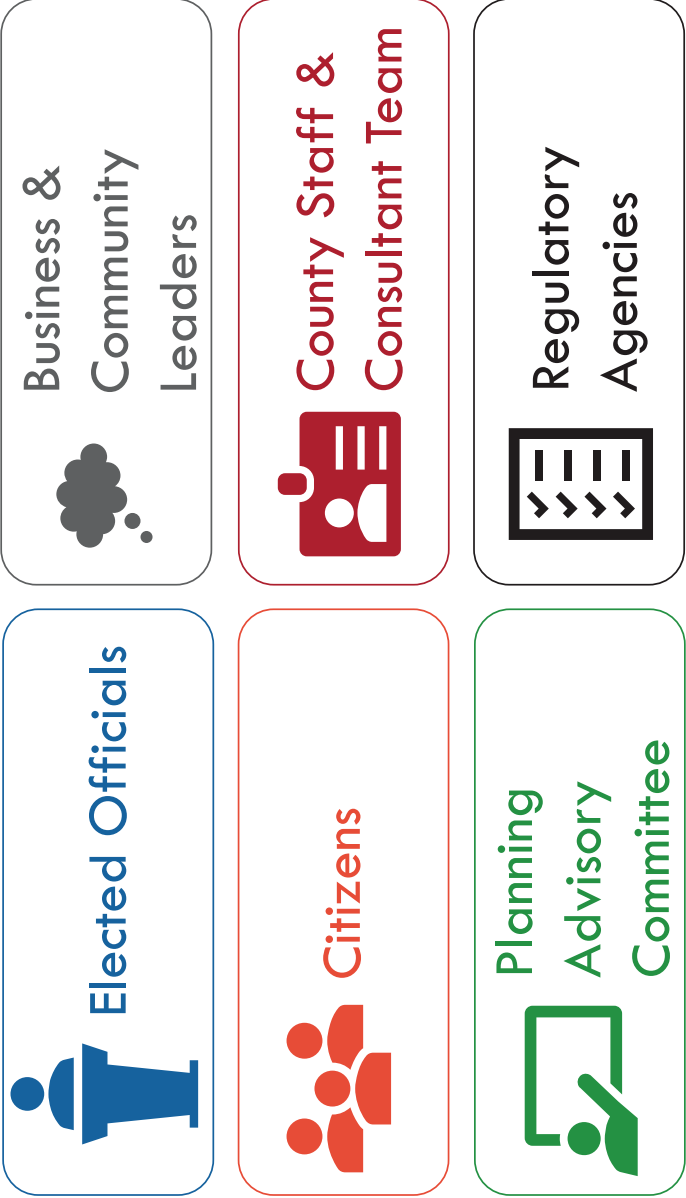
Planning Advisory Committee



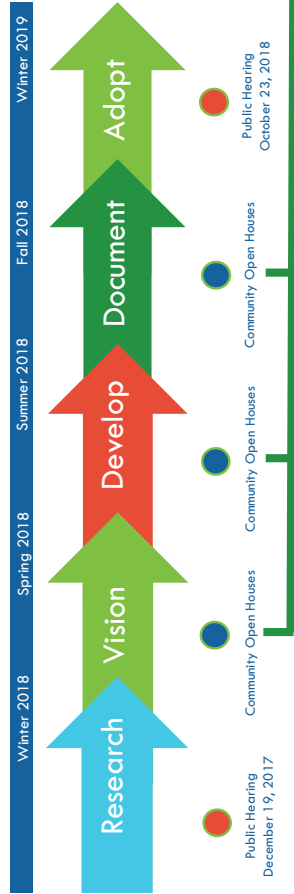
Public Hearing #1
December 19, 2017



WHO?



WHEN?



Community Open Houses Round #1 – Jan/Feb 2018

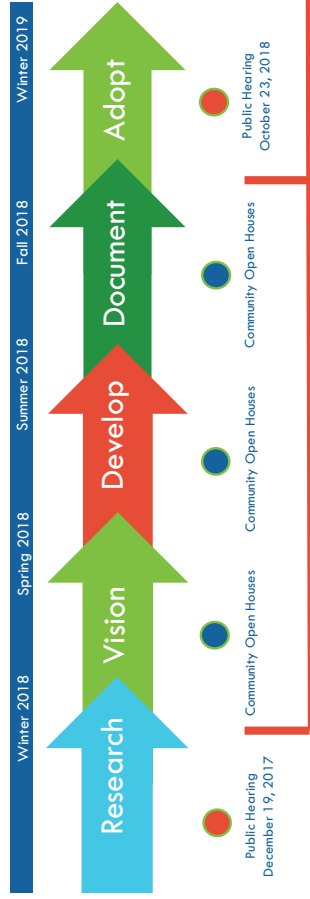
Community Open Houses Round #2 – May 2018

Community Open Houses Round #3 – August 2018

Various locations located in all Commission Districts



WHEN?



- On-line Survey
- County Website and Social Media
- Pop-up events
- Living Room Chats
- Intercept Surveys



GET INVOLVED



On the Web:

www.Gwinnett2040UnifiedPlan.com



Email:

gwinnett2040@gwinnettcounty.com



On Facebook:

[Gwinnett2040UnifiedPlan](#)



Public Hearing #1
December 19, 2017



Board of Commissioners

75 Langley Drive • Lawrenceville, GA 30046-6935
770.822.7000 • www.gwinnettcounty.com

Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



**Official
Public Hearing Minutes
Tuesday, December 19, 2017 - 7:00 PM**

Present: Charlotte J. Nash, Jace Brooks, Lynette Howard, Tommy Hunter, John Heard

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

{Action: Approved Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

IV. Announcements

V. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-5404 RZR2017-00023, Applicant: 4RNJ2, LLC, Owners: 4RNJ2, LLC and Linda Hokett, Rezoning of Tax Parcel Nos. R6163 006, 007, and 326, R-60 to TND; Traditional Neighborhood Development (Buffer Reduction), 5800 Block of Williams Road, 7.28 Acres. District 2/Howard (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5273 RZM2017-00010, Applicant: Capkey Gates at Sugarloaf Partners LLC, Owners: Capkey Gates at Sugarloaf Partners LLC and The Gates at Sugarloaf Unit Owners Association, Inc., Rezoning of Tax Parcel Nos. R7155 550, 551 and 552, O-1 to R-TH; Townhouses, 1300 Block of Satellite Boulevard, 3.55 Acres. District 1/Brooks (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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V. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-5276 RZR2017-00022, Applicant: CKK Development, Owners: Nooruddin Panjwani and Shereza Tajuddin, Rezoning of Tax Parcel Nos. R5021 006C and 072, R-100 to R-60; Single-Family Subdivision, 500 Block of Arnold Road and 2400-2500 Blocks of Five Forks Trickum Road, 10.42 Acres. District 2/Howard (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5403 RZR2017-00018, Applicant: CKK Development LLC, Owners: IH Kennedy Group LLC (Joe Kennedy), Stella Mooney, and Phillip and Holly Bagwell, Rezoning of Tax Parcel Nos. R7362 029, 030, 031, 069, and 070, RL to R-SR; Senior Oriented Residences, 6200-6300 Blocks of Old Shadburn Ferry Road, 1700 Block of Buford Dam Road, and 6500 Block of Old Garrett Road, 24.36 Acres. District 4/Heard (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Heard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5267 RZC2017-00022, Applicant: Keyona Investment, LLC, Owner: Keyona Investment, LLC, Rezoning of Tax Parcel No. R7073 143, R-100, C-1, and C-2 to C-1; Retail Center (Buffer Reduction), 1700 Block of Duluth Highway and 1700 Block of Racquet Club Drive, 1.63 Acres. District 1/Brooks (Tabled on 12/19/2017) (Tabled to 02/27/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/6/2018] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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V. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-5405 RZR2017-00024, Applicant: Parkland Communities, Inc., c/o Advanced Engineering and Planning, Owner: SFI Development LLC c/o Advanced Engineering and Planning, Rezoning of Tax Parcel Nos. R5149 323 and 327 and R5172 270 and 272, R-SR to TND; Traditional Neighborhood Development, 0-100 Blocks of Simonton Road and 800 Block of Brand South Trail, 38.26 Acres. District 4/Heard (Tabled on 12/19/2017) (Tabled to 01/16/2018)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Heard Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5026 RZR2017-00011, Formerly 20170652 Applicant: Home South Communities, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: John T. Lamb, Rezoning of Tax Parcel No. R7136 001, RA-200 to OSC; Single-Family Subdivision, 2400 Block of Sunny Hill Road and 2500 Block of Morgan Road, 86.15 Acres. District 4/Heard (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Heard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5274 RZR2017-00020, Applicant: Bulk Buys Corporation, Owners: Sarah and Peggy Brodnax, Rezoning of Tax Parcel No. R6036 004, R-100 to OSC; Single-Family Subdivision, 2900 Block of Bethany Church Road, 33.74 Acres. District 3/Hunter (Tabled on 12/19/2017) (Tabled to 02/27/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/6/2018] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VI. Public Hearing - New Business

1. Transportation/Alan Chapman

2017-5547 Approval of incorporation into the Gwinnett County Speed Hump Program Gatewood Drive. Total estimated cost is \$7,139.00. This project is funded by the 2009 SPLOST Program. District 4/Heard (Staff Recommendation: Approval) {Action: Approved Motion: Heard Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2. Change in Conditions

2017-5539 CIC2017-00021, Applicant: Taylor Morrison of Georgia LLC c/o Mitch Peevy, Owner: Taylor Morrison of Georgia LLC c/o Mitch Peevy, Tax Parcel No. R6261 012, Change in Conditions of Zoning for Property Zoned TND, 2800-2900 Blocks of Pleasant Hill Road, 3600 Block of Sunset Street, 3000 Block of Regal Park Court, and 3800 Block of Village Park Drive, 2.14 Acres. District 1/Brooks (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

3. Special Use Permit

2017-5540 SUP2017-00053, Applicant: Camelia C. Grecu, Owner: Camelia C. Grecu, Tax Parcel No. R1001 442, Application for a Special Use Permit in a RA-200 Zoning District for Personal Care Home (Family), 3000 Block of Hamilton Mill Road, 2.28 Acres. District 4/Heard (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Heard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VI. Public Hearing - New Business

3. Special Use Permit

2017-5541 SUP2017-00054, Applicant: Brian Jenabzadeh, Owner: Shah Investments I, LLC, Tax Parcel No. R6164 243, Application for a Special Use Permit in a C-2 Zoning District for Auto Sales and Related Services, 4600 Block of Jimmy Carter Boulevard, 1.1 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] {Action: Denied Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5542 SUP2017-00055, Applicant: St. Mary's Malankara Syriac Orthodox Church, Owners: Ted and Rhonda Brockett, Tax Parcel No. R5013 002, Application for a Special Use Permit in a R-100 Zoning District for Place of Worship, 2700 Block of Hutchins Road, 5.0 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5543 SUP2017-00056, Applicant: MRK Snellville LLC, Owner: Britt and Camp LLC, Tax Parcel No. R6051 004, Application for a Special Use Permit in a MUR Zoning District for Carwash (Express Service), 3200 Block of Stone Mountain Highway, 2.19 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VI. Public Hearing - New Business

4. Rezonings

2017-5533 RZR2017-00025, Applicant: Edge City Properties, Inc., Owners: L. Williams, V. Williams, and Williams Family Holdings, Rezoning of Tax Parcel No. R1003 026, RA-200 to R-60; Single-Family Subdivision, 3200 Block of Friendship Road, 10.82 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Heard Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5534 RZR2017-00026, Applicant: Smithton Homes LLC, Owners: Dewey J. Bentley, Et al, Jerry W. Bentley, Jeffrey D. Cooper, and Karen Atha Cooper, Rezoning of Tax Parcel No. R4301 001, R-100 to OSC; Single-Family Subdivision, 2800 Block of Centerville Rosebud Road, 25.78 Acres. District 3/Hunter (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5535 RZR2017-00027, Applicant: Smithton Homes LLC, Owner: Morgan Cline, Rezoning of Tax Parcel Nos. R5200 003 and 012, RA-200 to OSC; Single-Family Subdivision (Buffer Reduction), 800 Block of Grayson New Hope Road, 54.28 Acres. District 3/Hunter (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VI. Public Hearing - New Business

4. Rezonings

2017-5536 RZR2017-00028, Applicant: Smithton Homes LLC, Owner: Steven Harrison Et al., Rezoning of Tax Parcel Nos. R5124 020 and 061, and R5133 004 and 033, R-100 to R-SR; Senior Oriented Subdivision, 500-600 Blocks of Cooper Road and 2800 Block of Langley Road, 41.8 Acres. District 3/Hunter (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5537 RZR2017-00029, Applicant: Arrowhead Investors, LLC, Owner: Robbie Pruett, Rezoning of Tax Parcel No. R7060 001, RA-200 to OSC; Single-Family Subdivision, 2300 Block of Old Peachtree Road, 31.65 Acres. District 4/Heard (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Heard Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5538 RZR2017-00030, Applicant: JLCS Enterprises, Inc., c/o Mahaffey Pickens Tucker, LLP, Owners: Ellen C. Beavers, Richard Sorrell, and Lanskey Partnership, LLLP, Rezoning of Tax Parcel Nos. R7102 017, 025, and 027, RA-200 to R-60; Single-Family Subdivision, 2100-2200 Blocks of Sunny Hill Road, 20.55 Acres. District 4/Heard (Tabled on 12/19/2017) (Tabled to 01/23/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/3/2018] {Action: Tabled Motion: Heard Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VI. Public Hearing - New Business

5. Planning & Development/Kathy S. Holland

2017-5504 Approval/authorization to initiate the process for the Gwinnett County 2040 Unified Plan. The Unified Plan is the County's Comprehensive Plan, and incorporates the Consolidated Plan, and the master plans from the Departments of Transportation, Community Services, and Water Resources. The Unified Plan will consist of three primary tasks, undertaken by lead consultant Pond & Company. The plan will be carried out within a Stakeholder and Public Involvement Plan (PIP) framework. The PIP is a part of the planning process that will solicit community values and desires from County residents and stakeholders and ensure that a wide variety of voices are heard during the process.
{Action: No Action Required}

2017-5569 Approval/authorization for the Chairman to execute a revision to the Public Notification Policies for Zoning Applications in Unincorporated Gwinnett County, to amend the scope and geographic area of written notification to potentially affected neighbors, and to provide for amended zoning notice sign posting policies. Subject to approval as to form by the Law Department.[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve] {Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-5565 AmendmentUDOA2017-00001, amendment to the Unified Development Ordinance of Gwinnett County, Title 1: Administration, and Title 2: Land Use and Zoning, to provide new or revised definitions and requirements for Accessory Building, Structure and Use Standards. Subject to Approval by Law Department[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve] {Action: Approved Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

Note: No public comments were received

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VII. Old Business

I. Law Department/William J. Linkous III

2017-5039 Approval/authorization Formerly, 20170606 for the Chairman to execute a resolution approving the exercise of eminent domain by use of the Special Master Method, O.C.G.A. Section 22-2-100 et seq., to acquire property owned by Dillard Worthington Corporation, consisting of 4.28 acres, more or less, Property Tax ID R5113 003, and 40.24 acres, more or less, Property Tax ID 5113 009, located at the intersection of Lawrenceville-Suwanee Road and Old Norcross Road, in Lawrenceville, Georgia, for Discovery High School Cluster Park, including authority to execute any and all documents required to acquire the property, all documents being subject to review as to form by the Law Department. (Tabled on 12/19/2017) (Tabled to 03/27/2018) {Action: Tabled Motion: Heard Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

VIII. New Business

I. Planning & Development/Kathy S. Holland

2017-5544 Ratification of Plat approvals for November 01, 2017 thru November 30, 2017. {Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

IX. Comments from Audience

X. Adjournment

{Action: Adjourn Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

Notice of Meeting



gwinnettcounty

Planning Commission

(Regular Meeting)

Date and Time : Tue, Oct 02, 2018 at 07:00 PM

Location : Gwinnett County Justice and Administration Center
Auditorium 75 Langley Drive, Lawrenceville, GA

7:00 p.m.

Planning Commission Public Hearing

Gwinnett County Justice and Administration Center Auditorium
75 Langley Drive, Lawrenceville, GA 30046

As set forth in the Americans with Disabilities Act of 1990, Gwinnett County Government does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Susan Canon, 75 Langley Drive, Lawrenceville, Georgia 30046 has been designated to coordinate compliance with the non-discrimination requirements contained in section 34.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

Gwinnett County Government will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of Gwinnett County Government should be directed to Susan Canon, 75 Langley Drive, Lawrenceville, GA 30046, telephone number 770.822.8165.



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, OCTOBER 2, 2018 AT 7:00 P.M.**

AS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT OF 1992, THE GWINNETT COUNTY GOVERNMENT DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY AND WILL ASSIST CITIZENS WITH SPECIAL NEEDS GIVEN PROPER NOTICE (SEVEN WORKING DAYS). FOR INFORMATION, PLEASE CALL THE FACILITIES MANAGEMENT DIVISION AT 770.822.8165.

- A. CALL TO ORDER, INVOCATION, PLEDGE TO FLAG
- B. OPENING REMARKS BY CHAIRMAN AND RULES OF ORDER
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES (SEPTEMBER 4, 2018 MEETING)
- E. ANNOUNCEMENTS
- F. OLD BUSINESS

- | | |
|---------------------------|--|
| 1. CASE NUMBER | :RZR2017-00011 |
| APPLICANT | :HOME SOUTH COMMUNITIES, LLC |
| CONTACT | :SHANE LANHAM |
| PHONE NUMBER | :770.232.0000 |
| ZONING CHANGE | :RA-200 TO OSC |
| LOCATION | :2400 BLOCK OF SUNNY HILL ROAD
:2500 BLOCK OF MORGAN ROAD |
| MAP NUMBER | :R7136 001 |
| ACREAGE | :86.15 ACRES |
| UNITS | :112 UNITS |
| PROPOSED DEVELOPMENT | :SINGLE-FAMILY SUBDIVISION |
| COMMISSION DISTRICT | :(4) HEARD |
| DEPARTMENT RECOMMENDATION | :APPROVAL WITH CONDITIONS |

2. CASE NUMBER :**RZM2018-00006 (PUBLIC HEARING HELD)**
APPLICANT :EDGE CITY PROPERTIES, INC.
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-75 TO R-TH
LOCATION :1400 BLOCK OF FIVE FORKS TRICKUM ROAD
MAP NUMBERS :R5084 001 & 524
ACREAGE :12.39 ACRES
UNITS :79 UNITS
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
3. CASE NUMBER :**RZR2018-00017**
APPLICANT :THE PROVIDENCE GROUP OF GEORGIA, LLC
CONTACT :WARREN JOLLY
PHONE NUMBER :678.218.1725
ZONING CHANGE :R-100 TO TND
LOCATION :3200 BLOCK OF SUWANEE CREEK ROAD
MAP NUMBERS :R7166 001, 043, 045 & 047
ACREAGE :49.73 ACRES
UNITS :272 UNITS
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD
DEVELOPMENT(BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**CIC2018-00011**
APPLICANT :ARISTON GROUP, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING :MU-R
LOCATION :2600 BLOCK OF MALL OF GEORGIA BOULEVARD
:3100 BLOCK OF WOODWARD CROSSING BOULEVARD
MAP NUMBER :R7177 047
ACREAGE :16.0 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**

5. CASE NUMBER :**RZR2018-00019**
APPLICANT :STONE MANOR HOLDINGS, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :RA-200, R-75 MOD & C-2 TO TND
LOCATION :3100 BLOCK OF SOUTH PUCKETT ROAD
:3400 BLOCK OF HAMILTON MILL ROAD
MAP NUMBERS :R7182 009B, 033, 044 & 045
ACREAGE :27.84 ACRES
UNITS :128 UNITS
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER
REDUCTION)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
6. CASE NUMBER :**RZR2018-00020**
APPLICANT :QUYP DEVELOPMENT SERVICES, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :RA-200 TO OSC
LOCATION :100 BLOCK OF AUBURN ROAD
:3600 BLOCK OF BAILEY ROAD
MAP NUMBERS :R2003 026 & 263
ACREAGE :56.58 ACRES
UNITS :141 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
7. CASE NUMBER :**RZR2018-00021**
APPLICANT :PULTE GROUP, INC.
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :R-100 & RA-200 TO OSC
LOCATION :3500 BLOCK OF RIVER DRIVE
MAP NUMBERS :R6108 007, 201, 272 & 273
ACREAGE :21.8 ACRES
UNITS :30 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**

- | | | |
|-----|---------------------------|--|
| 8. | CASE NUMBER | :RZC2018-00014 |
| | APPLICANT | :FUQUA ACQUISITIONS II, LLC |
| | CONTACT | :SHANE LANHAM |
| | PHONE NUMBER | :770.232.0000 |
| | ZONING CHANGE | :C-2, O-I & RA-200 TO MU-R |
| | LOCATION | :2900 BLOCK OF BUFORD DRIVE |
| | MAP NUMBERS | :R7146 004 & 004B |
| | ACREAGE | :64.16 ACRES |
| | SQUARE FEET | :381,585 SQUARE FEET (NON-RESIDENTIAL)
:499,000 SQUARE FEET (RESIDENTIAL) |
| | PROPOSED DEVELOPMENT | :REGIONAL MIXED-USE DEVELOPMENT |
| | COMMISSION DISTRICT | :(4) HEARD |
| | DEPARTMENT RECOMMENDATION | :APPROVAL WITH CONDITIONS |
| | | |
| 9. | CASE NUMBER | :SUP2018-00049 |
| | APPLICANT | :FUQUA ACQUISITIONS II, LLC |
| | CONTACT | :SHANE LANHAM |
| | PHONE NUMBER | :770.232.0000 |
| | ZONING | :MU-R (PROPOSED) |
| | LOCATION | :2900 BLOCK OF BUFORD DRIVE |
| | MAP NUMBERS | :R7146 004 & 004B |
| | ACREAGE | :64.16 ACRES |
| | SQUARE FEET | :65,000 SQUARE FEET |
| | PROPOSED DEVELOPMENT | :RECREATION & ENTERTAINMENT FACILITY (OUTDOOR) |
| | COMMISSION DISTRICT | :(4) HEARD |
| | DEPARTMENT RECOMMENDATION | :APPROVAL WITH CONDITIONS |
| | | |
| 10. | CASE NUMBER | :RZC2018-00015 |
| | APPLICANT | :FORREST MITCHELL |
| | CONTACT | :MELODY GLOUTON |
| | PHONE NUMBER | :770.822.0900 |
| | ZONING CHANGE | :R-100 TO M-1 |
| | LOCATION | :6700 BLOCK OF PANNELL ROAD
:6700 BLOCK OF PASS ROAD |
| | MAP NUMBER | :R7370 014 |
| | ACREAGE | :11.06 ACRES |
| | SQUARE FEET | :44,655 SQUARE FEET |
| | PROPOSED DEVELOPMENT | :SELF-STORAGE FACILITY (BOAT & RV) |
| | COMMISSION DISTRICT | :(1) BROOKS |
| | DEPARTMENT RECOMMENDATION | :DENIAL |

11. CASE NUMBER :**RZM2018-00015 (PUBLIC HEARING HELD)**
APPLICANT :AAD DEVELOPMENTS, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :C-2 TO R-TH
LOCATION :2900 BLOCK OF MORGAN ROAD
MAP NUMBER :R7137 020
ACREAGE :18.61 ACRES
UNITS :119 UNITS
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
12. CASE NUMBER :**RZR2018-00026**
APPLICANT :CKK DEVELOPMENT
CONTACT :DUNCAN CORLEY
PHONE NUMBER :770.962.8456
ZONING CHANGE :R-100 TO R-TH
LOCATION :2800 BLOCK OF ROSEBUD ROAD
MAP NUMBER :R5124 002
ACREAGE :8.06 ACRES
UNITS :64 UNITS
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
13. CASE NUMBER :**SUP2018-00047 (PUBLIC HEARING HELD)**
APPLICANT :KIAOCO MCGHEE
CONTACT :KIAOCO MCGHEE
PHONE NUMBER :404.664.5687
ZONING :R-100
LOCATION :3600 BLOCK OF KILLARNEY TRAIL
MAP NUMBER :R6015 121
ACREAGE :1.04 ACRES
SQUARE FEET :3,000 SQUARE FEET
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (FAMILY)
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**

G. NEW BUSINESS

1. CASE NUMBER :**RZC2018-00016**
APPLICANT :TIM LANDERS
CONTACT :TIM LANDERS
PHONE NUMBER :404.791.0975
ZONING CHANGE :R-100 TO C-2
LOCATION :3900 BLOCK OF FIVE FORKS TRICKUM ROAD
MAP NUMBER :R6090 013
ACREAGE :0.72 ACRE
SQUARE FEET :40,000 SQUARE FEET
PROPOSED DEVELOPMENT :SELF STORAGE (CLIMATE CONTROLLED)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**SUP2018-00056**
APPLICANT :TIM LANDERS
CONTACT :TIM LANDERS
PHONE NUMBER :404.791.0975
ZONING :C-2 (PROPOSED)
LOCATION :3900 BLOCK OF FIVE FORKS TRICKUM ROAD
MAP NUMBER :R6090 013
ACREAGE :0.72 ACRE
SQUARE FEET :40,000 SQUARE FEET
PROPOSED DEVELOPMENT :SELF STORAGE (CLIMATE CONTROLLED)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

3. CASE NUMBER :**RZC2018-00017**
APPLICANT :SHIV SAI HOSPITALITY, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :RM TO C-2
LOCATION :800 BLOCK OF LEGACY PARK DRIVE
MAP NUMBER :R7007 030
ACREAGE :1.65 ACRES
SQUARE FEET :25,600 SQUARE FEET
PROPOSED DEVELOPMENT :COMMERCIAL RETAIL USES (BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

4. CASE NUMBER :**RZM2018-00016**
APPLICANT :BRAND PROPERTIES, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-100 & C-2 TO RM-24
LOCATION :1800 BLOCK OF DULUTH HIGHWAY
:5600 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBERS :R7081 148, R7081 149, & R7074 021
ACREAGE :8.55 ACRES
UNITS :194 UNITS
PROPOSED DEVELOPMENT :APARTMENTS (BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**RZR2018-00028**
APPLICANT :MICHAEL J. CASWELL
CONTACT :TAYLOR ANDERSON, PE
PHONE NUMBER :678.804.8586
ZONING CHANGE :RA-200 TO R-75
LOCATION :2500 BLOCK OF BOLD SPRINGS ROAD
MAP NUMBERS :R5326 002, R5326 025 & R5344 031
ACREAGE :58.55 ACRES
UNITS :146 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS AS R-100**
6. CASE NUMBER :**RZR2018-00029**
APPLICANT :CLAUDIU RATIU
CONTACT :CLAUDIU RATIU
PHONE NUMBER :678.772.4472
ZONING CHANGE :O-I TO R-100
LOCATION :3000-3100 BLOCKS OF HOG MOUNTAIN ROAD
MAP NUMBERS :R3001 035 & 137
ACREAGE :3.05 ACRES
UNITS :2 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

7. CASE NUMBER :**RZR2018-00030**
APPLICANT :MAHAFFEY PICKENS TUCKER, LLP
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE : RA-200 & R-100 TO R-SR
LOCATION :300 BLOCK OF COOPER ROAD
:500 BLOCK OF HOPE HOLLOW ROAD
MAP NUMBERS :R5133 005 & 030
ACREAGE :52.07 ACRES
UNITS :172 UNITS
PROPOSED DEVELOPMENT :SENIOR ORIENTED RESIDENCES
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
8. CASE NUMBER :**CIC2018-00012**
APPLICANT :SMITHTON HOMES LLC
CONTACT :BERNIE SMITH
PHONE NUMBER :770.652.0044
ZONING :R-SR
LOCATION :500-600 BLOCKS OF COOPER ROAD
:2700 BLOCK OF LANGLEY ROAD
MAP NUMBERS :R5133 004, R5133 033, R5124 020 & R5124 061
ACREAGE :42.08 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
9. CASE NUMBER :**CIC2018-00014**
APPLICANT :CENTURY COMMUNITIES OF GEORGIA, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING :R-SR
LOCATION :1400 BLOCK OF AUBURN ROAD
MAP NUMBERS :R2001G 122-141 & R3001J 132-168
ACREAGE :14.96 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

10. CASE NUMBER :**SUP2018-00054**
APPLICANT :ROBERT & KIM LAWRENCE
CONTACT :ROBERT LAWRENCE
PHONE NUMBER :309.267.1051
ZONING :R-140
LOCATION :4400 BLOCK OF ALPINE COURT
:4400 BLOCK OF HAPSBURG WAY
MAP NUMBER :R4320 040
ACREAGE :1.31 ACRES
SQUARE FEET :1,200 SQUARE FEET
PROPOSED DEVELOPMENT :ACCESSORY BUILDING GREATER THAN
1,000 SQUARE FEET
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
11. CASE NUMBER :**SUP2018-00055**
APPLICANT :JAMES BARNEY POWELL, JR.
CONTACT :JAMES POWELL
PHONE NUMBER :770.403.1549
ZONING :RL
LOCATION :1900 BLOCK OF MORGAN WAY
MAP NUMBER :R7352 132
ACREAGE :0.90 ACRE
SQUARE FEET :4,206 SQUARE FEET
PROPOSED DEVELOPMENT :METAL ACCESSORY STRUCTURE GREATER THAN
550 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
12. CASE NUMBER :**SUP2018-00057**
APPLICANT :DANIEL L. CLARK
CONTACT :DANIEL CLARK
PHONE NUMBER :404.375.1789
ZONING :R-100
LOCATION :1600 BLOCK OF POUNDS ROAD
:1600 BLOCK OF BRENDA WAY
MAP NUMBER :R6076 093
ACREAGE :1.16 ACRES
SQUARE FEET :3,332 SQUARE FEET
PROPOSED DEVELOPMENT :METAL ACCESSORY STRUCTURE GREATER THAN
1,000 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

- H. **GWINNETT COUNTY 2040 UNIFIED PLAN** - PUBLIC HEARING FOR THE DOCUMENTS FOR THE GWINNETT COUNTY 2040 UNIFIED PLAN. THIS PLAN WILL BE TRANSMITTED TO THE ATLANTA REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS FOR THEIR REVIEW AND APPROVAL.
- I. AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE
 - 1. **UDO2018-00002** - AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 2 LAND USE & ZONING, SECTION 230-130 SUPPLEMENTAL USE STANDARDS, SUBSECTION 230-130.3, TO REVISE THE ZONING REQUIREMENTS FOR AUTOMOBILE, TRUCK OR VEHICLE STORAGE LOTS.
 - 2. **UDO2018-00003** - AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 2 LAND USE & ZONING, CHAPTER 240 OFF-STREET PARKING STANDARDS, TO PROVIDE REQUIREMENTS FOR INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT IN COMMERCIAL AND MULTIFAMILY DEVELOPMENTS.
 - 3. **UDO2018-00004** - AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 2 LAND USE & ZONING, CHAPTER 220 OVERLAY ZONING DISTRICTS, TO CREATE A NEW OVERLAY DISTRICT ENTITLED IVY CREEK OVERLAY DISTRICT, AND TO ADOPT AN ACCOMPANYING MAP DELINEATING THE GEOGRAPHIC BOUNDARIES OF THE OVERLAY DISTRICT.
- J. AUDIENCE COMMENTS
- K. COMMITTEE REPORTS
- L. COMMENTS BY STAFF AND PLANNING COMMISSION
- M. ADJOURNMENT



Gwinnett 2040 UNIFIED PLAN

Planning Commission Public Hearing
October 2, 2018



The Gwinnett 2040 Unified Plan is:

 Required by the State and enables the County to receive various grants and funding

 An opportunity to review conditions in our community

 An opportunity to anticipate future needs

 An opportunity to establish short term goals and a long term vision

This plan is fundamentally about what the County will be 22 years from now.

How do we get there?

How do

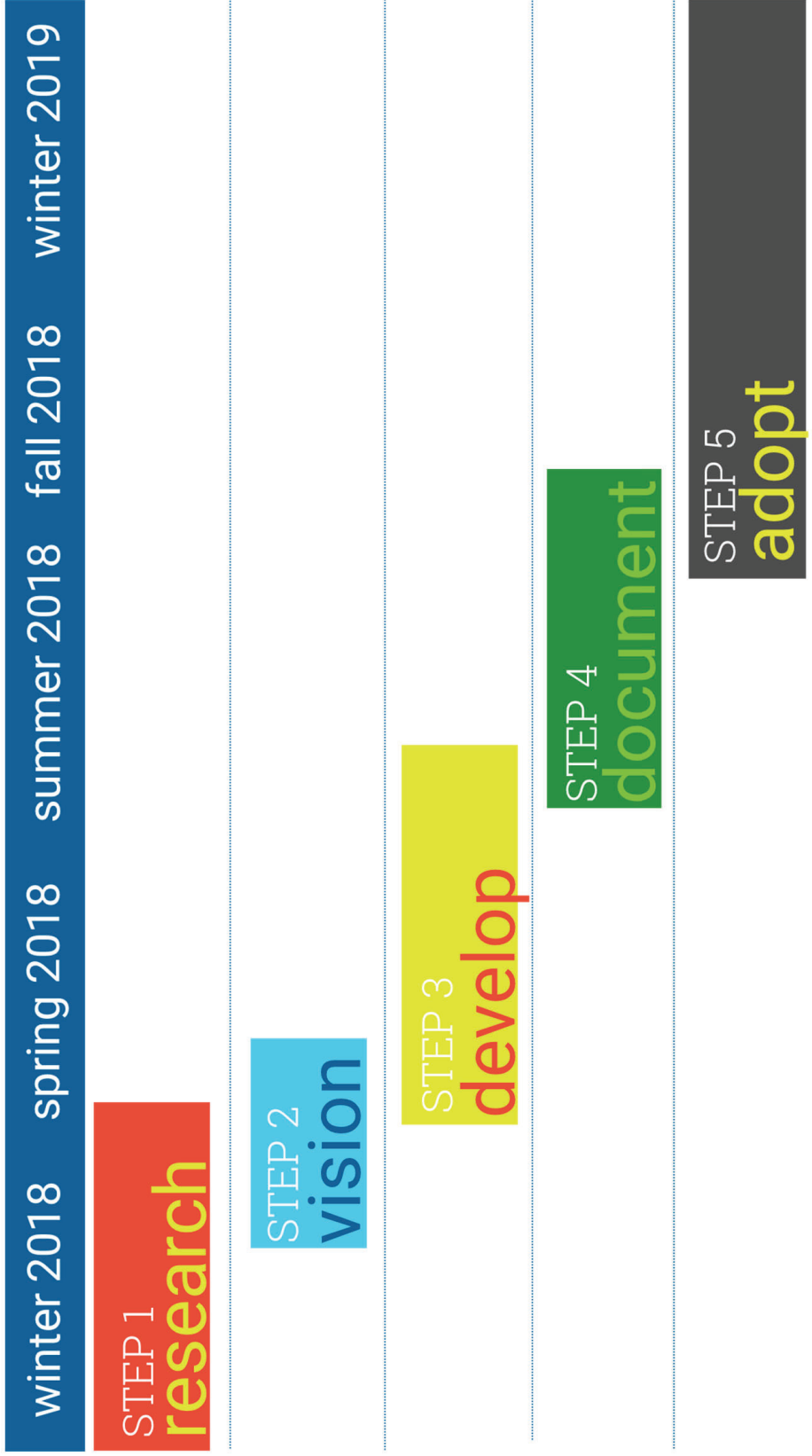
 infrastructure

 economic development

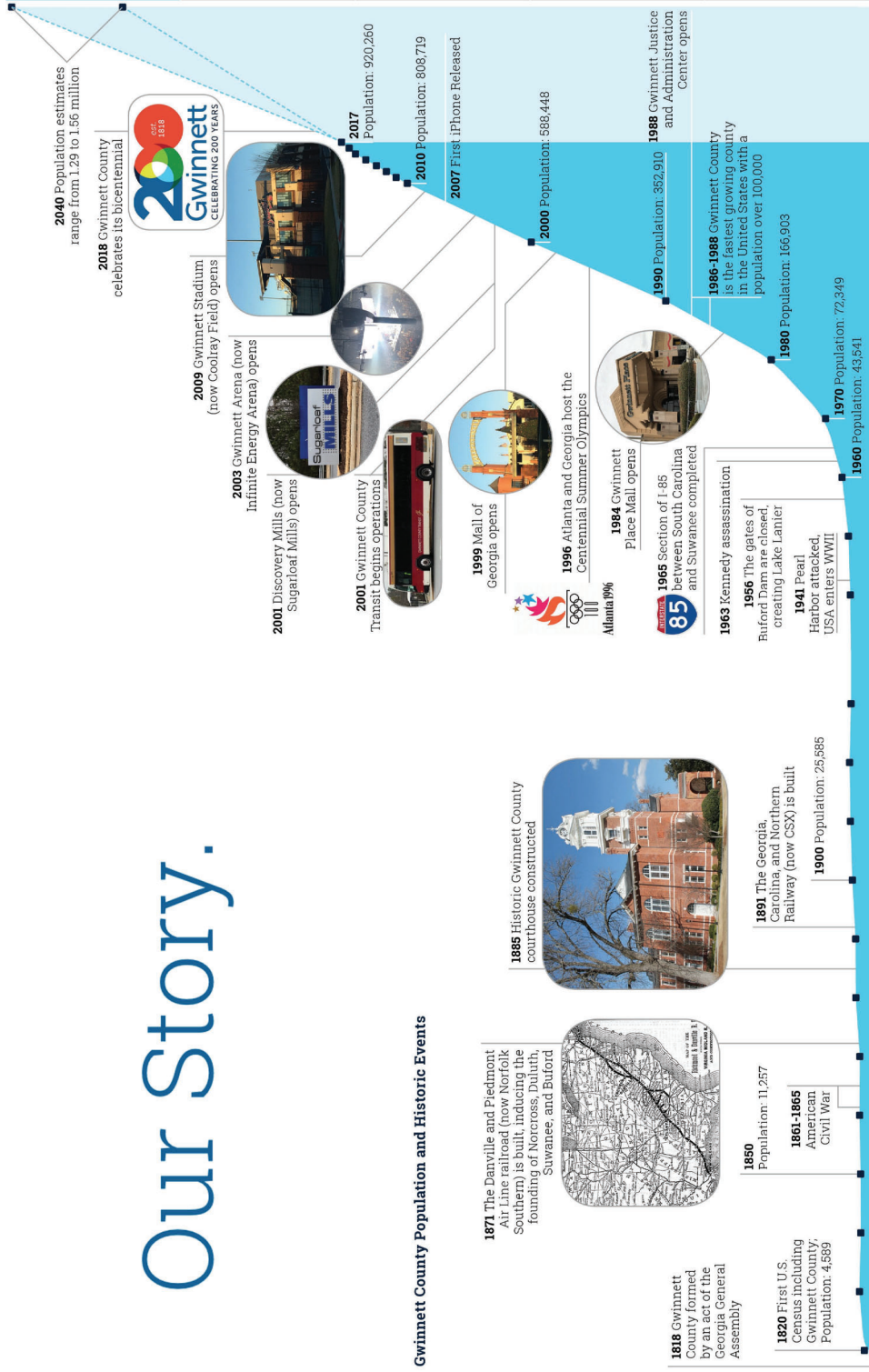
 housing

 land use

work together?



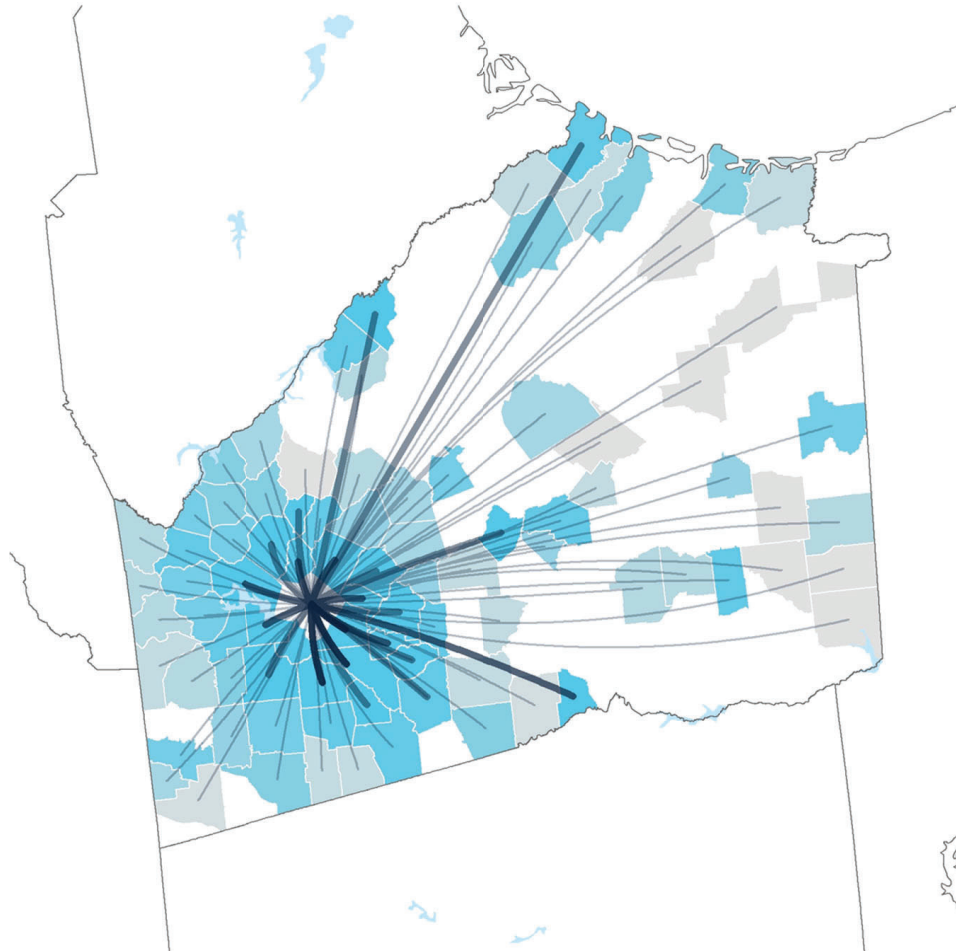
Our Story.



Gwinnett County Population and Historic Events

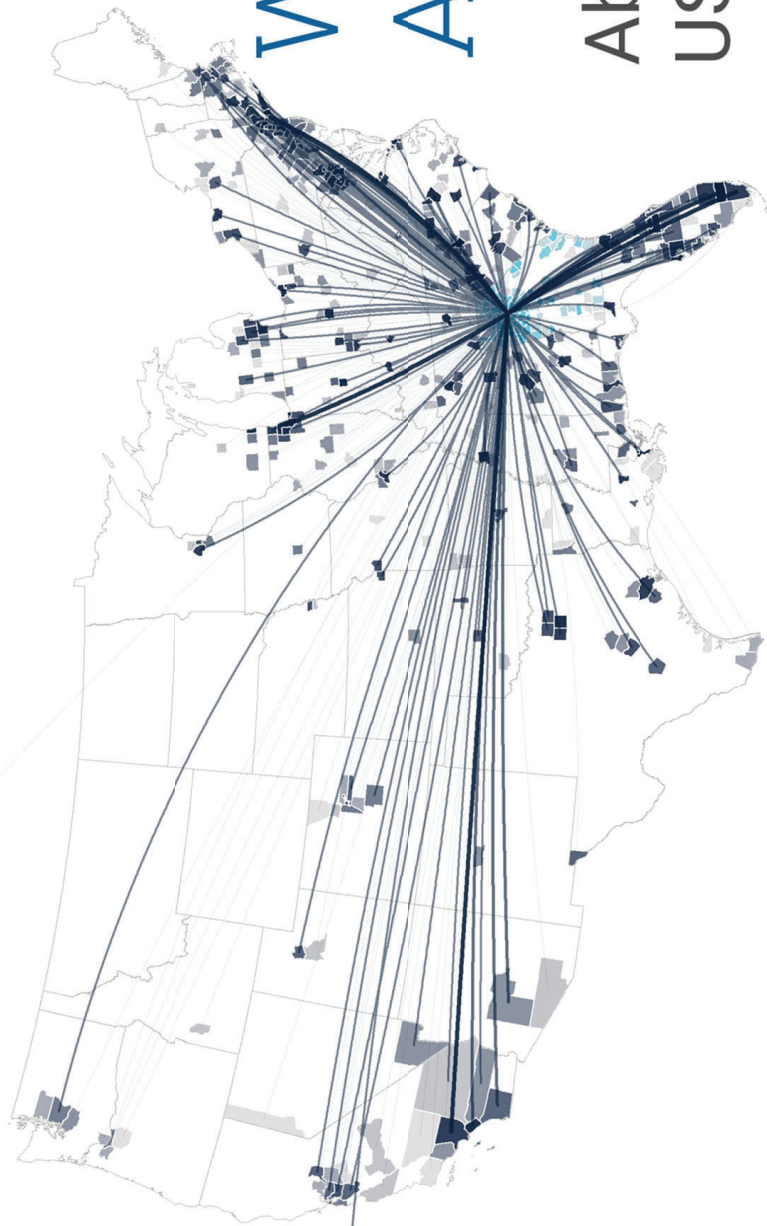
Who We Are.

About 36% born in Georgia.

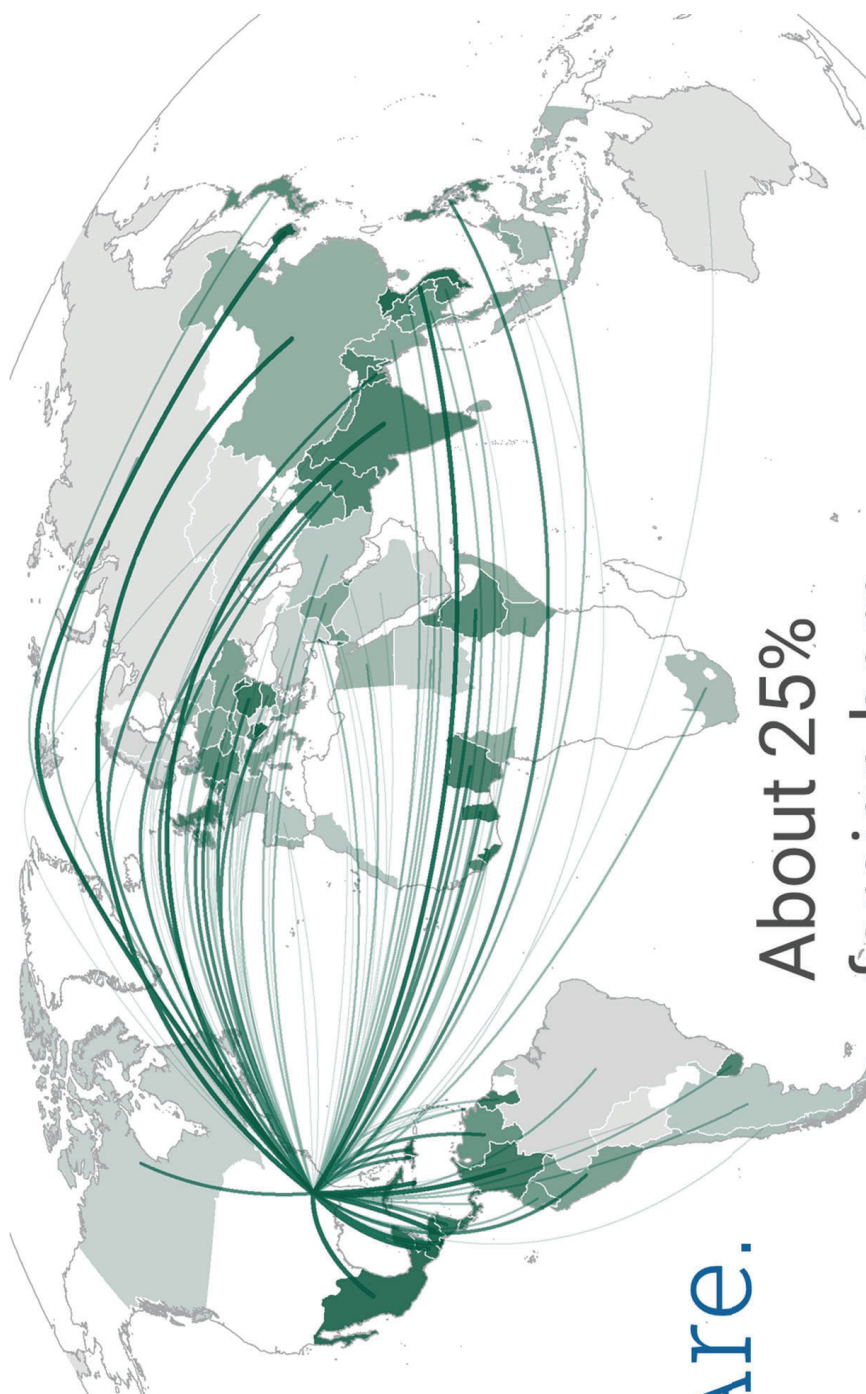


Who We Are.

About 39%
US Native.



Who We Are.



About 25%
foreign born.

Community Outreach

- 80 + Events
- Community Open Houses
- Planning Advisory Committee
- Pop Up Events
- Intercept Interviews
- Speaking Engagements

- Online Survey
- Over 16,000 comments



The Five Themes

1. Maintain Economic Development & Fiscal Health

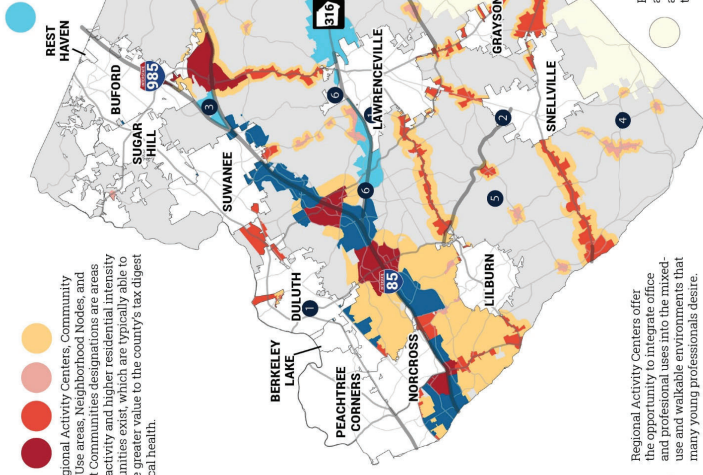
2. Foster Redevelopment

3. Maintain Mobility & Accessibility

4. Provide More Housing Choices

5. Keep Gwinnett a “Preferred Place”

University Parkway (SR 316), if marketed as Gwinnett's Innovation District, can take advantage of growing medical and post-secondary institutions.



Our Regional Activity Centers, Community Mixed-Use areas, Neighborhood Nodes, and Vibrant Communities designations are areas where activity and higher residential intensity opportunities, which are typically able to provide greater value to the county's tax digest and fiscal health.

Regional Activity Centers offer high concentrations of employment, professional uses and walkable environments that many young professionals desire.

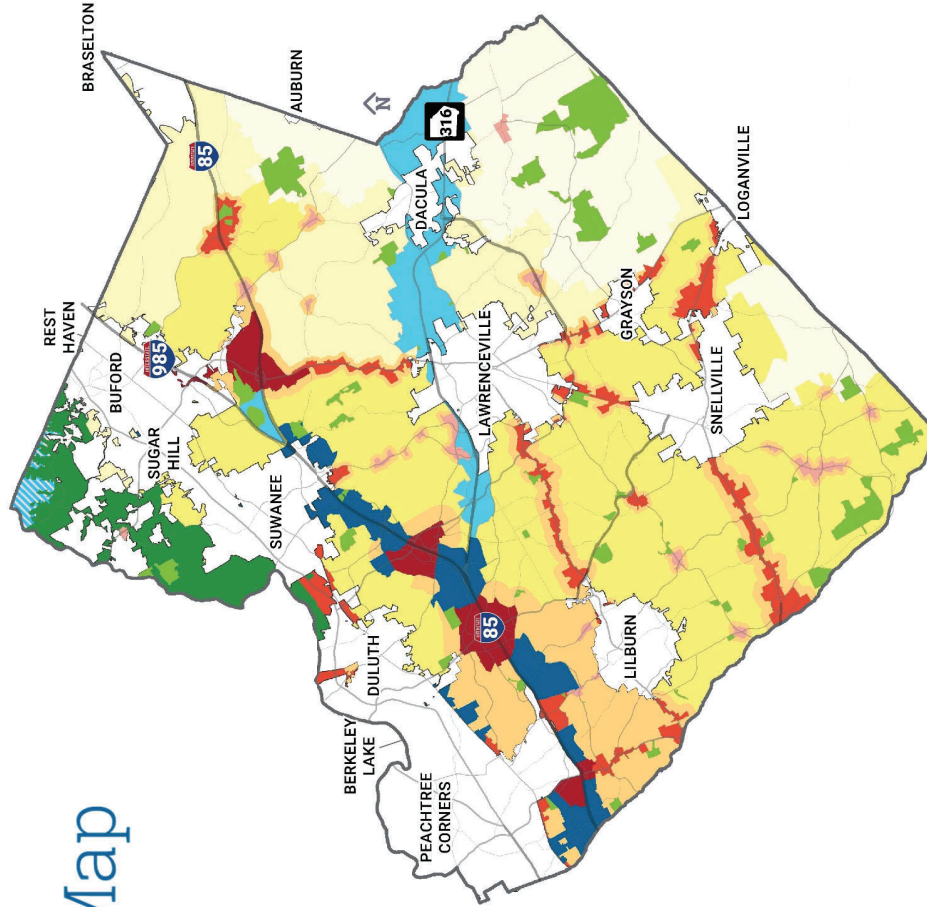
Employment Centers identified as places in the County focused on employment opportunities and uses.

Placement and timing of sewer extensions and pump stations for Suburban Estate Living areas guide development appropriately in traditionally unsewered areas.

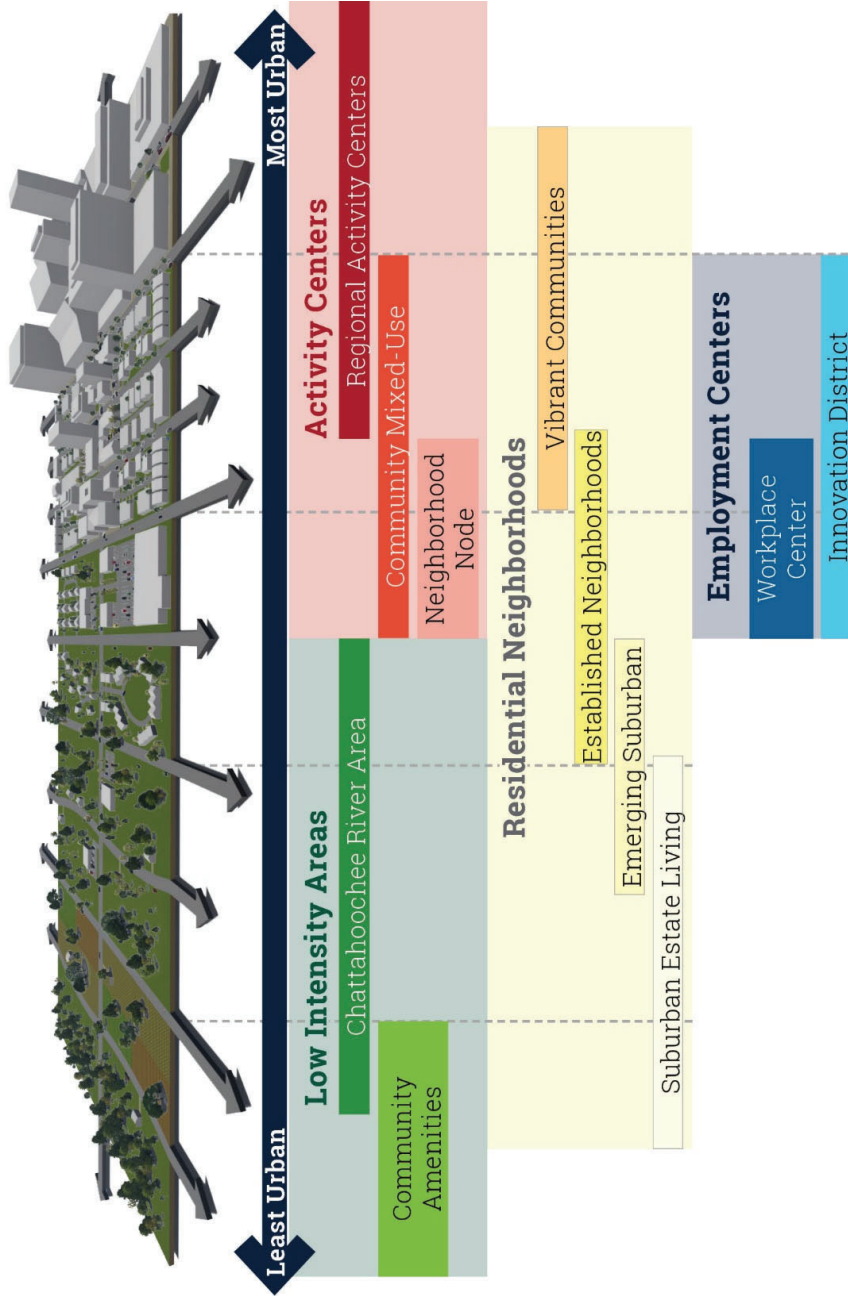
- 1 Gwinnett Medical Center Locations
- 2 Eastside Medical Center
- 3 Planned Water Innovation Center for Applied Research, Education, Innovation, and Workforce Development
- 4 Planned Water Reclamation Facility/Environmental Campus to support population growth and economic development
- 5 The County is evaluating mechanisms to encourage and assist property owners currently on septic to connect to sewer.
- 6 Georgia Gwinnett College and Gwinnett Tech are a means to create a localized labor force.

Recommendations & Guidance

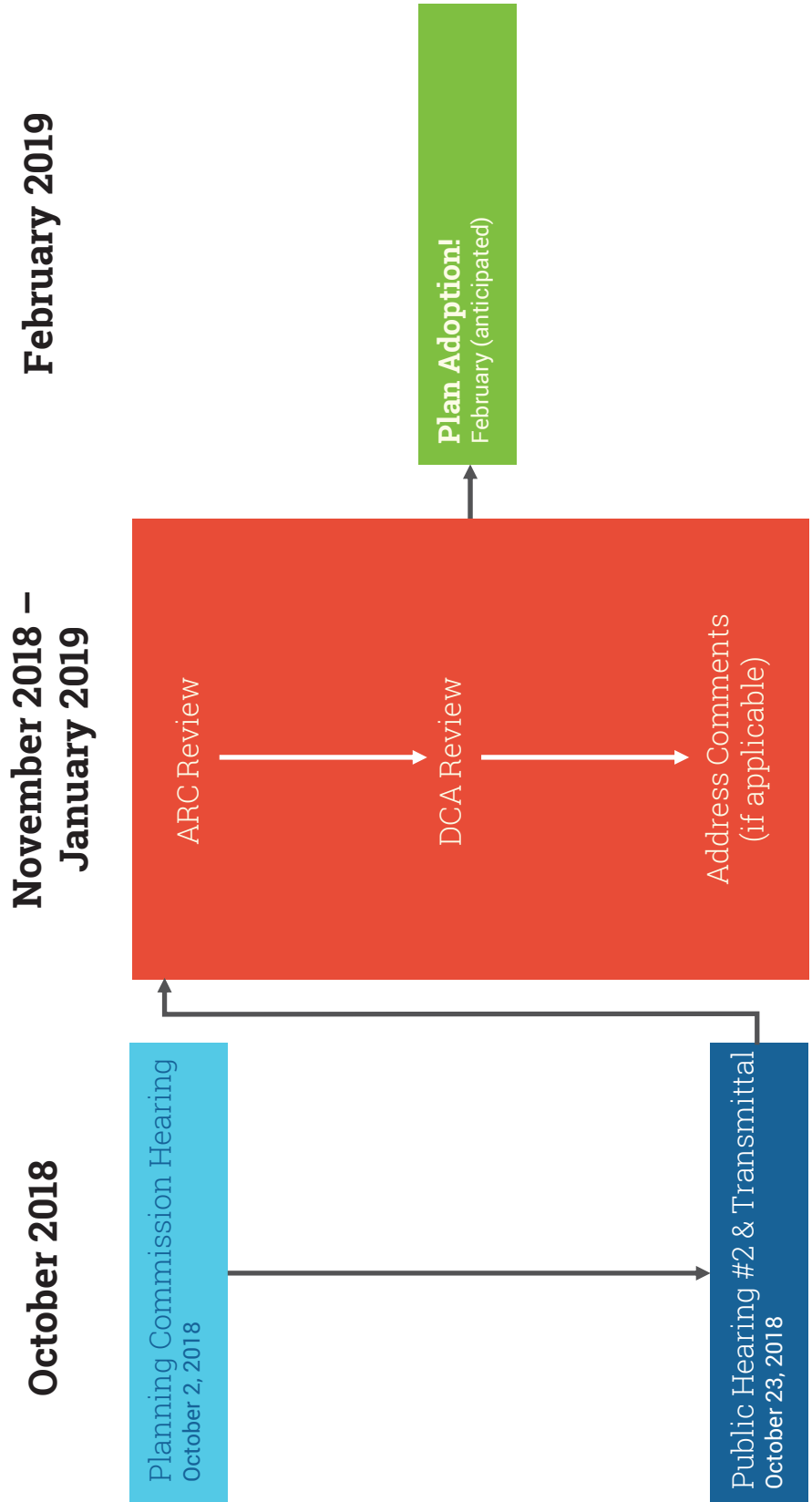
Future Development Map



- Activity Centers**
 - Regional Activity Center
 - Community Mixed-Use
 - Neighborhood Node
- Employment Centers**
 - Workplace Center
 - Innovation District
- Other**
 - Municipalities
 - Lake Lanier
- Residential Neighborhoods**
 - Vibrant Communities
 - Established Neighborhoods
 - Emerging Suburban
 - Suburban Estate Living
- Low Intensity Areas**
 - Chattahoochee River Area
 - Community Amenities



Next Steps







**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, OCTOBER 2, 2018 AT 7:00 P.M.**

AS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT OF 1992, THE GWINNETT COUNTY GOVERNMENT DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY AND WILL ASSIST CITIZENS WITH SPECIAL NEEDS GIVEN PROPER NOTICE (SEVEN WORKING DAYS). FOR INFORMATION, PLEASE CALL THE FACILITIES MANAGEMENT DIVISION AT 770.822.8165.

- A. CALL TO ORDER, INVOCATION, PLEDGE TO FLAG
- B. OPENING REMARKS BY CHAIRMAN AND RULES OF ORDER
- C. APPROVAL OF AGENDA
 - PC Action: Approved
 - Hartsock Yes
 - Edinger Yes (Second)
 - Warbington Yes
 - Dixon Yes
 - Still Yes
 - Vote: 9-0
 - Mitchell Yes
 - Zaman Yes
 - Tullis Yes (Motion)
 - Crowe Yes
- D. APPROVAL OF MINUTES (SEPTEMBER 4, 2018 MEETING)
 - PC Action: Approved
 - Hartsock Yes
 - Edinger Yes (Second)
 - Warbington Yes
 - Dixon Yes
 - Still Yes
 - Vote: 9-0
 - Mitchell Yes
 - Zaman Yes
 - Tullis Yes (Motion)
 - Crowe Yes
- E. ANNOUNCEMENTS

F. OLD BUSINESS

1. CASE NUMBER	:RZR2017-00011
APPLICANT	:HOME SOUTH COMMUNITIES, LLC
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING CHANGE	:RA-200 TO OSC
LOCATION	:2400 BLOCK OF SUNNY HILL ROAD :2500 BLOCK OF MORGAN ROAD
MAP NUMBER	:R7136 001
ACREAGE	:86.15 ACRES
UNITS	:112 UNITS
PROPOSED DEVELOPMENT	:SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT	:(4) HEARD
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
PC Action: Tabled to 11-7-18	Vote: 9-0
Hartsock Yes	Mitchell Yes
Edinger Yes	Zaman Yes
Warbington Yes	Tullis Yes
Dixon Yes (Second)	Crowe Yes (Motion)
Still Yes	

2. CASE NUMBER	:RZM2018-00006 (PUBLIC HEARING HELD)
APPLICANT	:EDGE CITY PROPERTIES, INC.
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING CHANGE	:R-75 TO R-TH
LOCATION	:1400 BLOCK OF FIVE FORKS TRICKUM ROAD
MAP NUMBERS	:R5084 001 & 524
ACREAGE	:12.39 ACRES
UNITS	:79 UNITS
PROPOSED DEVELOPMENT	:TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT	:(4) HEARD
DEPARTMENT RECOMMENDATION	:DENIAL
PC Action: Tabled to 11-7-18	Vote: 8-0-1
Hartsock Yes	Mitchell Yes
Edinger Yes	Zaman Yes
Warbington Yes	Tullis Yes
Dixon Yes (Second)	Crowe Yes (Motion)
Still Yes	

3. CASE NUMBER :**RZR2018-00017**
APPLICANT :THE PROVIDENCE GROUP OF GEORGIA, LLC
CONTACT :WARREN JOLLY
PHONE NUMBER :678.218.1725
ZONING CHANGE :R-100 TO TND
LOCATION :3200 BLOCK OF SUWANEE CREEK ROAD
MAP NUMBERS :R7166 001, 043, 045 & 047
ACREAGE :49.73 ACRES
UNITS :272 UNITS
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBOORHOOD
DEVELOPMENT(BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 11-7-18
Hartsock Yes (Motion) Mitchell Yes (Second)
Edinger Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes
4. CASE NUMBER :**CIC2018-00011**
APPLICANT :ARISTON GROUP, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING :MU-R
LOCATION :2600 BLOCK OF MALL OF GEORGIA BOULEVARD
:3100 BLOCK OF WOODWARD CROSSING BOULEVARD
MAP NUMBER :R7177 047
ACREAGE :16.0 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with Conditions
Hartsock Yes Mitchell Yes
Edinger Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes (Motion) Crowe Yes (Second)
Still Yes

5. CASE NUMBER :**RZR2018-00019**
APPLICANT :STONE MANOR HOLDINGS, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :RA-200, R-75 MOD & C-2 TO TND
LOCATION :3100 BLOCK OF SOUTH PUCKETT ROAD
:3400 BLOCK OF HAMILTON MILL ROAD
MAP NUMBERS :R7182 009B, 033, 044 & 045
ACREAGE :27.84 ACRES
UNITS :128 UNITS
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER
REDUCTION)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 11-7-18 (Public Hearing Held) Vote: 9-0
Hartsock Yes Mitchell Yes
Edinger Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes (Motion) Crowe Yes (Second)
Still Yes
6. CASE NUMBER :**RZR2018-00020**
APPLICANT :QUYP DEVELOPMENT SERVICES, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :RA-200 TO OSC
LOCATION :100 BLOCK OF AUBURN ROAD
:3600 BLOCK OF BAILEY ROAD
MAP NUMBERS :R2003 026 & 263
ACREAGE :56.58 ACRES
UNITS :141 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions Vote: 9-0
Hartsock Yes Mitchell Yes
Edinger Yes Zaman Yes
Warbington Yes (Motion) Tullis Yes (Second)
Dixon Yes Crowe Yes
Still Yes

7. CASE NUMBER :**RZR2018-00021**
 APPLICANT :PULTE GROUP, INC.
 CONTACT :MITCH PEEVY
 PHONE NUMBER :770.614.6511
 ZONING CHANGE :R-100 & RA-200 TO OSC
 LOCATION :3500 BLOCK OF RIVER DRIVE
 MAP NUMBERS :R6108 007, 201, 272 & 273
 ACREAGE :21.8 ACRES
 UNITS :30 UNITS
 PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
 COMMISSION DISTRICT :(2) HOWARD
 DEPARTMENT RECOMMENDATION :**DENIAL**
 PC Action: Tabled to 11-7-18
 Hartsock Yes
 Edinger Yes (Motion)
 Warbington Yes
 Dixon Yes
 Still Yes
 Vote: 9-0
 Mitchell Yes
 Zaman Yes (Second)
 Tullis Yes
 Crowe Yes
8. CASE NUMBER :**RZC2018-00014**
 APPLICANT :FUQUA ACQUISITIONS II, LLC
 CONTACT :SHANE LANHAM
 PHONE NUMBER :770.232.0000
 ZONING CHANGE :C-2, O-1 & RA-200 TO MU-R
 LOCATION :2900 BLOCK OF BUFORD DRIVE
 MAP NUMBERS :R7146 004 & 004B
 ACREAGE :64.16 ACRES
 SQUARE FEET :381,585 SQUARE FEET (NON-RESIDENTIAL)
 :499,000 SQUARE FEET (RESIDENTIAL)
 PROPOSED DEVELOPMENT :REGIONAL MIXED-USE DEVELOPMENT
 COMMISSION DISTRICT :(4) HEARD
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Tabled to 11-7-18
 Hartsock Yes
 Edinger Yes
 Warbington Yes
 Dixon Yes (Second)
 Still Yes
 Vote: 9-0
 Mitchell Yes
 Zaman Yes
 Tullis Yes
 Crowe Yes (Motion)
9. CASE NUMBER :**SUP2018-00049**
 APPLICANT :FUQUA ACQUISITIONS II, LLC
 CONTACT :SHANE LANHAM
 PHONE NUMBER :770.232.0000
 ZONING :MU-R (PROPOSED)
 LOCATION :2900 BLOCK OF BUFORD DRIVE
 MAP NUMBERS :R7146 004 & 004B
 ACREAGE :64.16 ACRES
 SQUARE FEET :65,000 SQUARE FEET
 PROPOSED DEVELOPMENT :RECREATION & ENTERTAINMENT FACILITY (OUTDOOR)
 COMMISSION DISTRICT :(4) HEARD
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Tabled to 11-7-18
 Hartsock Yes
 Edinger Yes
 Vote: 9-0
 Mitchell Yes
 Zaman Yes

Warbington Yes
 Dixon Yes (Second)
 Still Yes

Tullis Yes
 Crowe Yes (Motion)

10. CASE NUMBER
 APPLICANT
 CONTACT
 PHONE NUMBER
 ZONING CHANGE
 LOCATION

 MAP NUMBER
 ACREAGE
 SQUARE FEET
 PROPOSED DEVELOPMENT
 COMMISSION DISTRICT
 DEPARTMENT RECOMMENDATION
 PC Action: Denial
 Hartsock Yes (Second)
 Edinger Yes
 Warbington Yes
 Dixon Yes
 Still Yes

:RZC2018-00015
 :FORREST MITCHELL
 :MELODY GLOUTON
 :770.822.0900
 :R-100 TO M-1
 :6700 BLOCK OF PANNELL ROAD
 :6700 BLOCK OF PASS ROAD
 :R7370 014
 :11.06 ACRES
 :44,655 SQUARE FEET
 :SELF-STORAGE FACILITY (BOAT & RV)
 :(1) BROOKS
:DENIAL
 Vote: 9-0
 Mitchell Yes (Motion)
 Zaman Yes
 Tullis Yes
 Crowe Yes

11. CASE NUMBER
 APPLICANT
 CONTACT
 PHONE NUMBER
 ZONING CHANGE
 LOCATION
 MAP NUMBER
 ACREAGE
 UNITS
 PROPOSED DEVELOPMENT
 COMMISSION DISTRICT
 DEPARTMENT RECOMMENDATION
 PC Action: Approval with Conditions
 Hartsock Out of Room
 Edinger Yes
 Warbington Yes
 Dixon Yes (Second)
 Still Yes

:RZM2018-00015 (PUBLIC HEARING HELD)
 :AAD DEVELOPMENTS, LLC
 :SHANE LANHAM
 :770.232.0000
 :C-2 TO R-TH
 :2900 BLOCK OF MORGAN ROAD
 :R7137 020
 :18.61 ACRES
 :119 UNITS
 :TOWNHOUSES (BUFFER REDUCTION)
 :(4) HEARD
:APPROVAL WITH CONDITIONS
 Vote: 8-0
 Mitchell Yes
 Zaman Yes
 Tullis Yes
 Crowe Yes (Motion)

12. CASE NUMBER :**RZR2018-00026**
APPLICANT :CKK DEVELOPMENT
CONTACT :DUNCAN CORLEY
PHONE NUMBER :770.962.8456
ZONING CHANGE :R-100 TO R-TH
LOCATION :2800 BLOCK OF ROSEBUD ROAD
MAP NUMBER :R5124 002
ACREAGE :8.06 ACRES
UNITS :64 UNITS
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 11-7-18 (Public Hearing Held) Vote: 9-0
Hartsock Yes Mitchell Yes
Edinger Yes Zaman Yes
Warbington Yes (Motion) Tullis Yes (Second)
Dixon Yes Crowe Yes
Still Yes

13. CASE NUMBER :**SUP2018-00047 (PUBLIC HEARING HELD)**
APPLICANT :KIAOCO MCGHEE
CONTACT :KIAOCO MCGHEE
PHONE NUMBER :404.664.5687
ZONING :R-100
LOCATION :3600 BLOCK OF KILLARNEY TRAIL
MAP NUMBER :R6015 121
ACREAGE :1.04 ACRES
SQUARE FEET :3,000 SQUARE FEET
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (FAMILY)
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Denial Vote: 9-0
Hartsock Yes Mitchell Yes
Edinger Yes (Second) Zaman Yes
Warbington Yes Tullis Yes (Motion)
Dixon Yes Crowe Yes
Still Yes

G. NEW BUSINESS

1. CASE NUMBER :**RZC2018-00016**
 APPLICANT :TIM LANDERS
 CONTACT :TIM LANDERS
 PHONE NUMBER :404.791.0975
 ZONING CHANGE :R-100 TO C-2
 LOCATION :3900 BLOCK OF FIVE FORKS TRICKUM ROAD
 MAP NUMBER :R6090 013
 ACREAGE :0.72 ACRE
 SQUARE FEET :40,000 SQUARE FEET
 PROPOSED DEVELOPMENT :SELF STORAGE (CLIMATE CONTROLLED)
 COMMISSION DISTRICT :(2) HOWARD
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Tabled to 11-7-18 (Public Hearing Held) Vote: 9-0

Hartsock Yes	Mitchell Yes
Edinger Yes (Motion)	Zaman Yes (Second)
Warbington Yes	Tullis Yes
Dixon Yes	Crowe Yes
Still Yes	

2. CASE NUMBER :**SUP2018-00056**
 APPLICANT :TIM LANDERS
 CONTACT :TIM LANDERS
 PHONE NUMBER :404.791.0975
 ZONING :C-2 (PROPOSED)
 LOCATION :3900 BLOCK OF FIVE FORKS TRICKUM ROAD
 MAP NUMBER :R6090 013
 ACREAGE :0.72 ACRE
 SQUARE FEET :40,000 SQUARE FEET
 PROPOSED DEVELOPMENT :SELF STORAGE (CLIMATE CONTROLLED)
 COMMISSION DISTRICT :(2) HOWARD
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Tabled to 11-7-18 (Public Hearing Held) Vote: 9-0

Hartsock Yes	Mitchell Yes
Edinger Yes (Motion)	Zaman Yes (Second)
Warbington Yes	Tullis Yes
Dixon Yes	Crowe Yes
Still Yes	

3. CASE NUMBER :**RZC2018-00017**
 APPLICANT :SHIV SAI HOSPITALITY, LLC
 CONTACT :SHANE LANHAM
 PHONE NUMBER :770.232.0000
 ZONING CHANGE :RM TO C-2
 LOCATION :800 BLOCK OF LEGACY PARK DRIVE
 MAP NUMBER :R7007 030
 ACREAGE :1.65 ACRES
 SQUARE FEET :25,600 SQUARE FEET
 PROPOSED DEVELOPMENT :COMMERCIAL RETAIL USES (BUFFER REDUCTION)
 COMMISSION DISTRICT :(1) BROOKS
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Approval with Conditions Vote: 9-0

Hartsock Yes (Second)	Mitchell Yes (Motion)
Edinger Yes	Zaman Yes
Warbington Yes	Tullis Yes

Dixon Yes
 Still Yes

Crowe Yes

4. CASE NUMBER :**RZM2018-00016**
 APPLICANT :BRAND PROPERTIES, LLC
 CONTACT :SHANE LANHAM
 PHONE NUMBER :770.232.0000
 ZONING CHANGE :R-100 & C-2 TO RM-24
 LOCATION :1800 BLOCK OF DULUTH HIGHWAY
 :5600 BLOCK OF SUGARLOAF PARKWAY
 MAP NUMBERS :R7081 148, R7081 149, & R7074 021
 ACREAGE :8.55 ACRES
 UNITS :194 UNITS
 PROPOSED DEVELOPMENT :APARTMENTS (BUFFER REDUCTION)
 COMMISSION DISTRICT :(1) BROOKS
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Tabled to 11-7-18 (Public Hearing Held) Vote: 9-0
 Hartsock Yes (Motion) Mitchell Yes (Second)
 Edinger Yes Zaman Yes
 Warbington Yes Tullis Yes
 Dixon Yes Crowe Yes
 Still Yes

5. CASE NUMBER :**RZR2018-00028**
 APPLICANT :MICHAEL J. CASWELL
 CONTACT :TAYLOR ANDERSON, PE
 PHONE NUMBER :678.804.8586
 ZONING CHANGE :RA-200 TO R-75
 LOCATION :2500 BLOCK OF BOLD SPRINGS ROAD
 MAP NUMBERS :R5326 002, R5326 025 & R5344 031
 ACREAGE :58.55 ACRES
 UNITS :146 UNITS
 PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
 COMMISSION DISTRICT :(3) HUNTER
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS AS R-100**
 PC Action: Tabled to 11-7-18
 Hartsock Yes Mitchell Yes
 Edinger Yes Zaman Yes
 Warbington Yes (Second) Tullis Yes (Motion)
 Dixon Yes Crowe Yes
 Still Yes

6. CASE NUMBER :**RZR2018-00029**
 APPLICANT :CLAUDIU RATIU
 CONTACT :CLAUDIU RATIU
 PHONE NUMBER :678.772.4472
 ZONING CHANGE :O-1 TO R-100
 LOCATION :3000-3100 BLOCKS OF HOG MOUNTAIN ROAD
 MAP NUMBERS :R3001 035 & 137
 ACREAGE :3.05 ACRES
 UNITS :2 UNITS
 PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
 COMMISSION DISTRICT :(3) HUNTER
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Approval with Conditions
 Vote: 9-0
 Hartsock Yes Mitchell Yes
 Edinger Yes Zaman Yes
 Warbington Yes (Second) Tullis Yes (Motion)
 Dixon Yes Crowe Yes
 Still Yes
7. CASE NUMBER :**RZR2018-00030**
 APPLICANT :MAHAFFEY PICKENS TUCKER, LLP
 CONTACT :SHANE LANHAM
 PHONE NUMBER :770.232.0000
 ZONING CHANGE : RA-200 & R-100 TO R-SR
 LOCATION :300 BLOCK OF COOPER ROAD
 :500 BLOCK OF HOPE HOLLOW ROAD
 MAP NUMBERS :R5133 005 & 030
 ACREAGE :52.07 ACRES
 UNITS :172 UNITS
 PROPOSED DEVELOPMENT :SENIOR ORIENTED RESIDENCES
 COMMISSION DISTRICT :(3) HUNTER
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Tabled to 11-7-18
 Vote: 9-0
 Hartsock Yes Mitchell Yes
 Edinger Yes Zaman Yes
 Warbington Yes (Second) Tullis Yes (Motion)
 Dixon Yes Crowe Yes
 Still Yes
8. CASE NUMBER :**CIC2018-00012**
 APPLICANT :SMITHTON HOMES LLC
 CONTACT :BERNIE SMITH
 PHONE NUMBER :770.652.0044
 ZONING :R-SR
 LOCATION :500-600 BLOCKS OF COOPER ROAD
 :2700 BLOCK OF LANGLEY ROAD
 MAP NUMBERS :R5133 004, R5133 033, R5124 020 & R5124 061
 ACREAGE :42.08 ACRES
 PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
 COMMISSION DISTRICT :(3) HUNTER
 DEPARTMENT RECOMMENDATION :**DENIAL**
 PC Action: Denial
 Vote: 8-0
 Hartsock Yes Mitchell Yes
 Edinger Yes (Second) Zaman Yes

Warbington Yes (Motion)
 Dixon Yes
 Still Yes

Tullis Out of Room
 Crowe Yes

9. CASE NUMBER
 APPLICANT
 CONTACT
 PHONE NUMBER
 ZONING
 LOCATION
 MAP NUMBERS
 ACREAGE
 PROPOSED DEVELOPMENT
 COMMISSION DISTRICT
 DEPARTMENT RECOMMENDATION
 PC Action: Approval with Conditions
 Hartsock Yes
 Edinger Yes
 Warbington Yes (Motion)
 Dixon Yes
 Still Yes

:**CIC2018-00014**
 :CENTURY COMMUNITIES OF GEORGIA, LLC
 :MITCH PEEVY
 :770.614.6511
 :R-SR
 :1400 BLOCK OF AUBURN ROAD
 :R2001G 122-141 & R3001J 132-168
 :14.96 ACRES
 :CHANGE IN CONDITIONS OF ZONING
 :(3) HUNTER
 :**APPROVAL WITH CONDITIONS**
 Vote: 9-0
 Mitchell Yes
 Zaman Yes
 Tullis Yes (Second)
 Crowe Yes

10. CASE NUMBER
 APPLICANT
 CONTACT
 PHONE NUMBER
 ZONING
 LOCATION
 MAP NUMBER
 ACREAGE
 SQUARE FEET
 PROPOSED DEVELOPMENT
 COMMISSION DISTRICT
 DEPARTMENT RECOMMENDATION
 PC Action: Tabled to 11-7-18 (Public Hearing Held) Vote: 9-0
 Hartsock Yes
 Edinger Yes
 Warbington Yes (Motion)
 Dixon Yes
 Still Yes

:**SUP2018-00054**
 :ROBERT & KIM LAWRENCE
 :ROBERT LAWRENCE
 :309.267.1051
 :R-140
 :4400 BLOCK OF ALPINE COURT
 :4400 BLOCK OF HAPSBURG WAY
 :R4320 040
 :1.31 ACRES
 :1,200 SQUARE FEET
 :ACCESSORY BUILDING GREATER THAN
 1,000 SQUARE FEET
 :(3) HUNTER
 :**APPROVAL WITH CONDITIONS**
 Vote: 9-0
 Mitchell Yes
 Zaman Yes
 Tullis Yes (Second)
 Crowe Yes

11. CASE NUMBER
 APPLICANT
 CONTACT
 PHONE NUMBER
 ZONING
 LOCATION
 MAP NUMBER
 ACREAGE
 SQUARE FEET
 PROPOSED DEVELOPMENT
 COMMISSION DISTRICT

:**SUP2018-00055**
 :JAMES BARNEY POWELL, JR.
 :JAMES POWELL
 :770.403.1549
 :RL
 :1900 BLOCK OF MORGAN WAY
 :R7352 132
 :0.90 ACRE
 :4,206 SQUARE FEET
 :METAL ACCESSORY STRUCTURE GREATER THAN
 550 SQUARE FEET
 :(4) HEARD

DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Approval with Conditions Vote: 9-0
 Hartsock Yes Mitchell Yes
 Edinger Yes Zaman Yes
 Warbington Yes Tullis Yes
 Dixon Yes (Second) Crowe Yes (Motion)
 Still Yes

12. CASE NUMBER :**SUP2018-00057**
 APPLICANT :DANIEL L. CLARK
 CONTACT :DANIEL CLARK
 PHONE NUMBER :404.375.1789
 ZONING :R-100
 LOCATION :1600 BLOCK OF POUNDS ROAD
 :1600 BLOCK OF BRENDA WAY
 MAP NUMBER :R6076 093
 ACREAGE :1.16 ACRES
 SQUARE FEET :3,332 SQUARE FEET
 PROPOSED DEVELOPMENT :METAL ACCESSORY STRUCTURE GREATER THAN
 1,000 SQUARE FEET

COMMISSION DISTRICT :(2) HOWARD
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Approval with Conditions Vote: 9-0
 Hartsock Yes Mitchell Yes
 Edinger Yes (Motion) Zaman Yes (Second)
 Warbington Yes Tullis Yes
 Dixon Yes Crowe Yes
 Still Yes

H. **GWINNETT COUNTY 2040 UNIFIED PLAN** - PUBLIC HEARING FOR THE DOCUMENTS FOR THE GWINNETT COUNTY 2040 UNIFIED PLAN. THIS PLAN WILL BE TRANSMITTED TO THE ATLANTA REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS FOR THEIR REVIEW AND APPROVAL.
 PC Action: Approval Vote: 9-0 **Note: One public comment was received, in favor of the plan and discussing ways to implement the plan**
 Hartsock Yes (Motion) Mitchell Yes
 Edinger Yes Zaman Yes
 Warbington Yes Tullis Yes (Second)
 Dixon Yes Crowe Yes
 Still Yes

I. AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE
 1. **UDO2018-00002** - AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 2 LAND USE & ZONING, SECTION 230-130 SUPPLEMENTAL USE STANDARDS, SUBSECTION 230-130.3, TO REVISE THE ZONING REQUIREMENTS FOR AUTOMOBILE, TRUCK OR VEHICLE STORAGE LOTS.
 PC Action: Approval Vote: 9-0
 Hartsock Yes Mitchell Yes
 Edinger Yes (Motion) Zaman Yes (Second)
 Warbington Yes Tullis Yes
 Dixon Yes Crowe Yes
 Still Yes
 2. **UDO2018-00003** - AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 2 LAND USE & ZONING, CHAPTER 240 OFF-STREET PARKING STANDARDS, TO PROVIDE REQUIREMENTS FOR INSTALLATION OF

ELECTRIC VEHICLE CHARGING EQUIPMENT IN COMMERCIAL AND MULTIFAMILY DEVELOPMENTS.

PC Action: Approval

Vote: 9-0

Hartsock	Yes	Mitchell	Yes
Edinger	Yes	Zaman	Yes
Warbington	Yes	Tullis	Yes
Dixon	Yes (Motion)	Crowe	Yes (Second)
Still	Yes		

3. **UDO2018-00004** - AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 2 LAND USE & ZONING, CHAPTER 220 OVERLAY ZONING DISTRICTS, TO CREATE A NEW OVERLAY DISTRICT ENTITLED IVY CREEK OVERLAY DISTRICT, AND TO ADOPT AN ACCOMPANYING MAP DELINEATING THE GEOGRAPHIC BOUNDARIES OF THE OVERLAY DISTRICT.

PC Action: Approval

Vote: 9-0

Hartsock	Yes	Mitchell	Yes
Edinger	Yes	Zaman	Yes
Warbington	Yes	Tullis	Yes
Dixon	Yes (Motion)	Crowe	Yes (Second)
Still	Yes		

J. AUDIENCE COMMENTS

K. COMMITTEE REPORTS

L. COMMENTS BY STAFF AND PLANNING COMMISSION

M. ADJOURNMENT

Notice of Meeting



gwinnettcounty

Board of Commissioners

(Public Hearing)

Date and Time : Tue, Oct 23, 2018 at 07:00 PM

Location : Gwinnett Justice & Administration Center

Gwinnett Justice & Administration Center

Auditorium

75 Langley Drive, Lawrenceville, GA 30046

As set forth in the Americans with Disabilities Act of 1990, Gwinnett County Government does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Susan Canon, 75 Langley Drive, Lawrenceville, Georgia 30046 has been designated to coordinate compliance with the non-discrimination requirements contained in section 34.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

Gwinnett County Government will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of Gwinnett County Government should be directed to Susan Canon, 75 Langley Drive, Lawrenceville, GA 30046, telephone number 770.822.8165.

Board of Commissioners

75 Langley Drive • Lawrenceville, GA 30046-6935
770.822.7000 • www.gwinnettcounty.com

Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



**Public Hearing Agenda
Tuesday, October 23, 2018 - 7:00 PM**

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** October 16, 2018
- **Informal Business Discussion 12:00 p.m.:** October 16, 2018
- **Executive Session:** October 16, 2018
- **Business Session:** October 16, 2018
- **Informal Business Discussion 3:00 p.m.:** October 16, 2018

V. Announcements:

- **Proclamation:** Naming Nick Blakely Field at Rhodes Jordan Park

VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-1079 CIC2018-00011, Formerly 20180764 Applicant: Ariston Group, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: Ariston Group, LLC, Tax Parcel No. R7177 047, Change in Conditions of Zoning for Property Zoned MU-R, 2600 Block of Mall of Georgia Boulevard and 3100 Block of Woodward Crossing Boulevard, 16.0 Acres. District 4/Heard (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, October 23, 2018 - 7:00 PM
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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-1203 SUP2018-00047, Applicant: Kiaoco McGhee, Owner: Kiaoco McGhee, Tax Parcel No. R6015 121, Application for a Special Use Permit in a R-100 Zoning District for a Personal Care Home (Family), 3600 Block of Killarney Trail, 1.04 Acres. District 3/Hunter (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2018-1193 RZC2018-00014, Applicant: Fuqua Acquisitions II, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: WB Holdings-Gwinnett, LLC, Rezoning of Tax Parcel Nos. R7146 004 and 004B, C-2, O-1 and RA-200 to MU-R; Regional Mixed-Use Development, 2900 Block of Buford Drive, 64.16 Acres. District 4/Heard (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1194 SUP2018-00049, Applicant: Fuqua Acquisitions II, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: WB Holdings-Gwinnett, LLC, Tax Parcel Nos. R7146 004 and 004B, Application for a Special Use Permit in a MU-R (Proposed) Zoning District for a Recreation and Entertainment Facility (Outdoor), 2900 Block of Buford Drive, 64.16 Acres. District 4/Heard (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1195 RZC2018-00015, Applicant: Forrest Mitchell, Owner: Forrest Mitchell, Rezoning of Tax Parcel No. R7370 014, R-100 to M-1; Self-Storage Facility (Boat and RV), 6700 Block of Pannell Road and 6700 Block of Pass Road, 11.06 Acres. District 1/Brooks (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

Public Hearing Agenda
Tuesday, October 23, 2018 - 7:00 PM
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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-1106 RZM2018-00006, Formerly 20180604 Applicant: Edge City Properties, Inc. c/o Mahaffey Pickens Tucker, LLP, Owner: Richard Craig, Rezoning of Tax Parcel Nos. R5084 001 & 524, R-75 to R-TH; Townhouses (Buffer Reduction), 1400 Block of Five Forks Trickum Road, 12.39 Acres. District 4/Heard (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1196 RZM2018-00015, Applicant: AAD Developments, LLC, Owner: Gwinnett Community Bank, Rezoning of Tax Parcel No. R7137 020, C-2 to R-TH; Townhouses (Buffer Reduction), 2900 Block of Morgan Road, 18.61 Acres. District 4/Heard (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-1122 RZR2017-00011, Formerly 20175026 & 20170652 Applicant: Home South Communities, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: John T. Lamb, Rezoning of Tax Parcel No. R7136 001, RA-200 to OSC; Single-Family Subdivision, 2400 Block of Sunny Hill Road and 2500 Block of Morgan Road, 86.15 Acres. District 4/Heard (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1139 RZR2018-00020, Applicant: Quyp Development Services, LLC c/o Alliance Engineering and Planning, Owners: Dwain N. Kilgore and Grace N. Kilgore c/o Alliance Engineering and Planning, Rezoning of Tax Parcel Nos. R2003 026 and 263, RA-200 to OSC; Single-Family Subdivision, 100 Block of Auburn Road and 3600 Block of Bailey Road, 56.58 Acres. District 3/Hunter (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, October 23, 2018 - 7:00 PM
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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-1143 RZR2018-00016, Applicant: Smithton Homes LLC, Owner: Frances Thomas Carrol, Rezoning of Tax Parcel Nos. R5064 007 and 041, RA-200 to R-75; Single-Family Subdivision, 1900 Block of Lenora Road, 4100 Block of Pate Road and 4200 Block of Gresham Road, 35.58 Acres. District 3/Hunter (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions As R-100]

2018-1148 RZR2018-00019, Applicant: Stone Manor Holdings c/o Mahaffey Pickens Tucker, LLP, Owners: Stone Manor Holdings, LLC, Mary Imogene Fowler, JML Rev. Trust U/T/A and Timothy J. Boyle, Rezoning of Tax Parcel Nos. R7182 009B, 033, 044, and 045, RA-200, R-75 MOD and C-2 to TND; Traditional Neighborhood Development (Buffer Reduction), 3100 Block of South Puckett Road and 3400 Block of Hamilton Mill Road, 27.84 Acres. District 4/Heard (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1161 RZR2018-00017, Formerly 20180762, Applicant: The Providence Group of Georgia, LLC, Owners: Myron and Linda Baynes, Baynes Family, LLC and Yuling Hayter, Rezoning of Tax Parcel Nos. R7166 001, 043, 045 and 047, R-100 to TND; Traditional Neighborhood Development (Buffer Reduction), 3200 Block of Suwanee Creek Road, 49.73 Acres. District 1/Brooks (Tabled on 09/25/2018)(Public hearing was not held)[Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1199 RZR2018-00026, Applicant: CKK Development, Owner: Charlotte Chaffin, Rezoning of Tax Parcel No. R5124 002, R-100 to R-TH; Townhouses (Buffer Reduction), 2800 Block of Rosebud Road, 8.06 Acres. District 3/Hunter (Tabled on 09/25/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

Public Hearing Agenda
Tuesday, October 23, 2018 - 7:00 PM
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VII. Public Hearing - New Business

I. Support Services/Angelia Parham

2018-1462 Approval/authorization for the Chairman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 61,698 square feet (1.416 acres) of right-of-way formerly used as a public road known as Clark Lake Estates Drive located in Land Lot 136 of the 5th Land District in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. District 3/Hunter (Staff Recommendation: Approval)

2018-1463 Approval/authorization for the Chairman to execute any and all documents necessary to abandon 10,771 square feet (0.247 acres) of right-of-way formerly used as a public road known as Sugarloaf Parkway located in Land Lot 205 of the 7th Land District, Duluth, in accordance with O.C.G.A. § 32-7-2, and to exchange it for 10,851 square feet (0.249 acres) of real property located at 2146 Buford Highway, Duluth, in accordance with O.C.G.A. § 36-9-3. Subject to approval as to form by the Law Department. District 1/Brooks (Staff Recommendation: Approval)

2. Change in Conditions

2018-1431 CIC2018-00012, Applicant: Smithton Homes LLC, Owner: Steve Harrison, Et al, Harriet Harrison, Vinson Harrison and Mark and Danita Harrison, Tax Parcel Nos. R5133 004, R5133 033, R5124 020 and R5124 061, Change in Conditions of Zoning for Property Zoned R-SR, 500-600 Blocks of Cooper Road and 2700 Block of Langley Road, 42.08 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2018-1432 CIC2018-00014, Applicant: Century Communities of Georgia, LLC c/o Alliance Engineering and Planning, Owner: Century Communities of Georgia, LLC c/o Alliance Engineering and Planning, Tax Parcel Nos. R2001G 122-141 and R3001J 132-168, Change in Conditions of Zoning for Property Zoned R-SR, 1400 Block of Auburn Road, 14.96 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
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VII. Public Hearing - New Business

3. Special Use Permit

2018-1433 SUP2018-00054, Applicant: Robert and Kim Lawrence, Owners: Robert and Kim Lawrence, Tax Parcel No. R4320 040, Application for a Special Use Permit in a R-140 Zoning District for an Accessory Building Greater than 1,000 Square Feet, 4400 Block of Alpine Court and 4400 Block of Hapsburg Way, 1.31 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1434 SUP2018-00055, Applicant: James Barney Powell, Jr., Owner: James Barney Powell, Jr., Tax Parcel No. R7352 132, Application for a Special Use Permit in a RL Zoning District for a Metal Accessory Structure Greater than 550 Square Feet, 1900 Block of Morgan Way, 0.90 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-1435 SUP2018-00057, Applicant: Daniel L. Clark, Owner: Daniel L. Clark, Tax Parcel No. R6076 093, Application for a Special Use Permit in a R-100 Zoning District for a Metal Accessory Structure Greater than 1,000 Square Feet, 1600 Block of Pounds Road and 1600 Block of Brenda Way, 1.16 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

4. Rezonings

2018-1424 RZC2018-00016, Applicant: Tim Landers, Owner: Billy Landers, Rezoning of Tax Parcel No. R6090 013, R-100 to C-2; Self-Storage (Climate Controlled), 3900 Block of Five Forks Trickum Road, 0.72 Acre. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

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VII. Public Hearing - New Business

4. Rezonings

2018-1425 SUP2018-00056, Applicant: Tim Landers, Owner: Billy Landers, Tax Parcel No. R6090 013, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Self-Storage (Climate Controlled), 3900 Block of Five Forks Trickum Road, 0.72 Acre. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1426 RZC2018-00017, Applicant: Shiv Sai Hospitality, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: Shiv Sai Hospitality, LLC, Rezoning of Tax Parcel No. R7007 030, RM to C-2; Commercial Retail Uses (Buffer Reduction), 800 Block of Legacy Park Drive, 1.65 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-1427 RZM2018-00016, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Sugarloaf Land Investments, LLC, Sugarloaf Marketplace Phase I, LLC & Sugarloaf Marketplace, LLC, Rezoning of Tax Parcel Nos. R7081 148, R7081 149 and R7074 021, R-100 and C-2 to RM-24; Apartments (Buffer Reduction), 1800 Block of Duluth Highway and 5600 Block of Sugarloaf Parkway, 8.55 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

2018-1428 RZR2018-00028, Applicant: Michael J. Caswell, Owner: DWE Investments LLLP, Rezoning of Tax Parcel Nos. R5326 002, R5326 025 and R5344 031, RA-200 to R-75; Single-Family Subdivision, 2500 Block of Bold Springs Road, 58.55 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions As R-100][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

Public Hearing Agenda
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VII. Public Hearing - New Business

4. Rezoning

2018-1429 RZR2018-00029, Applicant: Claudiu Ratiu, Owner: Claudiu Ratiu, Rezoning of Tax Parcel Nos. R3001 035 and R3001 137, O-I to R-100; Single-Family Subdivision, 3000-3100 Blocks of Hog Mountain Road, 3.05 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-1430 RZR2018-00030, Applicant: Mahaffey Pickens Tucker, LLP, Owners: Charles William Nix and James E. Nix, Jr., Rezoning of Tax Parcel Nos. R5133 005 and 030, RA-200 and R-100 to R-SR; Senior Oriented Residences, 300 Block of Cooper Road and 500 Block of Hope Hollow Road, 52.07 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018]

5. Planning & Development/Kathy S. Holland

2018-1389 UDOA2018-00003 Approval/authorization to amend the Unified Development Ordinance of Gwinnett County; Title 2 Land Use & Zoning, Chapter 240 Off-Street Parking Standards, to provide requirements for installation of electric vehicle charging equipment in commercial and multifamily developments. Subject to approval as to form by the Law Department.[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

2018-1390 UDOA2018-00002 Approval/authorization to amend the Unified Development Ordinance of Gwinnett County; Title 2 Land Use & Zoning, Section 230-130 Supplemental Use Standards, Subsection 230-130.3, to revise the zoning requirements for automobile, truck or vehicle storage lots. Subject to approval as to form by the Law Department. [Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

Public Hearing Agenda
Tuesday, October 23, 2018 - 7:00 PM
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VII. Public Hearing - New Business

5. Planning & Development/Kathy S. Holland

2018-1391 UDOA2018-00004 Approval/authorization to amend the Unified Development Ordinance of Gwinnett County; Title 2 Land Use & Zoning, Chapter 220 Overlay Zoning Districts, to create a new overlay district entitled Ivy Creek Overlay District, and to adopt an accompanying map delineating the geographic boundaries of the overlay district. Subject to approval as to form by the Law Department. [Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

2018-1387 Approval/authorization of a Resolution to modify portions of the Gwinnett County land development and other services fee schedule previously approved by the Board of Commissioners. Subject to approval as to form by the Law Department.

2018-1451 Approval/authorization to execute a Resolution and Letter to transmit the Gwinnett County 2040 Unified Plan to the Atlanta Regional Commission for regional and state review. Subject to approval as to form by the Law Department.

VIII. Old Business

I. Commissioners

2018-1155 Approval Formerly 2018-0860, of appointment to the Animal Control Hearing Board. Term expires July 31, 2019. District 3/Hunter (Tabled on 10/16/2018)

2. Law Department/William J. Linkous III

2018-1225 Approval/authorization for the Chairman to execute an Amendment to the Gwinnett County Solid Waste Collection and Disposal Services Ordinance. Subject to approval as to form by the Law Department. (Tabled on 09/04/2018)

Public Hearing Agenda
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IX. New Business

I. Commissioners

2018-1516 Approval to accept the resignation of Carla Brown from the Gwinnett Animal Advisory Council. Term expires December 31, 2019. District 3/Hunter

2018-1517 Approval to fill the unexpired term of Carla Brown from the Gwinnett Animal Advisory Council. Term expires December 31, 2019. District 3/Hunter

2. Law Department/William J. Linkous III

2018-1515 Approval/authorization for the Chairman to execute an Agreement of Lease with Pike Center, LLC, to lease 9,395 square feet of office space located at Pike Center, 595 Old Norcross Road, in Lawrenceville, Georgia, and a Rental Agreement to sub-lease the office space to the State Properties Commission for use by the Department of Community Supervision as a Day Reporting Center, including authority to execute any and all other documents necessary to complete the transaction. All documents subject to approval as to form by the Law Department.

3. Planning & Development/Kathy S. Holland

2018-1436 Ratification of Plat approvals for September 01, 2018 thru September 30, 2018.

X. Comments from Audience

XI. Adjournment







Gwinnett 2040 UNIFIED PLAN

Public Hearing #2
October 23, 2018



The Gwinnett 2040 Unified Plan is:

-  Required by the State and enables the County to receive various grants and funding
-  An opportunity to review conditions in our community
-  An opportunity to anticipate future needs
-  An opportunity to establish short term goals and a long term vision

This plan is fundamentally about what the County will be 22 years from now.

How do we get there?

How do

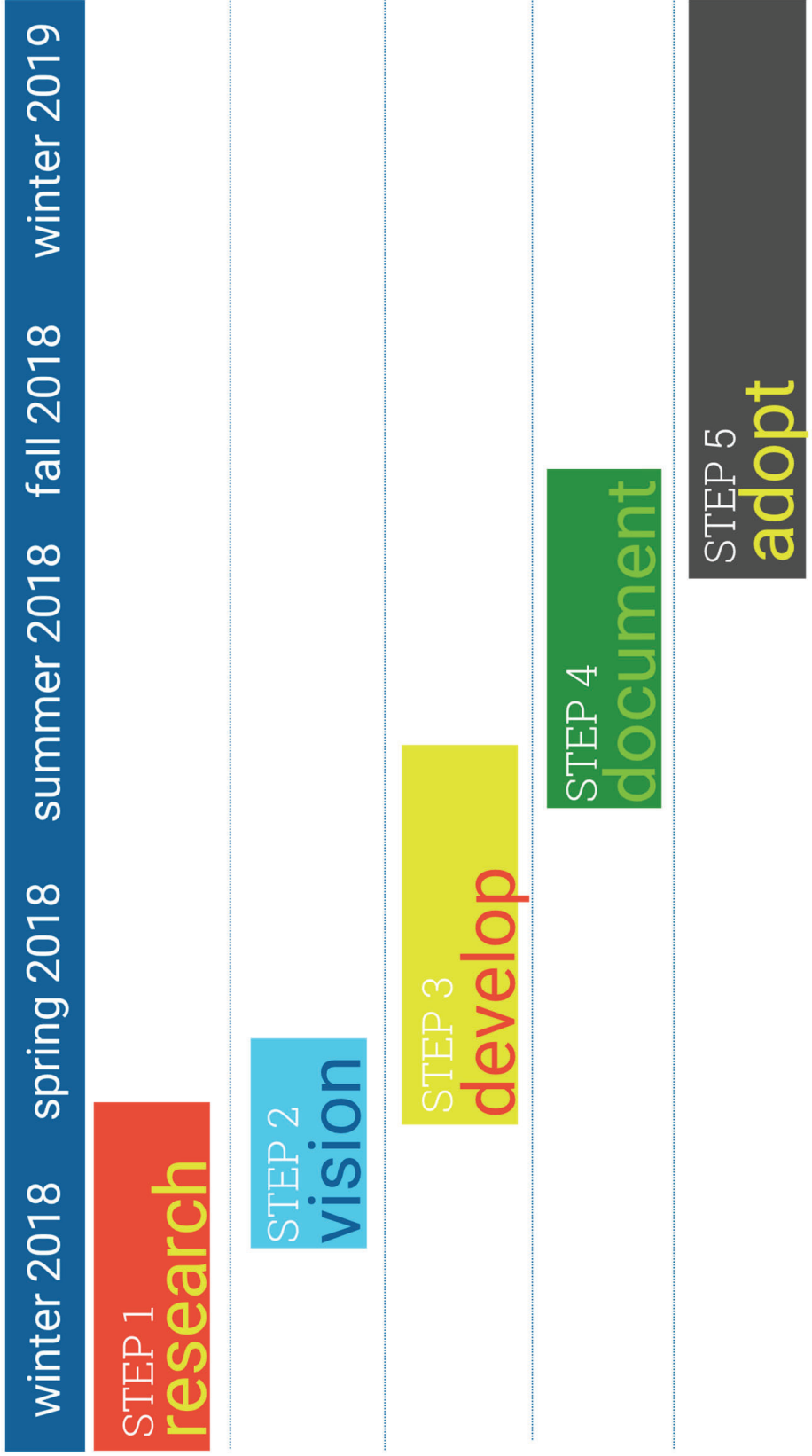
 infrastructure

 economic development

 housing

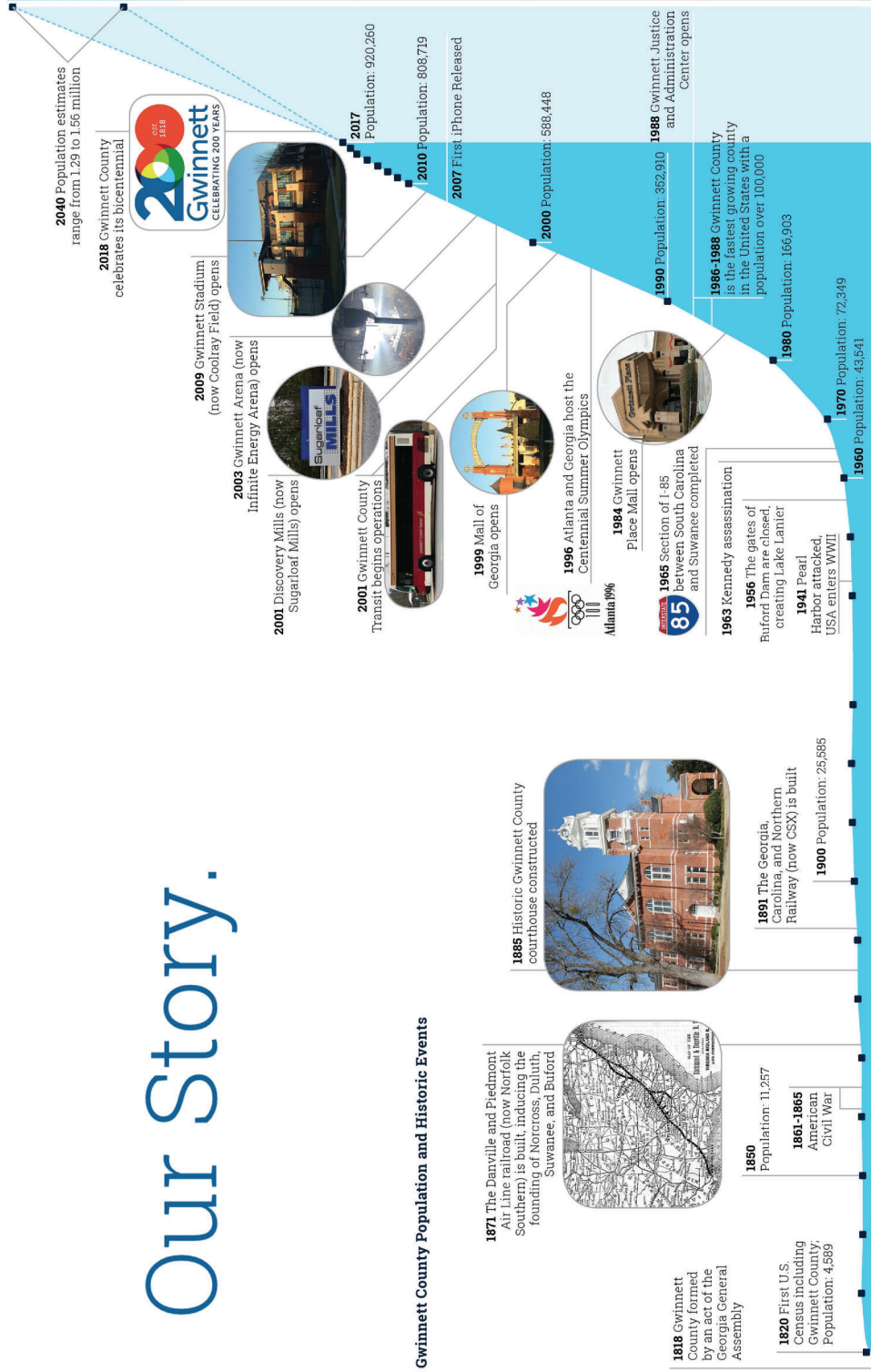
 land use

work together?



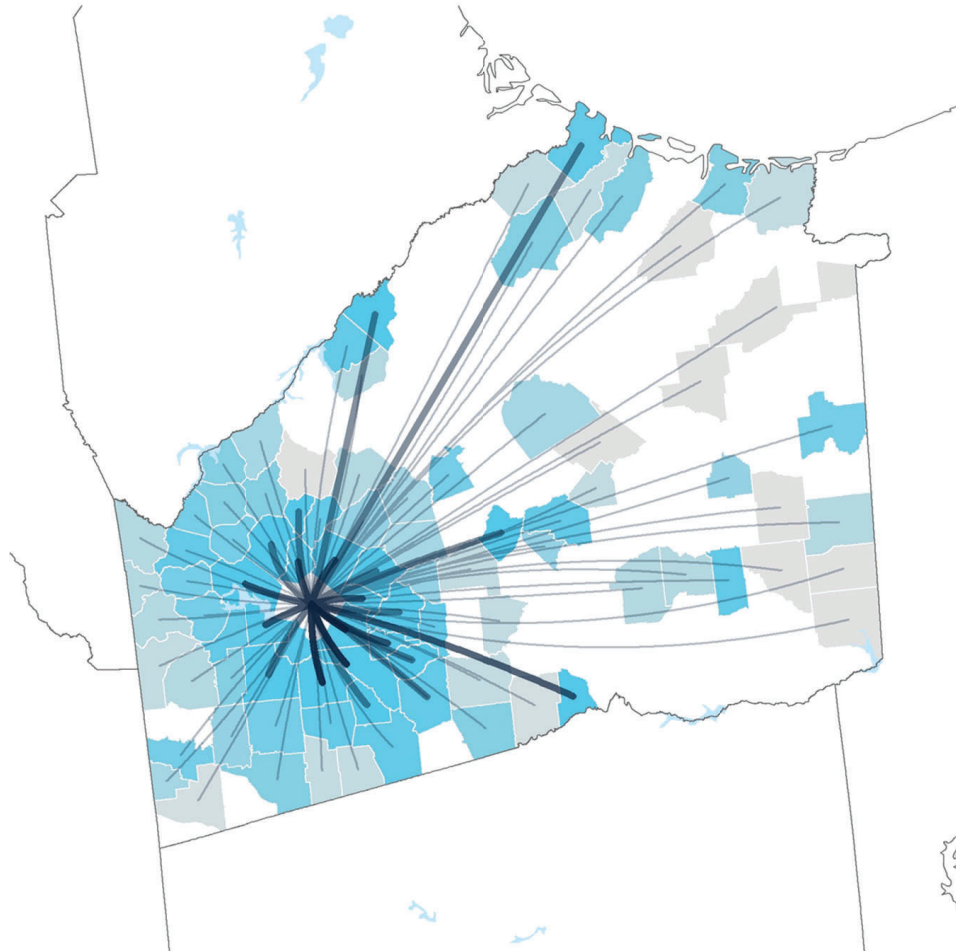
Our Story.

Gwinnett County Population and Historic Events



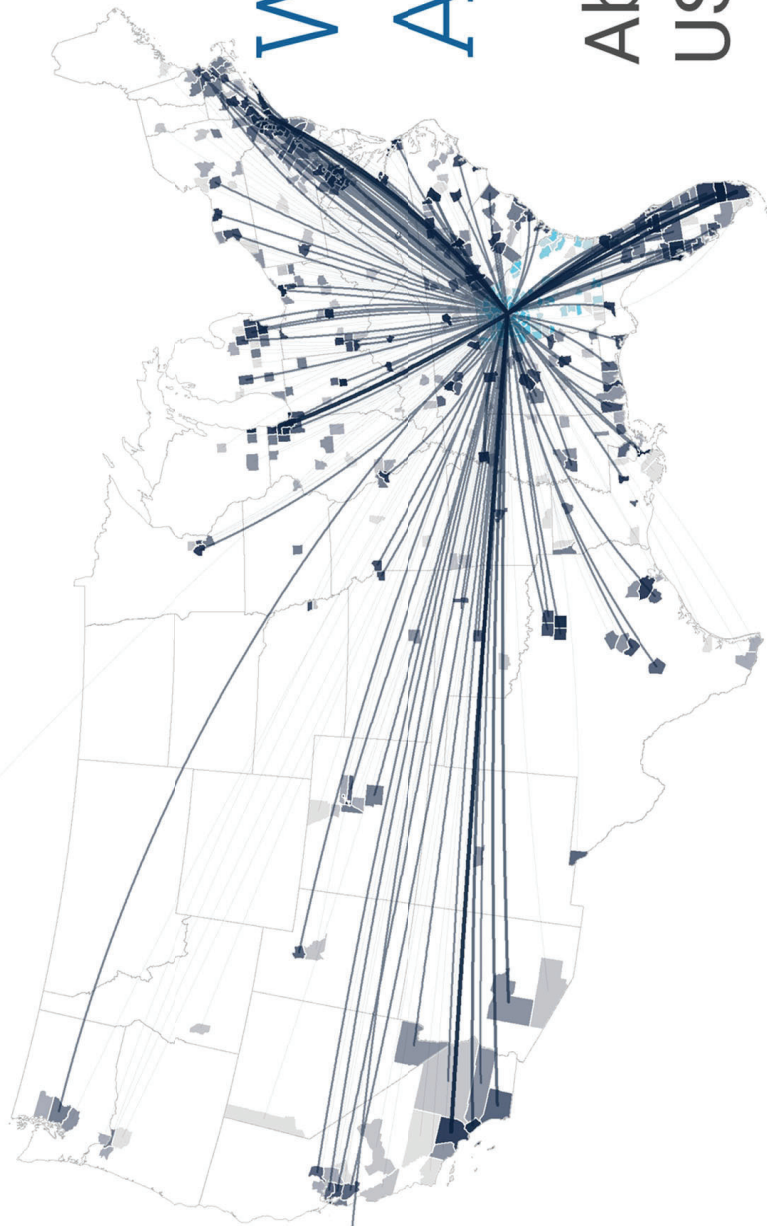
Who We Are.

About 36% born in Georgia.



Who We Are.

About 39%
US Native.



Who We Are.



About 25%
foreign born.

Community Outreach

- 80 + Events**
- Community Open Houses
 - Planning Advisory Committee
 - Pop Up Events
 - Intercept Interviews
 - Speaking Engagements

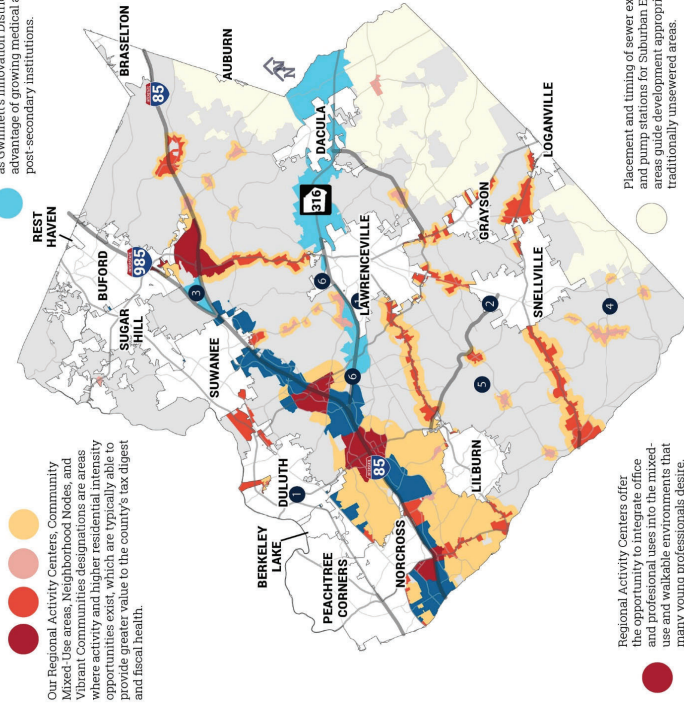
- Online Survey**
- Over 16,000 comments



The Five Themes

1. Maintain Economic & Development & Fiscal Health
2. Foster Redevelopment
3. Maintain Mobility & Accessibility
4. Provide More Housing Choices
5. Keep Gwinnett a “Preferred Place”

University Parkway (SR 316), if marketed as Gwinnett's Innovation District, can take advantage of growing medical and post-secondary institutions.



Our Regional Activity Centers, Community Mixed-Use areas, Neighborhood Nodes, and Vibrant Communities designations are areas where activity and higher residential intensity opportunities, which are typically able to provide greater value to the county's tax digest and fiscal health.

Regional Activity Centers offer high density of uses, mixed-use and professional uses into the mixed-use and walkable environments that many young professionals desire.

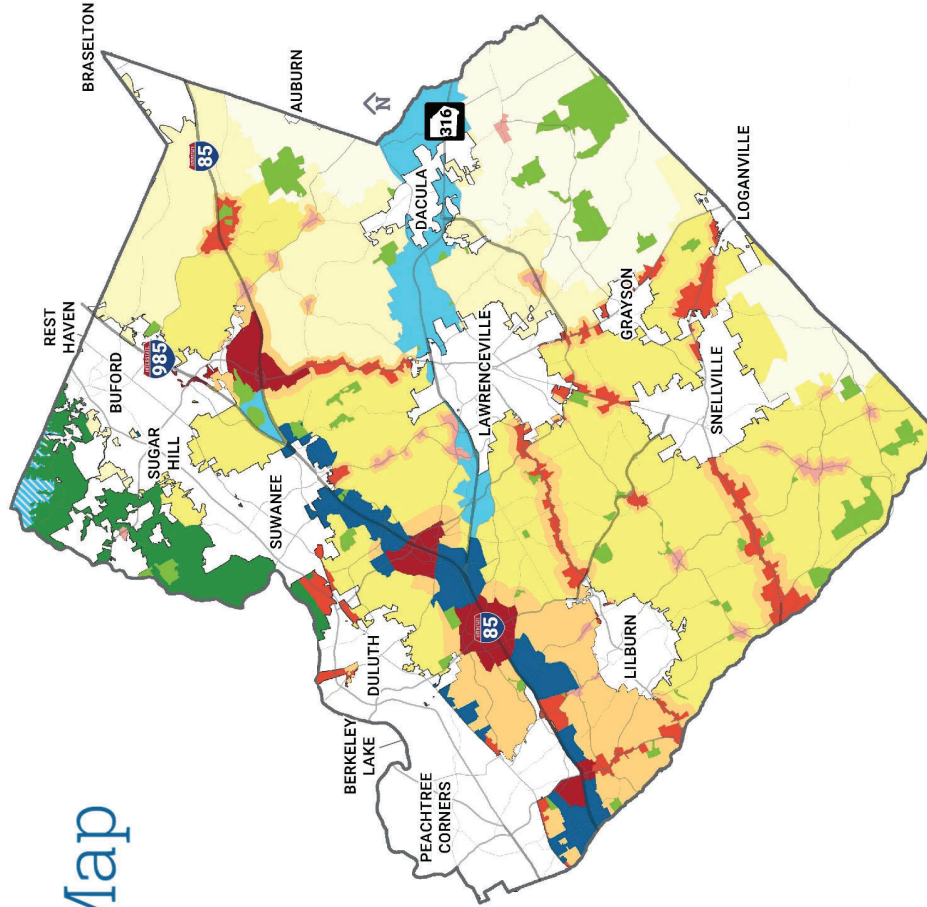
Employment Centers identified as places in the County focused on employment opportunities and uses.

Placement and timing of sewer extensions and pump stations for Suburban Estate Living areas guide development appropriately in traditionally unsewered areas.

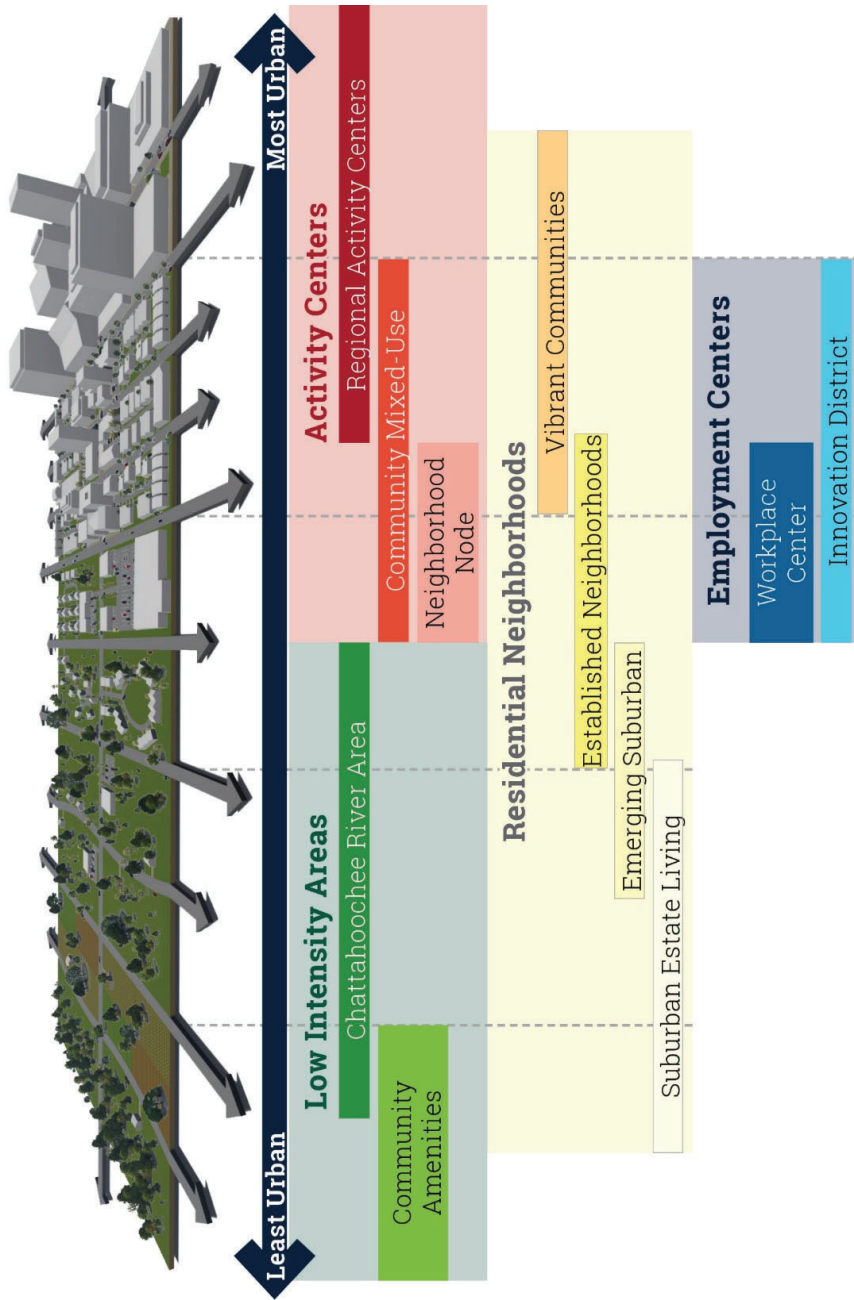
- 1 Gwinnett Medical Center Locations
- 2 Eastside Medical Center
- 3 Planned Water Innovation Center for Applied Research, Education, Innovation, and Workforce Development
- 4 Planned Water Reclamation Facility/Environmental Campus to support population growth and economic development
- 5 The County is evaluating mechanisms to encourage and assist property owners currently on septic to connect to sewer.
- 6 Georgia Gwinnett College and Gwinnett Tech are a means to create a localized labor force.

Recommendations & Guidance

Future Development Map



- Activity Centers**
 - Regional Activity Center
 - Community Mixed-Use
 - Neighborhood Node
- Employment Centers**
 - Workplace Center
 - Innovation District
- Other**
 - Municipalities
 - Lake Lanier
- Residential Neighborhoods**
 - Vibrant Communities
 - Established Neighborhoods
 - Emerging Suburban
 - Suburban Estate Living
- Low Intensity Areas**
 - Chattahoochee River Area
 - Community Amenities

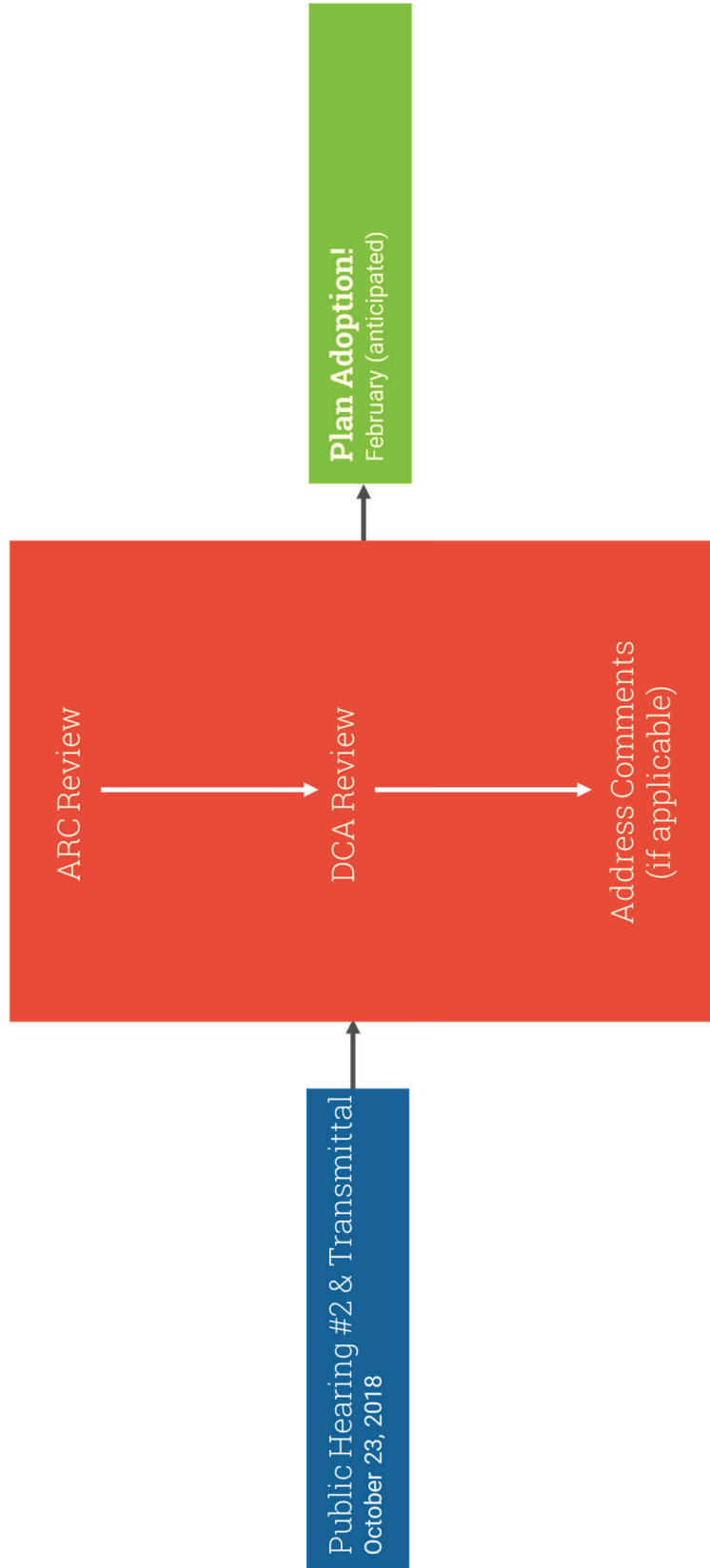


Next Steps

February 2019

**November 2018 –
January 2019**

October 2018





Board of Commissioners

75 Langley Drive • Lawrenceville, GA 30046-6935
770.822.7000 • www.gwinnettcounty.com

Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



Unofficial
Public Hearing Minutes
Tuesday, October 23, 2018 - 7:00 PM

Present: Charlotte J. Nash, Jace Brooks, Lynette Howard, Tommy Hunter, John Heard

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

{Action: Approved Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

IV. Approval of Minutes:

- **Work Session:** October 16, 2018
- **Informal Business Discussion 12:00 p.m.:** October 16, 2018
- **Executive Session:** October 16, 2018
- **Business Session:** October 16, 2018
- **Informal Business Discussion 3:00 p.m.:** October 16, 2018
{Action: Approved Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

V. Announcements:

- **Proclamation:** Naming Nick Blakely Field at Rhodes Jordan Park

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Tuesday, October 23, 2018 - 7:00 PM
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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-1079 CIC2018-00011, Formerly 20180764 Applicant: Ariston Group, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: Ariston Group, LLC, Tax Parcel No. R7177 047, Change in Conditions of Zoning for Property Zoned MU-R, 2600 Block of Mall of Georgia Boulevard and 3100 Block of Woodward Crossing Boulevard, 16.0 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions - Date: 10/02/2018] {Action: Approved with Stipulations Motion: Nash Second: Brooks Vote: 4-0-1; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Abstained}

2018-1203 SUP2018-00047, Applicant: Kiaoco McGhee, Owner: Kiaoco McGhee, Tax Parcel No. R6015 121, Application for a Special Use Permit in a R-100 Zoning District for a Personal Care Home (Family), 3600 Block of Killarney Trail, 1.04 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny - Date: 10/02/2018] {Action: Denied Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1193 RZC2018-00014, Applicant: Fuqua Acquisitions II, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: WB Holdings-Gwinnett, LLC, Rezoning of Tax Parcel Nos. R7146 004 and 004B, C-2, O-I and RA-200 to MU-R; Regional Mixed-Use Development, 2900 Block of Buford Drive, 64.16 Acres. District 4/Heard (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

Public Hearing Unofficial Minutes
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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-1194 SUP2018-00049, Applicant: Fuqua Acquisitions II, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: WB Holdings-Gwinnett, LLC, Tax Parcel Nos. R7146 004 and 004B, Application for a Special Use Permit in a MU-R (Proposed) Zoning District for a Recreation and Entertainment Facility (Outdoor), 2900 Block of Buford Drive, 64.16 Acres. District 4/Heard (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1195 RZC2018-00015, Applicant: Forrest Mitchell, Owner: Forrest Mitchell, Rezoning of Tax Parcel No. R7370 014, R-100 to M-1; Self-Storage Facility (Boat and RV), 6700 Block of Pannell Road and 6700 Block of Pass Road, 11.06 Acres. District 1/Brooks[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny - Date: 10/02/2018] {Action: Denied without Prejudice Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1106 RZM2018-00006, Formerly 20180604 Applicant: Edge City Properties, Inc. c/o Mahaffey Pickens Tucker, LLP, Owner: Richard Craig, Rezoning of Tax Parcel Nos. R5084 001 & 524, R-75 to R-TH; Townhouses (Buffer Reduction), 1400 Block of Five Forks Trickum Road, 12.39 Acres. District 4/Heard (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1196 RZM2018-00015, Applicant: AAD Developments, LLC, Owner: Gwinnett Community Bank, Rezoning of Tax Parcel No. R7137 020, C-2 to R-TH; Townhouses (Buffer Reduction), 2900 Block of Morgan Road, 18.61 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-1122 RZR2017-00011, Formerly 20175026 & 20170652
Applicant: Home South Communities, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: John T. Lamb, Rezoning of Tax Parcel No. R7136 001, RA-200 to OSC; Single-Family Subdivision, 2400 Block of Sunny Hill Road and 2500 Block of Morgan Road, 86.15 Acres. District 4/Heard (**Tabled on 10/23/2018**) (**Tabled to 11/27/2018 7 p.m.**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {**Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes**}

2018-1139 RZR2018-00020, Applicant: Quyp Development Services, LLC c/o Alliance Engineering and Planning, Owners: Dwain N. Kilgore and Grace N. Kilgore c/o Alliance Engineering and Planning, Rezoning of Tax Parcel Nos. R2003 026 and 263, RA-200 to OSC; Single-Family Subdivision, 100 Block of Auburn Road and 3600 Block of Bailey Road, 56.58 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions - Date: 10/02/2018] {**Action: Approved with Change Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes**}

2018-1143 RZR2018-00016, Applicant: Smithton Homes LLC, Owner: Frances Thomas Carrol, Rezoning of Tax Parcel Nos. R5064 007 and 041, RA-200 to R-75; Single-Family Subdivision, 1900 Block of Lenora Road, 4100 Block of Pate Road and 4200 Block of Gresham Road, 35.58 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions As R-100] {**Action: Approved with Change as R-100 Motion: Brooks Second: Howard Vote: 4-0-1; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Abstained & Out of Room; Heard-Yes**}

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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-1148 RZR2018-00019, Applicant: Stone Manor Holdings c/o Mahaffey Pickens Tucker, LLP, Owners: Stone Manor Holdings, LLC, Mary Imogene Fowler, JML Rev. Trust U/T/A and Timothy J. Boyle, Rezoning of Tax Parcel Nos. R7182 009B, 033, 044, and 045, RA-200, R-75 MOD and C-2 to TND; Traditional Neighborhood Development (Buffer Reduction), 3100 Block of South Puckett Road and 3400 Block of Hamilton Mill Road, 27.84 Acres. District 4/Heard (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1161 RZR2018-00017, Formerly 20180762, Applicant: The Providence Group of Georgia, LLC, Owners: Myron and Linda Baynes, Baynes Family, LLC and Yuling Hayter, Rezoning of Tax Parcel Nos. R7166 001, 043, 045 and 047, R-100 to TND; Traditional Neighborhood Development (Buffer Reduction), 3200 Block of Suwanee Creek Road, 49.73 Acres. District 1/Brooks (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held)[Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1199 RZR2018-00026, Applicant: CKK Development, Owner: Charlotte Chaffin, Rezoning of Tax Parcel No. R5124 002, R-100 to R-TH; Townhouses (Buffer Reduction), 2800 Block of Rosebud Road, 8.06 Acres. District 3/Hunter (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VII. Public Hearing - New Business

I. Support Services/Angelia Parham

2018-1462 Approval/authorization for the Chairman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 61,698 square feet (1.416 acres) of right-of-way formerly used as a public road known as Clark Lake Estates Drive located in Land Lot 136 of the 5th Land District in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. District 3/Hunter (Staff Recommendation: Approval) {Action: Approved Motion: Hunter Second: Heard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1463 Approval/authorization for the Chairman to execute any and all documents necessary to abandon 10,771 square feet (0.247 acres) of right-of-way formerly used as a public road known as Sugarloaf Parkway located in Land Lot 205 of the 7th Land District, Duluth, in accordance with O.C.G.A. § 32-7-2, and to exchange it for 10,851 square feet (0.249 acres) of real property located at 2146 Buford Highway, Duluth, in accordance with O.C.G.A. § 36-9-3. Subject to approval as to form by the Law Department. District 1/Brooks (Staff Recommendation: Approval) {Action: Approved Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2. Change in Conditions

2018-1431 CIC2018-00012, Applicant: Smithton Homes LLC, Owner: Steve Harrison, Et al, Harriet Harrison, Vinson Harrison and Mark and Danita Harrison, Tax Parcel Nos. R5133 004, R5133 033, R5124 020 and R5124 061, Change in Conditions of Zoning for Property Zoned R-SR, 500-600 Blocks of Cooper Road and 2700 Block of Langley Road, 42.08 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Approved with Change Motion: Hunter Second: Brooks Vote: 3-2; Nash-Yes; Brooks-Yes; Howard-No; Hunter-Yes; Heard-No}

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VII. Public Hearing - New Business

2. Change in Conditions

2018-1432 CIC2018-00014, Applicant: Century Communities of Georgia, LLC c/o Alliance Engineering and Planning, Owner: Century Communities of Georgia, LLC c/o Alliance Engineering and Planning, Tax Parcel Nos. R2001G 122-141 and R3001J 132-168, Change in Conditions of Zoning for Property Zoned R-SR, 1400 Block of Auburn Road, 14.96 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

3. Special Use Permit

2018-1433 SUP2018-00054, Applicant: Robert and Kim Lawrence, Owners: Robert and Kim Lawrence, Tax Parcel No. R4320 040, Application for a Special Use Permit in a R-140 Zoning District for an Accessory Building Greater than 1,000 Square Feet, 4400 Block of Alpine Court and 4400 Block of Hapsburg Way, 1.31 Acres. District 3/Hunter (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1434 SUP2018-00055, Applicant: James Barney Powell, Jr., Owner: James Barney Powell, Jr., Tax Parcel No. R7352 132, Application for a Special Use Permit in a RL Zoning District for a Metal Accessory Structure Greater than 550 Square Feet, 1900 Block of Morgan Way, 0.90 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Heard Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VII. Public Hearing - New Business

3. Special Use Permit

2018-1435 SUP2018-00057, Applicant: Daniel L. Clark, Owner: Daniel L. Clark, Tax Parcel No. R6076 093, Application for a Special Use Permit in a R-100 Zoning District for a Metal Accessory Structure Greater than 1,000 Square Feet, 1600 Block of Pounds Road and 1600 Block of Brenda Way, 1.16 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

4. Rezoning

2018-1424 RZC2018-00016, Applicant: Tim Landers, Owner: Billy Landers, Rezoning of Tax Parcel No. R6090 013, R-100 to C-2; Self-Storage (Climate Controlled), 3900 Block of Five Forks Trickum Road, 0.72 Acre. District 2/Howard (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1425 SUP2018-00056, Applicant: Tim Landers, Owner: Billy Landers, Tax Parcel No. R6090 013, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Self-Storage (Climate Controlled), 3900 Block of Five Forks Trickum Road, 0.72 Acre. District 2/Howard (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VII. Public Hearing - New Business

4. Rezoning

2018-1426 RZC2018-00017, Applicant: Shiv Sai Hospitality, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: Shiv Sai Hospitality, LLC, Rezoning of Tax Parcel No. R7007 030, RM to C-2; Commercial Retail Uses (Buffer Reduction), 800 Block of Legacy Park Drive, 1.65 Acres. District I/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Brooks Second: Heard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1427 RZM2018-00016, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Sugarloaf Land Investments, LLC, Sugarloaf Marketplace Phase I, LLC & Sugarloaf Marketplace, LLC, Rezoning of Tax Parcel Nos. R7081 148, R7081 149 and R7074 021, R-100 and C-2 to RM-24; Apartments (Buffer Reduction), 1800 Block of Duluth Highway and 5600 Block of Sugarloaf Parkway, 8.55 Acres. District I/Brooks (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1428 RZR2018-00028, Applicant: Michael J. Caswell, Owner: DWE Investments LLLP, Rezoning of Tax Parcel Nos. R5326 002, R5326 025 and R5344 031, RA-200 to R-75; Single-Family Subdivision, 2500 Block of Bold Springs Road, 58.55 Acres. District 3/Hunter (Tabled on 10/23/2018) (Tabled to 11/27/2018 p.m.) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: Tabled Motion: Hunter Second: Heard Vote: 4-0-1; Nash-Abstained; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**Public Hearing Unofficial Minutes
Tuesday, October 23, 2018 - 7:00 PM
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VII. Public Hearing - New Business

4. Rezonings

2018-1429 RZR2018-00029, Applicant: Claudiu Ratiu, Owner: Claudiu Ratiu, Rezoning of Tax Parcel Nos. R3001 035 and R3001 137, O-I to R-100; Single-Family Subdivision, 3000-3100 Blocks of Hog Mountain Road, 3.05 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: **Approved with Stipulations Motion: Hunter Second: Heard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes**}

2018-1430 RZR2018-00030, Applicant: Mahaffey Pickens Tucker, LLP, Owners: Charles William Nix and James E. Nix, Jr., Rezoning of Tax Parcel Nos. R5133 005 and 030, RA-200 and R-100 to R-SR; Senior Oriented Residences, 300 Block of Cooper Road and 500 Block of Hope Hollow Road, 52.07 Acres. District 3/Hunter (**Tabled on 10/23/2018**) (**Tabled to 11/27/2018 p.m.**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/7/2018] {Action: **Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes**}

5. Planning & Development/Kathy S. Holland

2018-1389 UDOA2018-00003 Approval/authorization to amend the Unified Development Ordinance of Gwinnett County; Title 2 Land Use & Zoning, Chapter 240 Off-Street Parking Standards, to provide requirements for installation of electric vehicle charging equipment in commercial and multifamily developments. Subject to approval as to form by the Law Department.[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve] {Action: **Approved Motion: Howard Second: Brooks Vote: 4-1; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-No; Heard-Yes**}

**Public Hearing Unofficial Minutes
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VII. Public Hearing - New Business

5. Planning & Development/Kathy S. Holland

2018-1390 UDOA2018-00002 Approval/authorization to amend the Unified Development Ordinance of Gwinnett County; Title 2 Land Use & Zoning, Section 230-130 Supplemental Use Standards, Subsection 230-130.3, to revise the zoning requirements for automobile, truck or vehicle storage lots. Subject to approval as to form by the Law Department.[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve] {Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1391 UDOA2018-00004 Approval/authorization to amend the Unified Development Ordinance of Gwinnett County; Title 2 Land Use & Zoning, Chapter 220 Overlay Zoning Districts, to create a new overlay district entitled Ivy Creek Overlay District, and to adopt an accompanying map delineating the geographic boundaries of the overlay district. Subject to approval as to form by the Law Department. (Tabled on 10/23/2018) (Tabled to 12/18/2018 p.m.)(Public hearing was not held)[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve] {Action: Tabled Motion: Heard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1387 Approval/authorization of a Resolution to modify portions of the Gwinnett County land development and other services fee schedule previously approved by the Board of Commissioners. Subject to approval as to form by the Law Department. {Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2018-1451 Approval/authorization to execute a Resolution and Letter to transmit the Gwinnett County 2040 Unified Plan to the Atlanta Regional Commission for regional and state review. Subject to approval as to form by the Law Department. {Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VIII. Old Business

I. Commissioners

2018-1155 Approval Formerly 2018-0860, of appointment to the Animal Control Hearing Board. Term expires July 31, 2019. District 3/Hunter - **Appoint Carla Brown {Action: Approved Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}**

2. Law Department/William J. Linkous III

2018-1225 Approval/authorization for the Chairman to execute an Amendment to the Gwinnett County Solid Waste Collection and Disposal Services Ordinance. Subject to approval as to form by the Law Department. **(Tabled on 10/23/2018) (Tabled to 12/18/2018 p.m.) {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}**

IX. New Business

I. Commissioners

2018-1516 Approval to accept the resignation of Carla Brown from the Gwinnett Animal Advisory Council. Term expires December 31, 2019. District 3/Hunter **{Action: Approved Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}**

2018-1517 Approval to fill the unexpired term of Carla Brown from the Gwinnett Animal Advisory Council. Term expires December 31, 2019. District 3/Hunter - **Appoint Sharon Cassidy {Action: Approved Motion: Hunter Second: Heard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}**

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IX. New Business

2. Law Department/William J. Linkous III

2018-1515 Approval/authorization for the Chairman to execute an Agreement of Lease with Pike Center, LLC, to lease 9,395 square feet of office space located at Pike Center, 595 Old Norcross Road, in Lawrenceville, Georgia, and a Rental Agreement to sub-lease the office space to the State Properties Commission for use by the Department of Community Supervision as a Day Reporting Center, including authority to execute any and all other documents necessary to complete the transaction. All documents subject to approval as to form by the Law Department. {Action: Approved Motion: Howard Second: Nash Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

3. Planning & Development/Kathy S. Holland

2018-1436 Ratification of Plat approvals for September 01, 2018 thru September 30, 2018. {Action: Approved Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

X. Comments from Audience

XI. Adjournment

{Action: Adjourn Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

Planning Advisory Committee (PAC)



Planning Advisory Committee (PAC)



Name	Organization
Joe Allen	Gwinnett Place CID
Ben Archer	Commissioner Appointee
Marsha Bomar	Gateway85 Gwinnett CID
Jace Brooks	District 1 Commissioner
Jim Brooks	Evermore CID
Lisa S. Burleson	Citizen
Andrew Carnes	Partnership Gwinnett (Economic Development)
Duke Cao	Citizen
Raymond Cobb	Citizen
Duncan Corley	Citizen
Jerry Crain	Citizen
Roman Dakare	Gwinnett County Economic Development
Alyssa Davis	Sugarloaf CID
Richard Edinger	Planning Commissioner, District 2
Renita Hamilton Edmonson	Gwinnett County NAACP
Matt Elder	Family Promise of Gwinnett County
Derrick Fisher	Chairman Appointee
Bruce Garraway	Citizen
Carol Hassell	Georgia Piedmont Land Trust
Abigail Harwell	Gwinnett County Planning & Development
John Heard	District 4 Commissioner
Scott Hilton	SPLOST Citizen Project Selection Committee
Thuy Hotle	Citizen
Lauren Salas Lambiase	Citizen
Shane Lanham	Citizen
Donald Lee	Gwinnett County Juvenile Court
Alicia McElheney	Gwinnett County Planning & Development
Kevin McOmber	Commissioner Appointee
Tashieka Moore	Partnership Gwinnett
Aida Montes	Citizen
Emory Morsberger	Lilburn CID
Srividya "Vidya" Ramanathan	Citizen
Aaron Ruffin	Citizen
Chad Alexander Smith	Commissioner Appointee
Fazal "Foz" Syed	Citizen
Maurice Thompson	Citizen
Benny Truong	Citizen
Hilary Wilson	Commissioner Appointee
Robert Jackson Wilson	Citizen
B.E. "Woody" Woodruff	Gwinnett County Board of Education

Planning Advisory Committee (PAC) Meetings



PAC Meeting #1 (1.11.18)



PAC Meeting #2 (3.8.18)



PAC Meeting #5 (5.7.18)

PLANNING ADVISORY COMMITTEE MEETING SUMMARY



January 11, 2018
5:00 PM – 7:00 PM

MEETING ATTENDEES

Sign-in sheets are included with this meeting summary.

SUMMARY:

- As committee members entered the meeting room, they viewed the display of a Gwinnett Timeline, which highlighted milestones through the history of Gwinnett County, from its founding in 1818 through the present day. At the end of the timeline display, attendees were asked to write their responses to the following statement on a display board: “Tell us what you think is going to happen between now and 2040...” (A scan of the original document is included as an attachment to this summary.):
 - Redevelopment in several key areas: Gwinnett Place/Duluth
 - Possible tax incentives to attract new industries, in particular entertainment and tech!
 - Development and sewer infrastructure in the Harbins Road/Dacula [area] – to attract potential business for the tax base and homes
 - Say goodbye to Gwinnett Place Mall
 - Passenger rail (transit extension) in Gwinnett
 - Densify
 - Transportation
 - More development – Gwinnett
 - Gwinnett Place redevelopment
 - Significant redevelopment
 - Improved transportation
 - Redevelopment of Gwinnett Place Mall
 - Densification
 - Population growth and traffic
 - Pedestrian friendly in Gwinnett Unincorporated (Duluth)
 - All aspects of improved transportation
- Nancy Lovingood, Gwinnett County Interim Planning Division Director, opened the meeting by welcoming everyone and thanking them for their attendance at the first Planning Advisory Committee meeting for Gwinnett’s 2040 Unified Plan. She then introduced Eric Lusher, POND’s Project Manager, and other Gwinnett Planning & Development staff present: Todd Hargrave and James Pugsley.
- Eric introduced himself and the other POND Project Team members present: Lauren Blaszyk (POND, Deputy Project Manager); Andrew Babb (POND Transportation Engineer); Inga Kennedy (PEQ); Richard Fangmann (POND Director of Transportation Planning); Jonathan Gelber (Bleakly Advisory Group); and Woody Giles (TSW).
- PAC members then introduced themselves to the group.
- Eric gave his presentation (included with this summary), which included the following:
 - Maps of Gwinnett County showing the history of its development from 1960 – 2010
 - A brief explanation of the purpose of the Unified Plan and POND’s process for its creation
 - The purpose of the Planning Advisory Committee and tentative future meeting dates and topics
 - A review of data:
 - Population trends from 1960 – 2016 and population forecasts
 - Demographics
 - ESRI Tapestry data for Gwinnett, which illustrates its socioeconomic and demographic diversity, as well as residents’ attitudes regarding land use, housing preferences, and their relationship to physical surroundings.

- Employment Trends
 - Transportation
 - Housing & Affordability
 - Adopted Future Development Map
- Following is a summary of discussion, questions/responses, and comments during the presentation:
 - Will the cities be involved in the Unified Plan process? Eric responded that there will be coordination with the cities, but the County cannot plan land use for the cities and vice versa.
 - What is the total population of the cities? Approximately 250,000 people
 - What about including the schools? Nancy responded that there is a PAC member representative from Gwinnett County Public Schools (GCPS), but they could not attend tonight's meeting. Eric stated that the Unified Plan does not specifically include planning for schools.
 - The new laws affecting undocumented workers have caused a decrease in population in the Jimmy Carter Boulevard area.
 - Are there numbers for homelessness? Eric stated it is difficult to get an accurate count of homeless people.
- After these questions and comments had been addressed, Eric explained the SWOT (Strengths, Weaknesses, Opportunities, and Threats) Exercise. Inga Kennedy with PEQ led the exercise and asked all attendees for their participation and responses. Responses as written on display boards are included with this summary document.
 - STRENGTHS
 - Cities are becoming denser, walkable
 - Large, diverse workforce
 - School system, especially high schools
 - Growing population
 - Diversity
 - Preponderance of single family, low-rise, and low density
 - Prosperity
 - Good [development] approval process
 - Economic development activity and recruitment
 - Parks & recreation
 - Libraries (written response)
 - Infinite Energy Center (written response)
 - Minor League baseball park (written response)
 - Space for growing in eastern part of County
 - Water and sewer system/F. Wayne Hill Water Treatment Plant (written response)
 - Trail system
 - Colleges
 - Affordable housing inventory
 - Hospital/health/EMS system
 - Public safety system
 - Location in metro Atlanta/Proximity to Atlanta (written response)
 - Leadership Academy
 - Involved citizenry
 - Great restaurants
 - Good government (written response)
 - Presence of regional go-to locations (Mall of Georgia, Coolray Field, Infinite Energy Center) and nodes (written response)
 - WEAKNESSES
 - Sewer does not extend out to Harbins area for commercial growth and residential development

- Lack of sanitary sewer (written response)
- NIMBYism – especially regarding transit
- Lack of anti-poverty programs
- Lack of mass/public transit
- Lack of accessibility to regional locations (Mall of Georgia, Coolray Field, Infinite Energy Center) and other areas throughout the County (written response)
- Lack of density
- Difficult permitting and regulatory environment
- I-85 traffic
- Lack of active media and tech neighborhoods
- Need to attract Millennials
- Time lost to congestion
- East side – traffic without amenities
- Poor performing schools
- Housing affordability, especially renting
- Need better retention of police, EMS
- 30% poverty level (written response)
- Poverty concentration along 85 Corridor (written response)
- Lack of a comprehensive trail program (written response)
- Distribution of household income (written response)
- Pockets of wealth and pockets of poverty (written response)
- OPPORTUNITIES
 - Increase density
 - Leverage diversity
 - Include diverse communities and population groups in a unified whole (written response)
 - Create an area for film/entertainment industry
 - Incubators for technology industry
 - Millennials
 - Redevelopment
 - Aging population – need for senior housing
 - Millennials and seniors have similar housing wants
 - Harbins area – mixed use development near Archer High School
 - Protect green, open, low density
 - Newer office development – promote it more
 - Location
 - Job/trade training – to keep young people here or have them return
 - Trails – connect activity centers
 - CIDs – provide/create downtowns for unincorporated Gwinnett
 - Hwy. 316 – Create Biomedical Corridor between Georgia Tech and UGA
 - Maybe seek federal grants and funds to fund infrastructure improvements – sewer, water, roads (written response)
 - Agricultural land is declining/being converted – we should protect areas where there is farming, perhaps for small farms to continue sustainably to ensure local, affordable, fresh food (written response)
 - Setting aside natural resources (written response)
 - Space and availability around regional go-to places and nodes (written response)
 - Areas of familiarity (Gwinnett Place) that would be great locations for mixed use (written response)
- THREATS
 - Septic system – potential failure

- Lack of communication between diverse communities
- Extended stay hotels – underground economy
- Decaying neighborhoods – need incentives to encourage development
- NOT encouraging redevelopment
- Lack of senior housing opportunities – seniors may be forced to leave the County
- Gang activity/drug use
- Some school clusters are failing
- Affordable rent – hard to find
- Everybody leaves Gwinnett County (Harbins area) to go to Barrow County for shopping/eating (written response)
- Setting aside natural resources (written response)
- Smart development – eastern part of the County (written response)
- Younger population (written response)
- Senior population (written response)
- Lack of focus on the south and southeastern section of County (written response)
- Lack of response to redevelopment by the County vs. cities (written response)
- Need to improve retention of Public Safety employees (written response)
- Keep commercial/industrial/residential balance in tax base (written response)
- Broad engagement of citizens (written response)
- Differing opinions of varying groups with different wants and needs (written response)
- During the SWOT Exercise, Kathy Holland, Gwinnett County Planning & Development Director, joined the meeting and thanked everyone for attending and their participation on the PAC.
- Following the SWOT Exercise, Eric asked everyone to visit each of the five stations displaying the themes from the 2030 Unified Plan, and use their voting dots to indicate whether each policy listed is “still relevant,” “no longer relevant,” or “needs refinement.” The results of this exercise are included with this document.
- Finally, Eric stated that part of the scope of work for the Unified Plan includes focus groups with young people/Millennials who live outside of Gwinnett County to find out their perceptions about Gwinnett County. Eric asked each attendee to write down at least one question under four topics:
 - Perceptions of Gwinnett
 - What makes Gwinnett cool?
 - What makes Gwinnett uncool?
 - What are the strengths or weaknesses of living in Gwinnett?
 - On a scale of 1 to 10, what is your perception of Gwinnett? (1 is poor, 10 is great)
 - Is Gwinnett County an attractive place to relocate to?
 - On a scale of 1 to 10, how good is Gwinnett’s school system/parks system/transportation system?
 - Do you feel Gwinnett is diverse racially and economically?
 - Why do you or would you come to Gwinnett County?
 - What is your perception of education and race relations in Gwinnett County?
 - What do you think of people who live in Gwinnett?
 - Do you want to live in Gwinnett? Why or why not?
 - What do you think of the Gwinnett County population?
 - How well do you think Gwinnett takes care of its residents based on income?
 - Are services and infrastructure equitably distributed based on geography? Based on population?
 - Is there anything to do in Gwinnett County?
 - Are there any young people in Gwinnett County?
 - What would cause you to move to Gwinnett?
 - What is the first amenity you think of associated with Gwinnett?

- What is the first thing that comes to mind when you hear “Gwinnett”?
- What type of industries are you interested in being employed in?
- What is ONE word you associate with Gwinnett County?
- What is the greatest strength associated with Gwinnett County?
- What do you identify as the greatest challenges facing Gwinnett?
- Do you think Gwinnett County would be a “cool” place to live?
- What have you heard about Gwinnett? Does it fit your idea of a good place to live?
- Do you find Gwinnett as a place you would live in after graduation?
- What are your perceptions of Gwinnett?
- What comes to mind when you think of Gwinnett?
- Why do you live/not live in Gwinnett?
- What best defines Gwinnett for you?
- What do you and your family really enjoy in life?
- Do you think Gwinnett is a good place to raise a family?
- Do you consider Gwinnett County to be a progressive, regressive, or stagnant county?
- Do you envision having a family with children?
- What type of person do you think lives in Gwinnett?
- Is Gwinnett an affluent community?
- Do you think it is important to find a job easily?
- Not safe – I was warned not to move to Gwinnett County part of Duluth (3 years ago)
- Attitudes Towards Housing
 - Where would you live?
 - Where would you live if something were different?
 - What amenities are you looking for toward housing?
 - Do you intend to buy a house in the near future? If so, when? 1, 5, 10 years from now?
 - Does Gwinnett County have adequate housing options (types) for all ages and interests?
 - What type of housing (single family detached, single family attached, multi-family) would you prefer to live in?
 - Do you feel that Gwinnett has affordable and value driven housing?
 - When not working, what activities do you choose to do? What factors would impact choosing not to do that activity?
 - What are the main factors, outside of affordability/cost, for deciding where to live?
 - Higher density
 - What size house do you want to live in?
 - How much of your income should you pay for housing?
 - What would be your ideal housing choice given your current situation? Is it currently attainable for you?
 - Do you ultimately want a house?
 - Is walkability to shopping/restaurant/entertainment important?
 - What is your preferred housing type?
 - What type of housing would you see yourself in?
 - What types of amenities/resources are you looking for in your community?
 - How far are you willing to commute to work?
 - Does Gwinnett provide you opportunities for housing choices you prefer?
 - Do you see Gwinnett as an affordable housing community?

- Does Gwinnett County have the walkable, green, sustainable housing community where you would like to live?
- Do you feel that Gwinnett provides a housing stock that meets your needs? Do you find Gwinnett housing stock affordable? 20 years from now, would you still live in Gwinnett?
- What do you look for when deciding where to live (cost, access to transportation, community amenities, etc.)?
- Do you feel that there is adequate housing for seniors?
- Do you feel like there is adequate and affordable rental housing available?
- Is the type of housing you would like to live in available? Is it affordable for you?
- Do you think the housing in Gwinnett County meets your ideal requirements? If not, what is missing?
- What are your sources for a down payment?
- Do you want to rent or own your primary residence?
- Does Gwinnett have the housing you will want in 2040?
- Do you feel that housing is affordable?
- Affordable – can be promoted in the Asian/Indian community
- Desired Community Amenities
 - What do you use?
 - What would you use?
 - What is Gwinnett County missing to attract you in the form of amenities?
 - What kinds of community amenities should Gwinnett have that it currently does not?
 - Do you know about Gwinnett County's great parks and recreation areas?
 - Are trails and transit important amenities to you?
 - What retail stores/services do you want near your home?
 - What are the most important community amenities/assets to you?
 - Which do you prefer – affordability or accessibility?
 - Do you want sports venues – soccer, cricket?
 - Do you desire proximity to bars and restaurants?
 - What would cause you to miss an amenity in Gwinnett?
 - What amenity would you like to see in the County?
 - What type of amenities would you like to see in your community?
 - What type of activities do you like to participate in?
 - What amenities would draw you to live, work, play in Gwinnett County?
 - What do you see as the main amenities currently available in Gwinnett?
 - Do you want Gwinnett County to create a mass transit system that connects to MARTA?
 - How important is greenspace and passive protective areas to you?
 - What type of amenities is Gwinnett lacking?
 - What modes of transportation do you want to have access to (driving, walking, biking, transit)?
 - What type of entertainment facilities would you like to see in your area?
 - What types of entertainment/activities are important to you? Do they need to be within a 10 minute walk?
 - Do you prefer to work out indoors and/or outdoors?
 - What is a “deal breaker” for not moving to a community?
 - Are there enough attractions and fun or relaxing things to do?
- What participants hope for their lives to include in the year 2040
 - Would you walk more if Gwinnett County had a more walkable community?
 - Would you use passenger rail if Gwinnett County had that option?
 - Describe what you will be doing in 2040?

- Describe what you will have accomplished (work, education) by 2040?
 - Easily accessible amenities that pair well with a good work/home/life balance?
 - Do you desire a walkable, higher quality of life in 2040?
 - Where do you want to live? Why?
 - How much income do you want to make?
 - Where do you want to work?
 - Do you desire to own a house? Kids?
 - What is your willingness to commute?
 - Where and what would you hope for if you lived in Gwinnett?
 - Where do you see yourself living in 2040? Near family? Near your job?
 - Where do you see yourself living (community style/characteristics) now? 10 years from now?
 - Based on your perception of Gwinnett County today, would you see yourself living in Gwinnett County in 2040?
 - Do you hope to own your own home in 2040?
 - Do you see yourself living here in the near future?
 - What would you most like to see available in Gwinnett in 20 years that is not here now?
 - Do you want to sit in a fully automated vehicle?
 - How do you and your family wish for you to live when it comes to restrictions from HOA?
 - Totally self-contained, safe, vibrant, diverse; pedestrian friendly in unincorporated Gwinnett
- Other written comments received are as follows:
 - Maybe break down needs and improvement opportunities based on six different areas in County (North, Central, South, Southwest, West, East) – use these for Land Use Character Areas
 - The meeting adjourned at approximately 7:15 PM.

SIGN IN



PAC Member or Attendee	Organization	Indicate Attendance
Joe Allen	Gwinnett Plann CTD	J. Allen
Ben Archer		Ben Archer
Marsha Bomar		
Jace Brooks		
Jim Brooks	Jim Brooks Executive CIO	
Lisa S. Burlison	Rubbe	Lisa Burlison
Duke Cao	Duc Co	
Andrew Carnes	P 11	
Raymond Cobb, III	PCIP	
Duncan Corley		
Jerry Crain		
Roman Dakare	GC Economic Dev.	
Alyssa Davis	Sugarloaf C/D	
Richard Edinger	Planning Commission	
Renita Hamilton Edmondson	NAACP	
Matt Elder	Family Transit of Gwinnett	
Derrick Fisher		
Carol Hassell		Carol Hassell
Abigail Harwell	Current Planning	Harwell
John Heard		
Scott Hilton		
Thuy Hotle	Retired - volunteer	Thuy Hotle
Lauren Salas Lambiase	Georgia - Power	
Shane Lanham	Mohrley Higgins Tucker	
Donald Lee		
Alicia McElheney	Gwinnett County Planning Department	Alicia McElheney
Kevin McOmber	DISTRICT 1	
Tashieka Moore	PG	Tashieka Moore
Emory Morsberger	LCIA	
Srividya (Vidya) Ramanathan		
Chad Alexander Smith		
Fazal (Foz) Syed	GLOBAL Resource Management Inc (Gemi)	
Benny Truong		
Hilary Wilson		
Robert Jackson Wilson	RJW PC	
B. E. "Woody" Woodruff		
ERIC LUSKER	POND	
Woody Giles	TSU	
Juga Kennedy	PEQ	
Chad Smith	CAS Architecture	
Katherine Frye	Pond	
Tashiel		
KATHY HOLLAND	P + D	

STRENGTHS



Cities are becoming denser, walkable
Large, diverse workforce

¹¹ SCHOOL SYSTEM ESP HS

GROWING POPULATION

DIVERSITY

PREPONDERANCE OF SINGLE FAMILY,
LOW-RISE & LOW DENSITY

PROSPERITY

GOOD APPROVAL PROCESS

ECONOMIC DEV. ACTIVITY & RECRUITMENT

PARKS & REC

SPACE FOR GROWTH IN EAST

WATER & SEWER SYSTEM

- TRAIL SYSTEM
- COLLEGES

- AFFORDABLE HOUSING INVENTORY
- HOSPITAL/HEALTH/EMT SYSTEM
- PUBLIC SAFETY SYSTEM + 1
- LOCATION IN METRO AREA
- LEADERSHIP ACADEMY
- INVOLVED CITIZENRY
- GREAT RESTAURANTS

WEAKNESSES



Sewer does not extend out to Harbins area

NIMBYISM — ESP. RE TRANSIT

LACK OF ANTI-POVERTY PROGRAMS

LACK OF MASS/PUBLIC TRANSIT

Density — lack of

DIFFICULT PERMITTING & REGULATORY ENV.

I-85 TRAFFIC

LACK OF ACTIVE MEDIA & TECH NEIGHBORHOODS

Need to attract Millennials

TIME LOST TO CONGESTION

EAST-SIDE — TRAFFIC WITHOUT AMENITIES

Poor Performing Schools

HOUSING AFFORDABILITY, ESP. RENTING

NEED BETTER RETENTION OF POLICE, EMS

OPPORTUNITIES



Increase density

Diversity - leverage it

Create an area for film/entertainment industry

Incubators for tech. industry

Millennials

+1 Redevelopment

+1 AGING POPULATION → NEED FOR SR HOUSING

Millennials & Seniors have similar housing wants.

Harbins area - mixed use development near Archer High School

PROTECT GREEN, OPEN, LOW DENSITY

Newer office development - promote it more

Location

Job training - to keep young people here or have them return + TRADE

Trails - connect activity centers

CIDs - ^{provide/create} downtowns for unincorporated Gwinnett

316 - biomedical corridor between GT & UGA

Restaurants -
ethnic diversity in
food

THREATS



Septic system - potential failure

Lack of communication between diverse communities

Extended stay hotels - "underground economy"

Decaying neighborhoods - need incentives to encourage development

Not encouraging redevelopment

Lack of senior housing opportunities - may be forced to leave

Gang activity/drug use

Some school clusters are failing

Affordable rent - hard to find

COMMENTS



<p>Strengths</p> <p>F Wayne Hill Water Treatment plant.</p>	<p>Weaknesses</p>
<p>Opportunities</p>	<p>Threats</p>

Please indicate any other comments or thoughts you have below.

<p>Strengths</p> <p>School System & College System Medical facilities</p>	<p>Weaknesses</p> <p>Need to provide sewer for the Harbins Road, Dacula Area for Commercial growth & for Residential Development</p>
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<p>Opportunities</p> <p>Maybe seek Federal grants to fund & Funds Infrastructure Improvements "Sewer, Water, Roads"</p>	<p>Threats</p> <p>Everyone leaves Gwinnett County to go to Barrow County for Shopping/Eating.</p>
--	--

Please indicate any other comments or thoughts you have below.

Ben Archer District 3
(678) 230-4024

COMMENTS



<p>Strengths</p>	<p>Weaknesses</p>
<p>Opportunities</p> <p>Agricultural land is declining being converted → we shd protect areas where farming - perhaps small farms + can continue sustainably - No ensure local, affordable, fresh food.</p>	<p>Threats</p>

Please indicate any other comments or thoughts you have below.

COMMENTS



<p>Strengths</p> <p>Schools Parks, Libraries. Diversity Infinite Energy Center Minor League Ball Park</p>	<p>Weaknesses</p> <p>2016 poverty level poverty concentration along 805 corridor</p>
<p>Opportunities</p> <p>Diversity setting aside natural resources</p>	<p>Threats</p> <p>setting aside natural resources smart development eastern portion younger population senior population</p>

Please indicate any other comments or thoughts you have below.

COMMENTS



Gwinnett
2040
UNIFIED PLAN

<p>Strengths</p> <ul style="list-style-type: none">- Good government- Sewer System- Public Safety	<p>Weaknesses</p> <ul style="list-style-type: none">- Lack of sanitary sewer- Lack of public transportation- Lack of a comprehensive trail program-
<p>Opportunities</p> <p>Continue effort to maintain water</p>	<p>Threats</p> <ul style="list-style-type: none">- Lack of focus on the south and southeastern section- Lack of response to redevelopment by the county vs city.- Need to improve retention of Public Safety employees.

Please indicate any other comments or thoughts you have below.

COMMENTS



<p>Strengths</p>	<p>Weaknesses</p>
<p>Opportunities</p> <p>- Include diverse communities and population groups in a unified whole.</p>	<p>Threats</p> <p>Keep Commercial Industrial - Residential Balance in tax base.</p>

Please indicate any other comments or thoughts you have below.

<p>Strengths</p> <p>Proximity to ATL</p>	<p>Weaknesses</p> <p>distribution of HHI pockets wealth pockets poverty</p>
<p>Opportunities</p> <p>Cities focus on specific area</p>	<p>Threats</p> <p>Broad engagement of citizens</p>

Please indicate any other comments or thoughts you have below.

COMMENTS



Strengths

- Presence of Regional Go-To locations (Mall of GA, Coolray field, Infinite Center) and Nodes

Weaknesses

- Accessibility to these locations and throughout the County

Opportunities

- Space & availability around Regional Go-To Places and nodes
- Areas of familiarity (Gwinnett place) that would be great locations for mixed-use

Threats

- Differing opinions of varying groups with different wants and needs

Please indicate any other comments or thoughts you have below.

Maybe break down needs & improvement opportunities based six different areas in County (North, Central, South, Southwest, West, East) → Used these for Land Use Character Areas

ASK A FOCUS GROUP



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

"Not safe" - I was warned not to move to Gwinnett City part of Duluth. (3 yrs. ago.)

Attitudes Towards Housing

Affordable. Is great for the Asian (Indian) community. (Can be promoted in the Asian (Indian) community).

Desired Community Amenities

What participants hope for their lives to include in the year 2040

Totally self-contained
Safe, Vibrant, Diverse.
Pedestrian friendliness in
Unincorporated.



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

Do you think that it is important to find a job easily?

Attitudes Towards Housing

Do you feel that housing is affordable?

Desired Community Amenities

Are there enough attractions and fun or relaxation things to do?

What participants hope for their lives to include in the year 2040

New daycare and your family wish for you to live when it comes to restrictions from HOA?



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ASK A FOCUS GROUP...



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

What type of person do you think lives in Gwinnett?

Is Gwinnett an affluent community?

Attitudes Towards Housing

Does Gwinnett have the housing you will want in 2040?

Desired Community Amenities

What is a "deal-breaker" for not moving to a community?

What participants hope for their lives to include in the year 2040



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What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

Do you envision having a family w/ children?

Attitudes Towards Housing

What are your source(s) for a down payment?
 Do you want to rent or own your primary residence?

Desired Community Amenities

Do you prefer to work out indoors and/or outdoors?

What participants hope for their lives to include in the year 2040

Do you want to sit in a fully automated vehicle?



ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

<p>Perceptions of Gwinnett</p> <p><i>Do you consider Gwinnett county to be a progressive or stagnant county? regressive?</i></p>	<p>Attitudes Towards Housing</p> <p><i>Does you think the housing in Gwinnett county meets your ideal requirements? If not what is missing?</i></p>
<p>Desired Community Amenities</p>	<p>What participants hope for their lives to include in the year 2040</p>



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

Do you think Gwinnett is a good place to raise a family?

Attitudes Towards Housing

Is the type of housing you would like to live in available? Is it affordable for you?

Desired Community Amenities

What types of entertainment/activities are important to you? Do they need to be within a 10 minute walk?

What participants hope for their lives to include in the year 2040

What would you most like to see available in Gwinnett in 20 years that is not here now?



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ASK A FOCUS GROUP



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

What best defines Gwinnett for you?

What do you & your family really enjoy in life?

Attitudes Towards Housing

Do you feel that there is adequate housing for Seniors?

Do you feel like there is adequate & affordable rental housing available?

Desired Community Amenities

What type of entertainment facilities would you like to see in your area?

What participants hope for their lives to include in the year 2040

Do you see yourself living here in the near future?

Ben Archer

(678) 230-4024 POND



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ASK A FOCUS GROUP...



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

What comes to mind when you think of Gwinnett?

Why do you live/not live in Gwinnett?

Attitudes Towards Housing

What do you look for when deciding where to live (cost, access to transportation, community amenities, etc.)?

Desired Community Amenities

What modes of transportation do you want to have access to (driving, walking, biking, transit)?

What participants hope for their lives to include in the year 2040



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*What type of community
you want to live in
at least in 2040?*

ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

*Do you find Gwinnett as a place you would live
in after graduation?
What are your perceptions of Gwinnett?*

Attitudes Towards Housing

*Do feel that Gwinnett provides a housing stock that
meets your needs?
Do find Gwinnett's housing stock affordable?
20 years from now would you still live in Gwinnett?*

Desired Community Amenities

What type of amenities is Gwinnett lacking?

What participants hope for their lives to include in the year 2040

Do you hope to own your own home in 2040?



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

What have you heard @ Gwinnett?
Does it fit your idea of a good place to live

Attitudes Towards Housing

Desired Community Amenities

how important is green space, and passive protected areas to you?

What participants hope for their lives to include in the year 2040



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ASK A FOCUS GROUP



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

- Do you think GC would be a "cool" place to live?

Attitudes Towards Housing

- Does GC have the walkable, green, sustainable housing community where you would like to live?

Desired Community Amenities

Do you want GC to create a mass transit system that connects to MARTA?

What participants hope for their lives to include in the year 2040

Based on your perception of GC today, would you see yourself living in GC in 2040?



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ASK A FOCUS GROUP



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

What is one word you associate with Gwinnett County?

What is the greatest strength associated with Gwinnett County?

What do you identify as the greatest challenge facing Gwinnett?

Attitudes Towards Housing

Does Gwinnett provide you opportunities for housing choices you prefer?

Do you see Gwinnett as an affordable housing community?

Desired Community Amenities

What amenities would draw you to LIVE, WORK, PLAY in Gwinnett County?

What do you see as the main amenities currently available in Gwinnett?

What participants hope for their lives to include in the year 2040

Where do you see yourself living (community styles characteristics) now?
10 years from now?



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ASK A FOCUS GROUP



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

What is the first amenity you think of associated with Gwinnett?

What is the first thing that comes to mind when you hear Gwinnett?

What type of industries are you interested in being employed in?

Desired Community Amenities

What type of amenities would you like to see in your community?

What type of activities do you like to participate in?

Attitudes Towards Housing

What types of amenities/resources are you looking for in your community?

How far are you willing to commute for work?

What participants hope for their lives to include in the year 2040

Where do you see yourself living in 2040? Near family? Near your job?



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ASK A FOCUS GROUP...



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

What would cause you to move to Gwinnett

Attitudes Towards Housing

- *What is your preferred housing type*
- *What type of housing would you see yourself in 2040*

Desired Community Amenities

- *What would cause you to visit an amenity in Gwinnett*
- *What amenity would you like to see in the County*

What participants hope for their lives to include in the year 2040

Where & what would you hope for if you lived in Gwinnett.



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

Is there anything to do out there?
Are there any young people out there?

Attitudes Towards Housing

Ultimately want a house?
Walkability to shopping/restaurants/entertainment important?

Desired Community Amenities

Sports Venues
- Soccer
- Cricket
Bars / Restaurants

What participants hope for their lives to include in the year 2040

House?
Kids?
What is your willingness to commute?



Gwinnett

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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

<p>Perceptions of Gwinnett</p> <ul style="list-style-type: none"> - What do you think of the Gwinnett County population? - How well do you think Gwinnett fits core of its residents based on income? - Are services & infrastructure equally distributed based on geography? Based on population? 	<p>Attitudes Towards Housing</p> <ul style="list-style-type: none"> - What would be your ideal housing choice given your current situation? ↳ Is it currently attainable for you?
<p>Desired Community Amenities</p> <ul style="list-style-type: none"> - What are the most important community amenities/needs to you? - Which do you prefer: Affordability or Accessibility? 	<p>What participants hope for their lives to include in the year 2040</p>



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

<p>Perceptions of Gwinnett</p> <p>What do you think of people who live in Gwinnett?</p> <p>Do you want to live in Gwinnett? why or why not?</p>	<p>Attitudes Towards Housing</p> <p>What size house do you want to live in?</p> <p>How much of your income should you pay for housing?</p>
<p>Desired Community Amenities</p> <p>- What retail stores/services do you want near your home?</p>	<p>What participants hope for their lives to include in the year 2040</p> <p>Where do you want to live? Why?</p> <p>How much income do you want to make?</p> <p>Where do you want to work?</p>



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

<p>Perceptions of Gwinnett</p> <p><i>Education</i> <i>Race Relations</i></p>	<p>Attitudes Towards Housing</p> <p><i>↑ Density</i></p>
<p>Desired Community Amenities</p> <p><i>Trails</i> <i>Transit</i></p>	<p>What participants hope for their lives to include in the year 2040</p> <p><i>Work-life, Affordable Quality of Life</i></p>



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ASK A FOCUS GROUP...



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

Why do you or would come to Gwinnett county?

Attitudes Towards Housing

When not working, what activities do choose to do? what factors would impact choosing not to do that activity?

Desired Community Amenities

What are the main factors, outside of affordability/cost, for deciding where to live?

What participants hope for their lives to include in the year 2040



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

<p>Perceptions of Gwinnett</p> <p><i>Do you feel Gwinnett is diverse racially and economically?</i></p>	<p>Attitudes Towards Housing</p> <p><i>Do you feel that Gwinnett has affordable and value driven housing?</i></p>
<p>Desired Community Amenities</p> <p><i>Do you know about Gwinnett County's great parks & Recs areas?</i></p>	<p>What participants hope for their lives to include in the year 2040</p> <p><i>Easily accessible amenities that pair well with a good work/home/life balance?</i></p>





ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

- Is Gwinnett County an attractive place to relocate to?
- On a scale of 1 to 10, how good is Gwinnett's school system / Parks system / transportation system?

Attitudes Towards Housing

What type of housing (single family detached, single family attached, multi family) would you prefer to live in?

Desired Community Amenities

- What kinds of community amenities should Gwinnett have that it currently doesn't?

What participants hope for their lives to include in the year 2040

- Describe what you will be doing in 2040
- Describe what you ~~will~~ will have accomplished (work, education) ~~by~~ by 2040



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

<p>Perceptions of Gwinnett</p> <p>ON A SCALE OF 1 TO 10, WHAT IS YOUR PERCEPTION OF GWINNETT? (1 IS POOR, 10 IS GREAT).</p>	<p>Attitudes Towards Housing</p> <p>DOES GWINNETT COUNTY HAVE ADEQUATE HOUSING OPTIONS (TYPES) FOR ALL AGES AND INTERESTS?</p>
<p>Desired Community Amenities</p> <p>WHAT IS GWINNETT COUNTY MISSING TO ATTRACT YOU IF THE FERM OF AMENITIES?</p>	<p>What participants hope for their lives to include in the year 2040</p> <p>WOULD YOU WANT MORE IF GWINNETT COUNTY HAD A MORE VARIANCE COMPLEXITY? WOULD YOU USE PASSENGER RAIL IF GWINNETT COUNTY HAD THAT OPTION?</p>



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ASK A FOCUS GROUP...

What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Attitudes Towards Housing

- What amenities are you looking for toward housing?
- Do you intend to buy a house in near future? If so, when (1, 5, 10 years from now)?

Perceptions of Gwinnett

- What are the strengths or weaknesses of Gwinnett?

Desired Community Amenities

What participants hope for their lives to include in the year 2040

Desired Community Amenities



Gwinnett

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ASK A FOCUS GROUP...



What would you ask a focus group of young people in metro Atlanta on the topics below? Help us generate a list of questions or discussion points you'd like to know more about.

Perceptions of Gwinnett

*What makes Gwinnett cool?
What makes Gwinnett uncool?*

Attitudes Towards Housing

*Where would you live?
Where would you live
if something were different?*

Desired Community Amenities

*What do you use?
What would you use?*

What participants hope for their lives to include in the year 2040



PAC Meeting - | January 11, 2018



planning advisory committee

meeting 2 - march 8, 2018



March 8, 2018
3:00 PM – 5:00 PM

As PAC members arrived, they were asked to sign-in (provided in **Attachment A**)

Nancy Lovingood (Interim Planning Director, Gwinnett County) convened the meeting and welcomed everyone, then introduced Eric Lusher (Project Manager, Pond).

opening presentation

Eric Lusher (Project Manager, Pond) thanked attendees for coming to the meeting. With the assistance of Inga Kennedy (PEQ) and Lauren Blaszyk (Deputy Project Manager, Pond), Eric gave a presentation, included in **Attachment B**, addressing the following topics.

- An update on the Project Schedule and where the Project Team is in the process
- Review of Community Engagement approach (Inga Kennedy)
- Vision Development (Lauren Blaszyk)

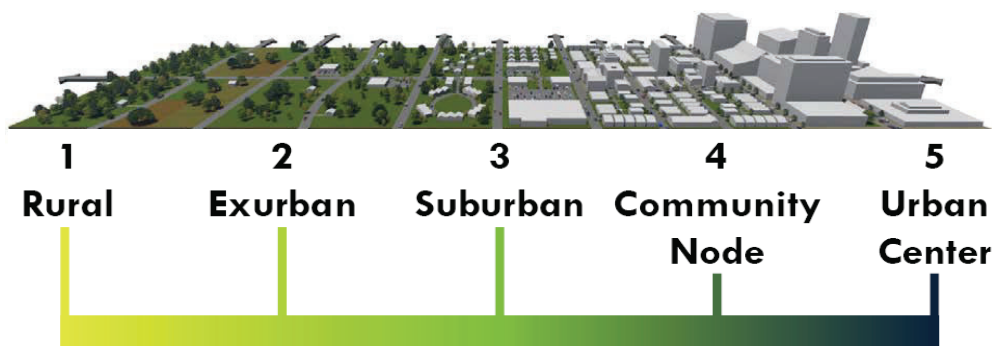
interactive exercises

The PAC meeting then focused on Interactive Exercises – PAC members visited each of the five tables in a random order indicated on an instruction card that were received when signing in, to participate in the following five exercises (results are attached to this meeting summary):

- Urban Scale
- Change & Preserve
- Policy Review
- Needs & Opportunities
- Living Room Chat

Urban Scale

In this exercise, PAC members used dots correlated to the scale below to indicate the type of development intensity they felt appropriate in considering the future of Gwinnett County. Results were mapped and analyzed as indicated on the map on the following page.

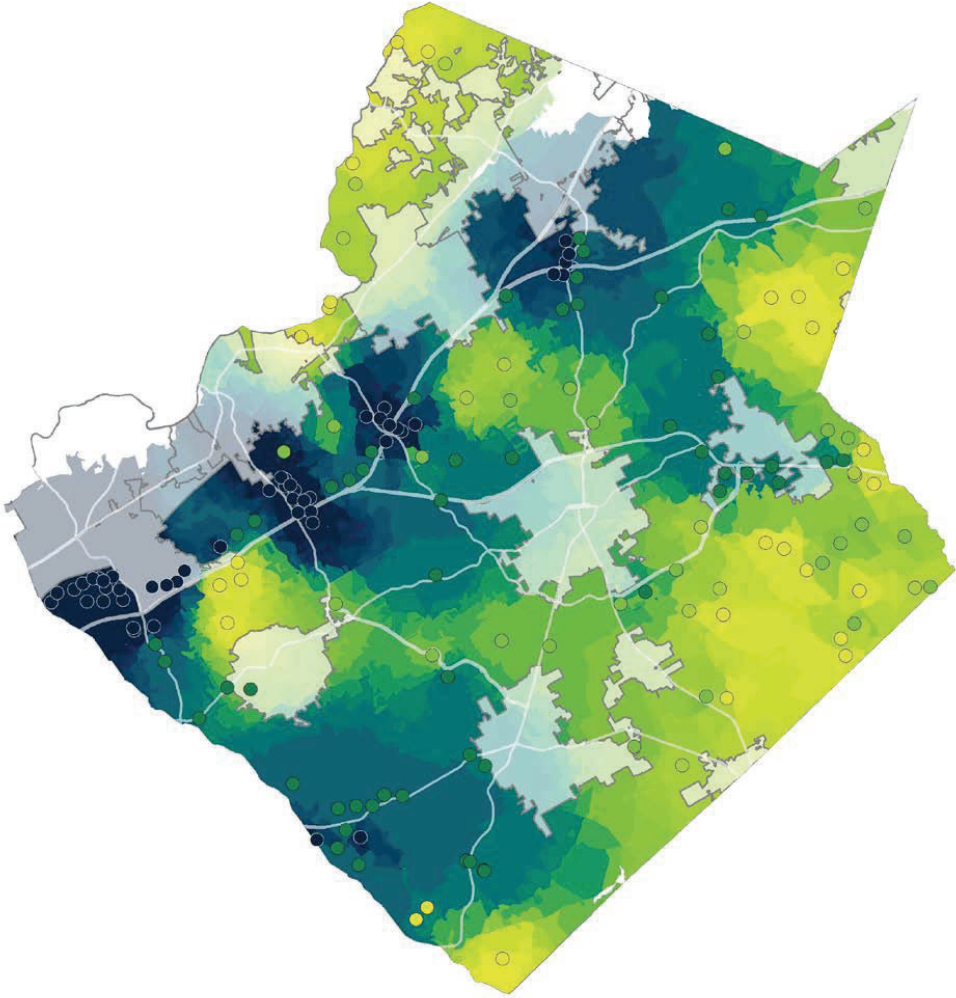


planning advisory committee

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PAC Urban Scale Exercise Results



planning advisory committee

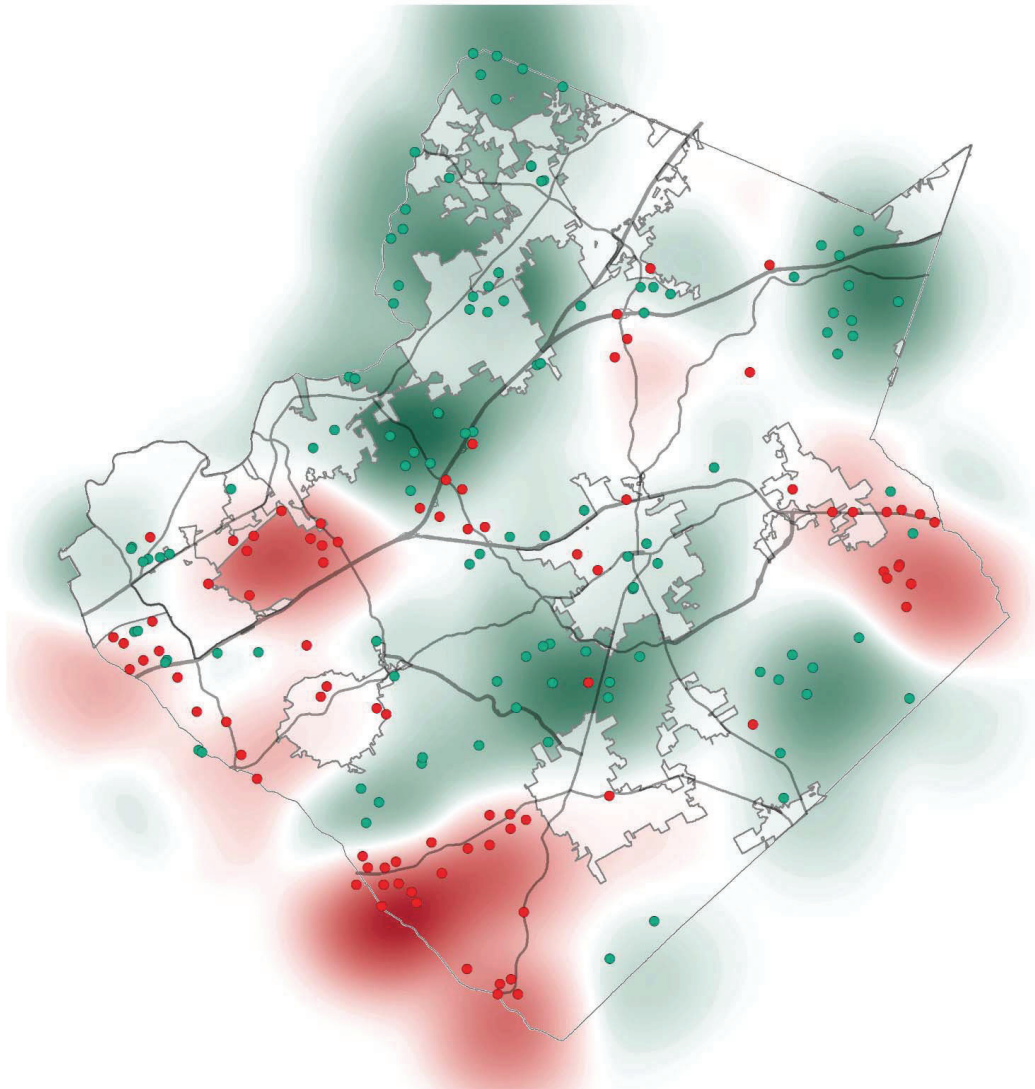
meeting 2 - march 8, 2018



Change & Preserve

In this exercise, PAC members placed green dots to indicate areas of the County they believe should be preserved the way they are and placed red dots to indicate areas of the County they saw an opportunity or desire for changing into something different. Results were mapped and analyzed as indicated below.

PAC Change & Preserve Exercise Results



Policy Review

In this exercise, PAC members viewed a series of sheets (provided in **Attachment C**) summarizing the policies from the currently adopted Unified Plan and the percentage of PAC members, general public members, and Citizens' Academy members that believed they were still relevant. In small groups, PAC members discussed their thoughts on those policies where overall consensus or agreement was not indicated.

Policy 1.2 – Protect Large, Well-Located Parcels/Areas for Office Use through Proactive Zoning

Discussion: PAC members indicated that the office park model is no longer viable, and it is not necessary to proactively zone land specifically for office use. Workers want a mixed-use environment now, with offices within walking distance of restaurants and small retail (convenience store/snack shop, newsstand, dry cleaners, etc.), preferably within the same development.

Policy 1.4 – Use Transfer of Development Rights (TDR) for Rural-Estate Housing in the East

Discussion: Transfer of Development Rights (TDRs) has been abandoned by the County. Overall, PAC members advised that this policy should be removed.

Policy 1.5 – Revise Current Millage Rates

Discussion: At the time the County was creating the 2030 Unified Plan, the Board of Commissioners had been lowering the rate for political reasons, and there was concern the County would not generate enough income to operate. Overall, PAC members advised that this policy should be removed.

Policy 1.6 – Promote University Parkway (SR 316) as Gwinnett's Research & Development Belt

Discussion: The groups had various opinions on Hwy. 316 as Gwinnett's Research & Development Belt. One group stated that once Gwinnett County abandoned expansion of its airport, it removed the possibility of 316 becoming a viable R&D corridor. Another group felt that promoting this concept west of Lawrenceville, near Gwinnett Technical College, would work. A final group felt that if the County changes its sewer policy to include expansion of the system to the east towards Athens, the R&D Corridor will grow, and the County should keep this as a policy.

Policy 1.8 – Obtain Appropriate Balance of Retail

Discussion: At the time of the 2030 Unified Plan's adoption, the U.S. economy was coming out of the Great Recession, so there was more of a focus on the need to grow retail. The general feeling amongst all the groups is that the focus should be on retail as part of mixed use developments vs. retail centers and shopping malls. The increase in online shopping will also affect the need for store fronts for retail businesses.

Policy 2.5 – Allow "Corner Stores" within Specific Medium/Higher Density Areas as "Floating Zones"

Discussion: PAC members felt that members of the public may not have understood what this policy meant. The policy of promoting retail stores (grocery/convenience stores, or otherwise) to be within walking distance or a short drive from residential areas, *regardless* of the density, is a good one.

Policy 4.1 – Establish and Provide Access to More Executive Housing Areas

Discussion: PAC members agreed that it is no longer necessary to proactively zone large "swaths" of land for low density or estate residential.

Policy 5.8 – Use Development Regulations to Create Local Parks

Policy 5.9 – Acquire Surplus Industrial or Commercial Sites for Open Space/Recreation

Discussion: PAC members felt that the County has already done a great job of carving out park space, and it is not necessary to actively promote large parks or buy out land otherwise zoned for other uses to create parks. Instead, the County should work towards creating connections to the existing parks through trails.

planning advisory committee

meeting 2 - march 8, 2018



Needs & Opportunities

In this exercise, PAC members reviewed a series of 'needs' & 'opportunities' identified by the PAC, members of the general public, and other assorted outreach events the planning team had participated in. PAC members were provided dots and were asked to place them accordingly next to the identified 'needs' and 'opportunities' they felt were most critical. The results are indicated in the tables below and on the following page.

Identified Needs & PAC Preferences

Category	# of Dots
Land Use	
Create activity centers that are walkable/mixed use	13
Redevelopment and revitalization of Gwinnett Place Mall area	14
Less focus on shopping centers/big box stores	3
Development of entertainment nodes	5
Placement of business/residential communities in relationship to schools	4
Repurpose dead retail space	9
Stricter zoning for signs and look/feel of commercial properties	8
Not letting developers abuse OSC requirements for land they can't use	2
Economic Development	
Build a more specific and closer relationship between county and Gwinnett Tech	5
Jobs for college graduates	6
Incentives to attract/keep business	9
Incentives to encourage development	5
Public/private partnerships	7
Create activity centers that are walkable/mixed use	9
Redevelopment and revitalization of Gwinnett Place Mall area	20
Less focus on shopping centers/big box stores	4
Attract millennial workforce through work & play developments	8
Automaker in Gwinnett	2
Transportation	
Alternative modes of mass transit (heavy rail, light rail, etc.)	23
Additional bus service (weekend and after hours)	1
Address traffic congestion on major facilities	16
Housing	
Affordability in housing	7
Placement of business and residential communities in relation to schools	3
More senior housing	5
Anti-poverty programs	1
Infrastructure and Community Facilities	
Consideration of complete streets policies	10
Develop multi-use trails	11
Extended sewer system in country	1
Free/low cost community spaces	3
Places for teens to socialize	10
Accessibility and Sidewalks	4
Renew water supply system	3
Smoother roads; improved striping	12
Stormwater runoff management	2
Timely road maintenance	6

planning advisory committee

meeting 2 - march 8, 2018



Identified Opportunities & PAC Preferences

Category	# of Dots
Land Use	
Create area focused around film/entertainment sectors	1
Disincentivize retailers to vacate to new locations	0
Repurpose vacant shopping centers to community spaces	7
Promote reuse of existing developed sites	13
Preserve rural & agricultural properties within the county	3
Reduce number of commercial storage units on major areas ripe for mixed use	8
Protect green/low density development	2
Provide/create downtowns for unincorporated Gwinnett	5
Gwinnett Harbins area - mixed use development near Archer High School	6
Open land for development	6
Economic Development	
Create area focused around film/entertainment sectors	1
Desensitize retailers to vacate to new locations	2
Repurpose vacant shopping centers to community spaces	7
Adaptive re-use for empty shopping strips	7
Minimize abandoned retail buildings	4
SPLOST	6
Transportation	
Connect transit to neighboring counties	12
Develop improved mass transit	10
Plan for impact of self-driving cars and electric vehicles	6
Alternative traffic controls -> roundabouts	5
Implement autonomous names on: Pleasant Hill, Jimmy Carter, Sugarloaf, PIB	3
Work with coalition to expand transit to serve more of Gwinnett	8
Increase Gwinnett's Walkability Index Score	8
Housing	
Tear down big box stores - apartments/condos	7
Aging population -> need for senior housing	3
Millennials/seniors have similar housing wants	5
Develop mixed-age communities where shopping and services are available and affordable	1
Infrastructure and Community Facilities	
More community gardens	7
Small parks/parklets in towns/cities	10

Living Room Chat

In small groups, PAC members completed their own Living Room Chats, an outreach discussion tool developed by the planning team. These 'chats' are intended to spur discussion over the course of seven questions covering Gwinnett County's past, present, and future. The raw results are provided in **Attachment D** and have been entered into a database with other Living Room Chats being conducted as part of the planning process.

planning advisory committee

meeting 2 - march 8, 2018



concluding presentation

The PAC reconvened for a final presentation indicating preliminary results of the analysis process developed for the plan called 'Opportunity for Change'. These preliminary results were collected from the first round of community meetings and were compared to the Urban Scale and Change & Preserve exercises conducted with the PAC earlier in the evening.

The meeting concluded with a summary of next steps and announcements related to the project's online survey, encouragement for PAC members to hold their own Living Room Chats, and the upcoming open houses scheduled to begin in late April.

planning advisory committee

meeting 2 - march 8, 2018



Attachment A

Sign-in Sheet



SIGN IN



PAC Member or Attendee	Organization	Indicate Attendance
Joe Allen		
Ben Archer		Ben Archer
Marsha Bomar		Marsha Bomar
Jace Brooks	Jace Brooks	Jace Brooks
Jim Brooks		Jim Brooks
Lisa S. Burleson		
Duke Cao		
Andrew Carnes		✓
Raymond Cobb, III		
Duncan Corley		
Jerry Crain		
Roman Dakare		
Alyssa Davis		
Richard Edinger		Richard Edinger
Renita Hamilton Edmondson		
Matt Elder		
Derrick Fisher		
Carol Hassell		
Abigail Harwell		Abigail Harwell
John Heard		
Scott Hilton		
Thuy Hotle		Thuy Hotle
Lauren Salas Lambiase		
Shane Lanham		
Donald Lee		
Alicia McElheney		
Kevin McOmber		
Aida Montes		Aida Montes
Tashieka Moore		
Emory Morsberger		EM
Srividya (Vidya) Ramanathan		
Chad Alexander Smith		
Fazal (Foz) Syed	BRMC	
Benny Truong		
Hilary Wilson		Hilary Wilson
Robert Jackson Wilson		
B. E. "Woody" Woodruff		
MAURICE THOMPSON		Maurice Thompson
James Lee		
James Pugsley		
Jace Brooks		
KATHY HILL		
Aaron Ruffin		
Bruce Garraway		Bruce Garraway



Attachment B

Presentation





Gwinnett 2040 UNIFIED PLAN

Planning Advisory Committee
March 8, 2018



agenda

update on schedule

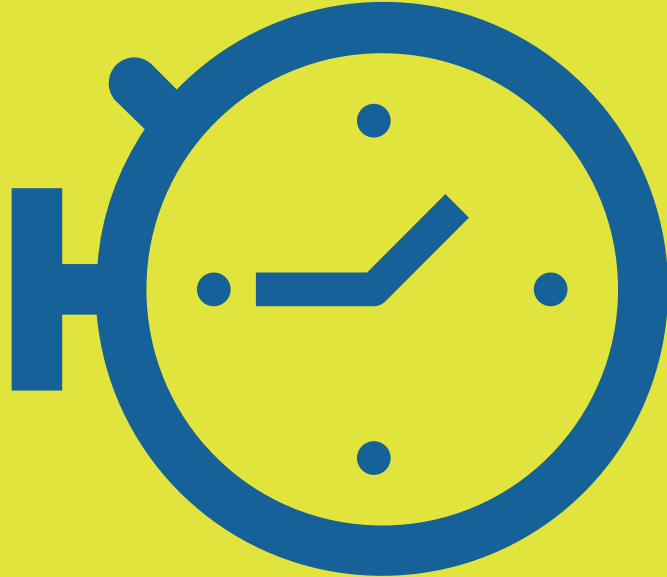
review community engagement approach

vision development

interactive exercises

opportunity for change

next steps



schedule

invierno 2018 primavera 2018 verano 2018 otoño 2018 invierno 2019

paso uno

investigar

paso dos

visionar

paso tres

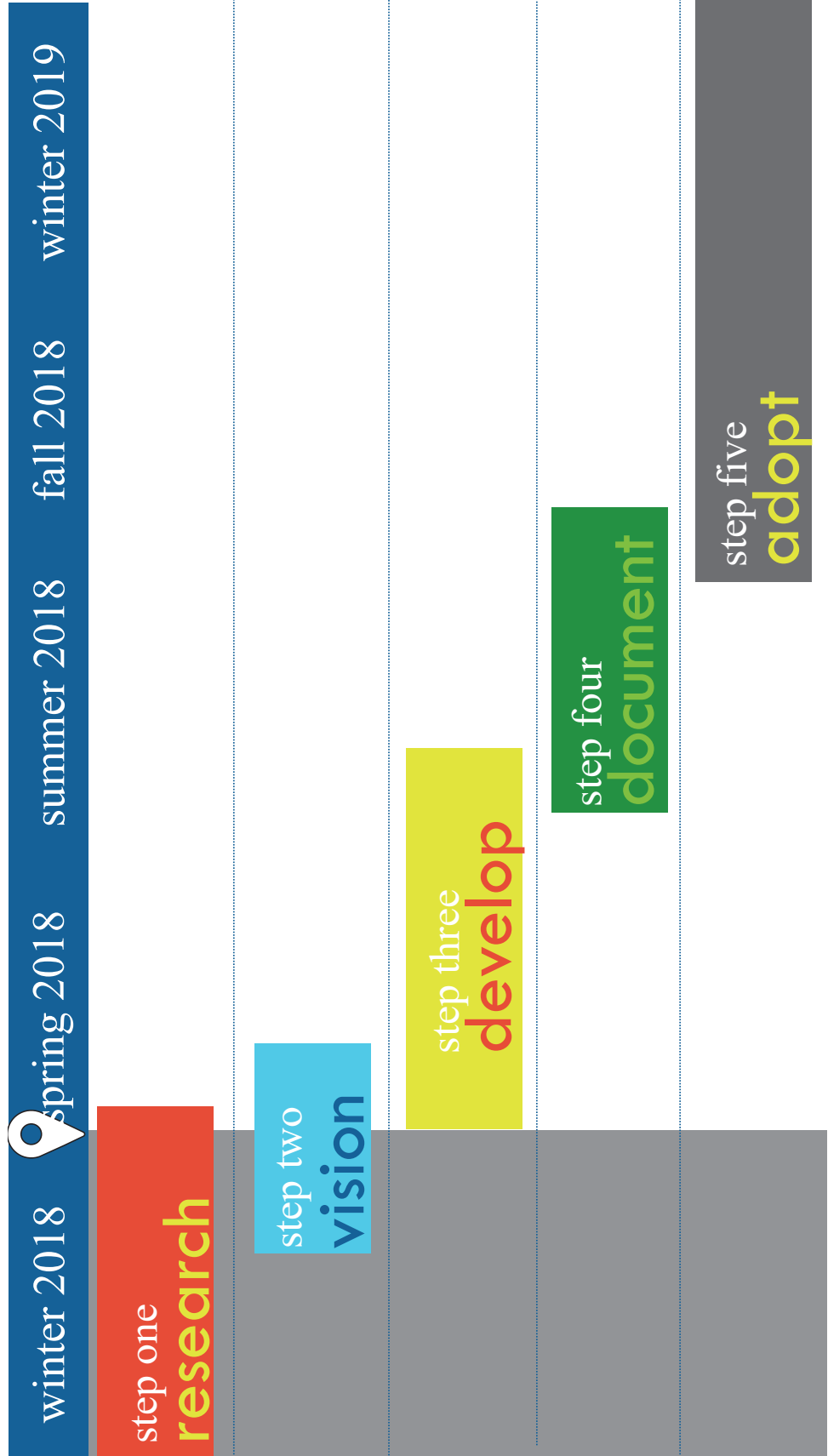
desarrollar

paso cuatro

documentar

paso cinco

adoptar



community
engagement



community engagement



get the word out.

Community engagement get the word out.

Gwinnett 2040 Unified Plan
Published by Eric Lusher [?] · January 16 ·

We are pleased to announce the first round of Community Open Houses for the Gwinnett 2040 Unified Plan! Come learn more about the content of the Unified Plan, sign up to be a "Unified Plan Ambassador," and participate in hands on activities at the Vision Station, Big Idea Station, and Plan the Future Station.

All open houses will take place from 5:00 PM – 7:00 PM, so you can stop by at your convenience. We hope to see you at the meeting in your community!

- Thursday, January 25th – Five Forks Library, 2780 Five Forks Trickum Road, Lawrenceville
- Monday, January 29th – Dacula Library, 265 Dacula Road, Dacula
- Thursday, February 1st – Lilburn Activity Building, 788 Hillcrest Road, Lilburn
- Monday, February 12th – OneStop Centerville, 3025 Bethany Church Road, Snellville
- Thursday, February 22nd – Bogan Park, 2723 Bogan Road, Buford

1,718 people reached

Like Comment Share

Ann Overman, Donald W. Heath and 100 others

Boost Again

Chronological

Gwinnett 2040 Unified Plan

The Department of Planning & Development, in cooperation with the County Board and the County Office, is pleased to announce the Unified Plan for the County of Gwinnett, Georgia. The Unified Plan is the long-term vision for the County and its residents, which Gwinnett calls its "united plan".

The purpose of the Unified Plan is to provide a road map of how the County's residents and other stakeholders want to see the County develop over the next 20 years. The Unified Plan is a comprehensive plan that addresses other frequently asked questions regarding the development of the plan.

What is the Unified Plan?

- Request for the State and establish the County to secure various funds
- An opportunity to establish short-term goals and a long-term vision to guide growth and development over the next 20 years
- A plan to address the County's needs and challenges
- A plan to address the County's needs and challenges
- A plan to address the County's needs and challenges

Help us shape the future.

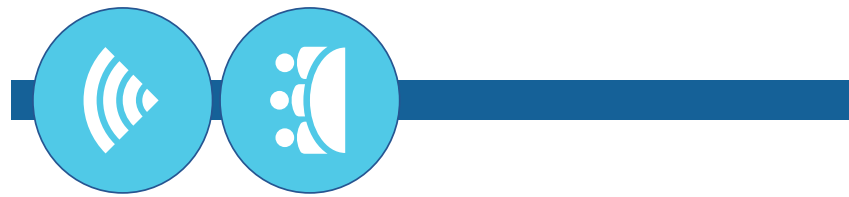
We want your feedback on the County's 2040 Unified Plan, which will determine how land use, transportation, housing, and economic development can combine and work together in the county.

gwinnettcounty CONNECTION
a monthly publication of gwinnettcounty government

FEBRUARY 2018

Help shape the future of the county through the Gwinnett 2040 Unified Plan

community engagement

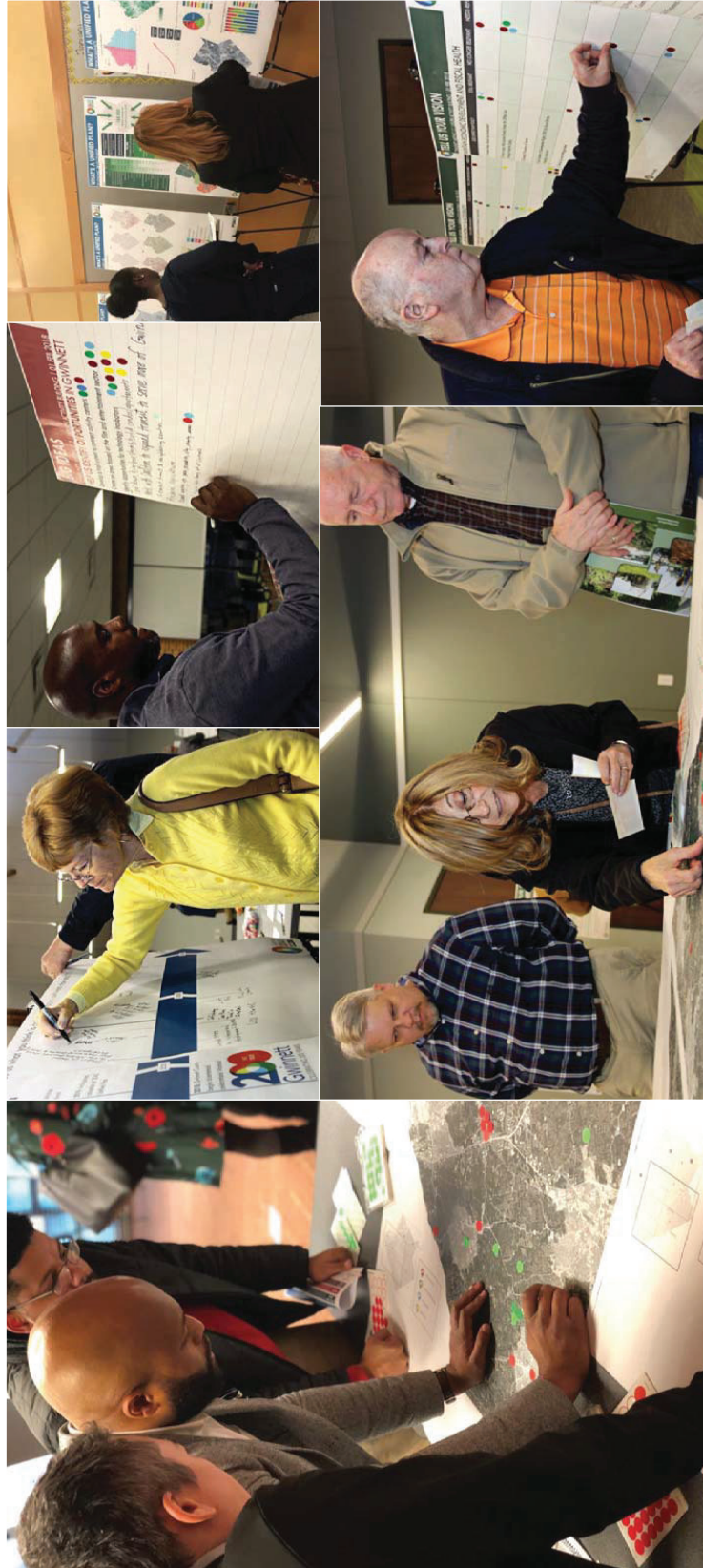


get the word out.

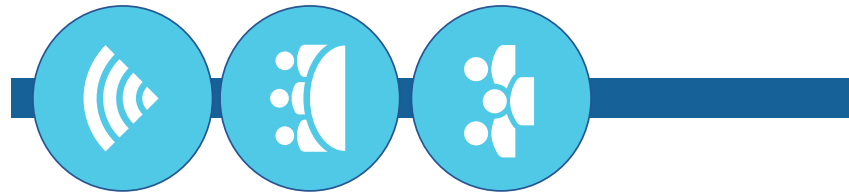
traditional engagement.

community engagement

traditional engagement



community engagement



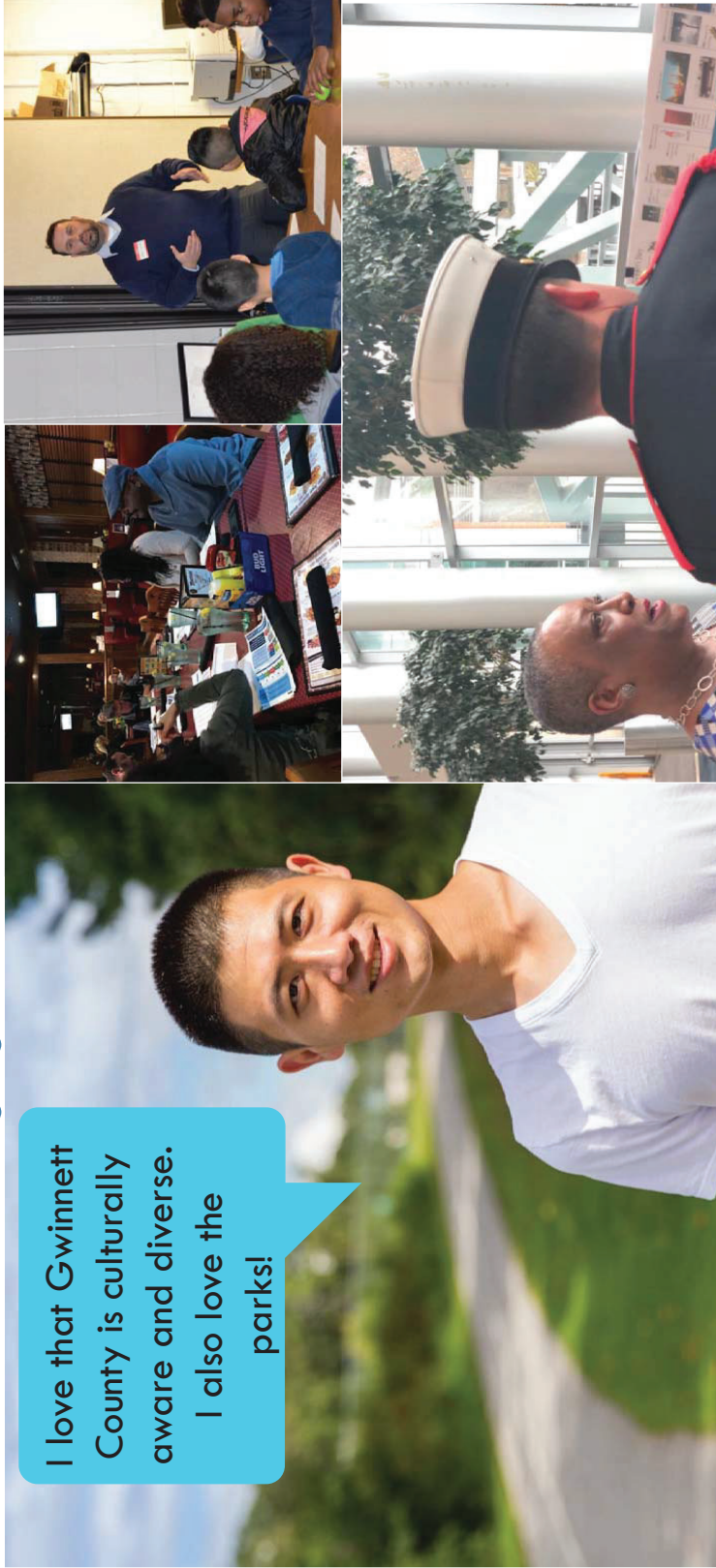
get the word out.

traditional engagement.

non-traditional engagement.

community engagement

non-traditional engagement



I love that Gwinnett County is culturally aware and diverse. I also love the parks!

community engagement



THE LIVING ROOM CHAT | What it is and how you can participate.



WHAT IS THE GWINNETT 2040 UNIFIED PLAN?
The purpose of Gwinnett County's Unified Plan is to provide a framework for how the County's residents and other stakeholders want to see it grow and develop over the next 20 years.

1

Get a group of your friends, neighbors, or co-workers together in your living room (or anywhere else!)

2

Review some of the events from Gwinnett County's history below. Think about what you believe will happen in our community between now and the year 2040.

3

Discuss the questions on the back of this page. While everyone is talking, take notes in the spaces provided in order to document responses that most people seem to agree on.

4

Upload your notes into the Living Room Chat entry form at www.Gwinnett2040UnifiedPlan.com or email them to gwinnett2040@gwinnettcounty.com with the subject line 'Living Room Chat'



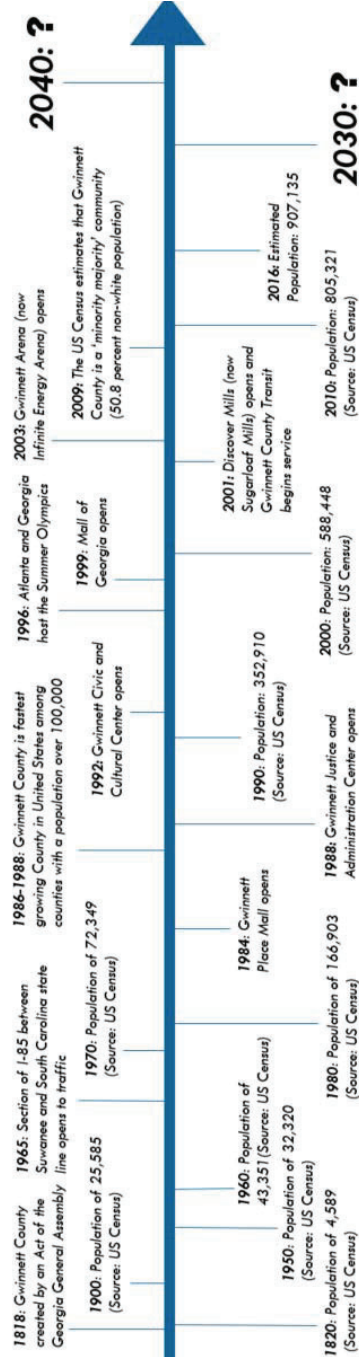
WHAT IS A LIVING ROOM CHAT?

As part of the creation of the Unified Plan, County leaders are looking for input from County residents, workers, and visitors. To help with this effort, we are asking people to gather friends, neighbors, and co-workers to have a conversation about our past, present, and future!

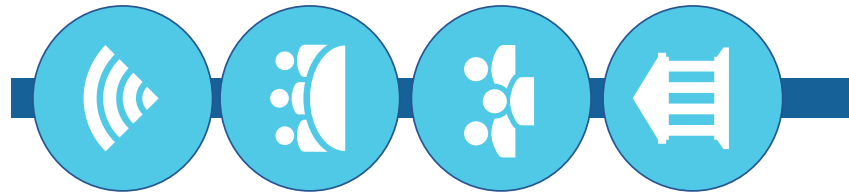


HOW DOES IT WORK?
In order to host a Living Room Chat, follow the four simple steps below.

Highlights from Gwinnett's Story



community engagement



get the word out.

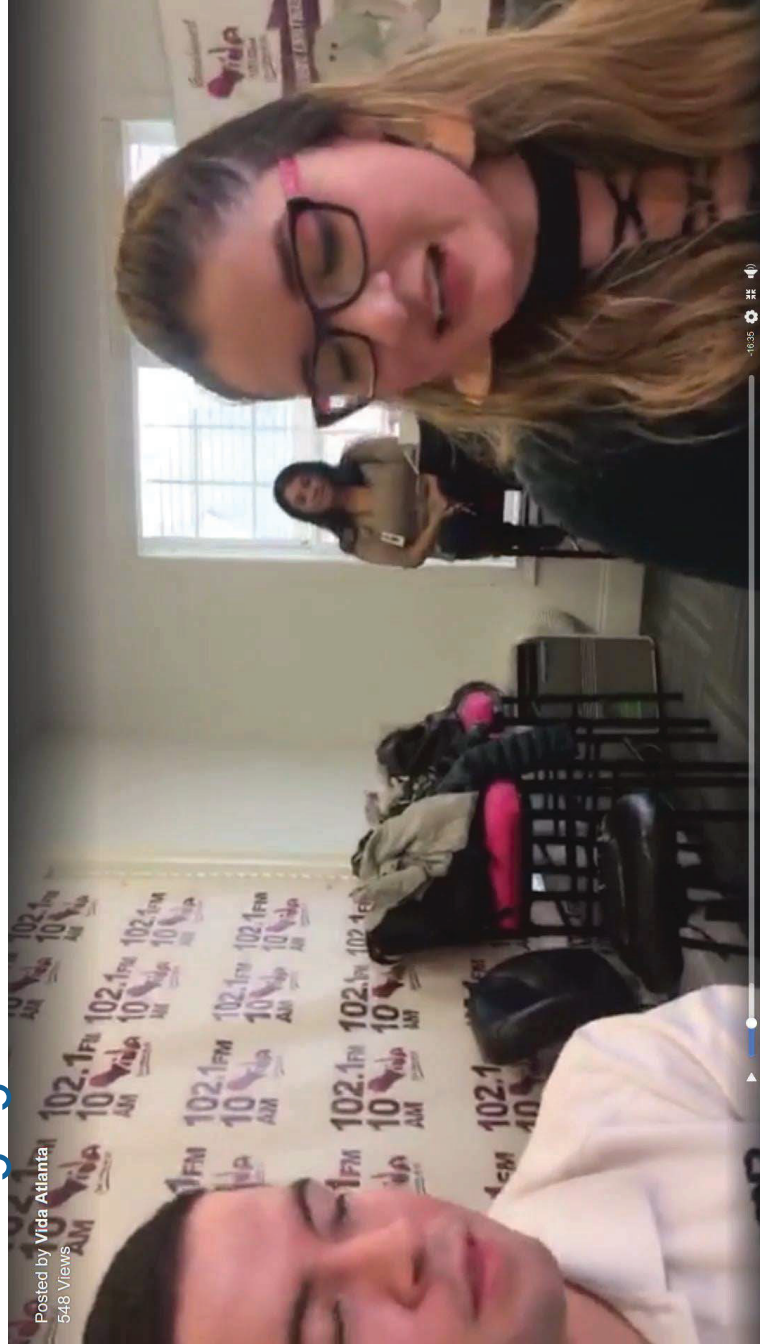
traditional engagement.

non-traditional engagement.

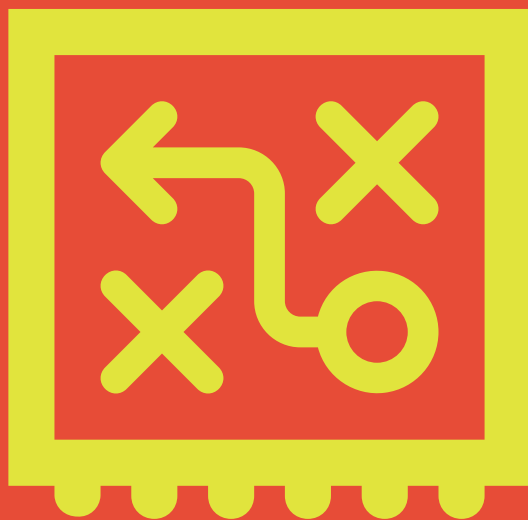
targeted engagement.

community engagement

targeted engagement



vision development



vision development

- Timeline
- Policies
- Big Ideas



vision development timeline



Attendees review planning and development oriented events from our history

Attendees tell us what they think will occur between now and 2040

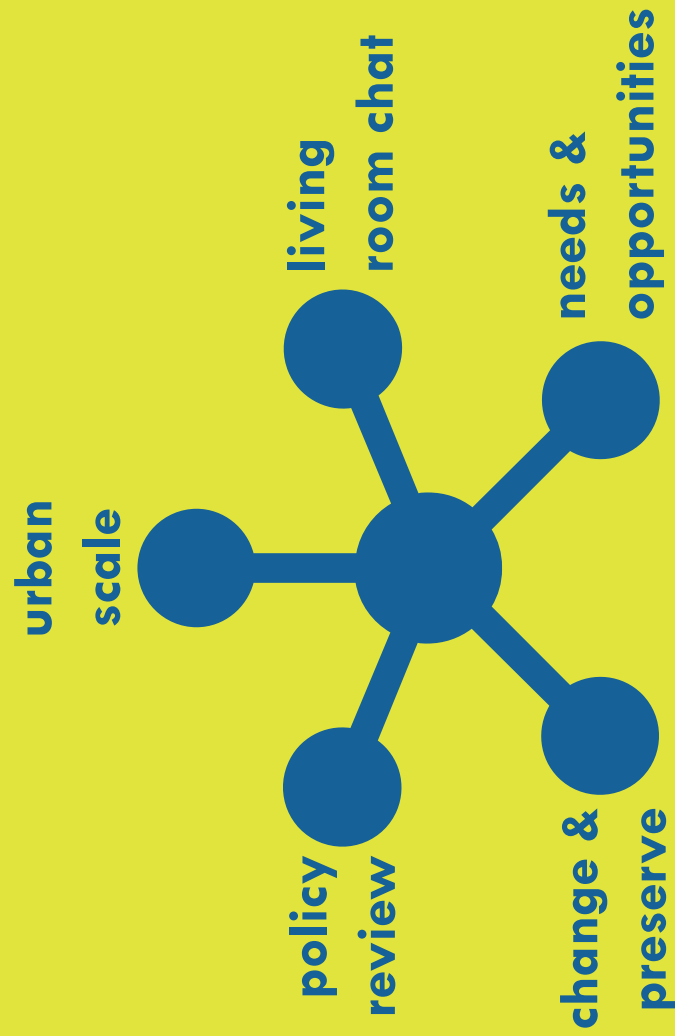
vision development policies

Attendees review 5 themes
from previous Unified Plan

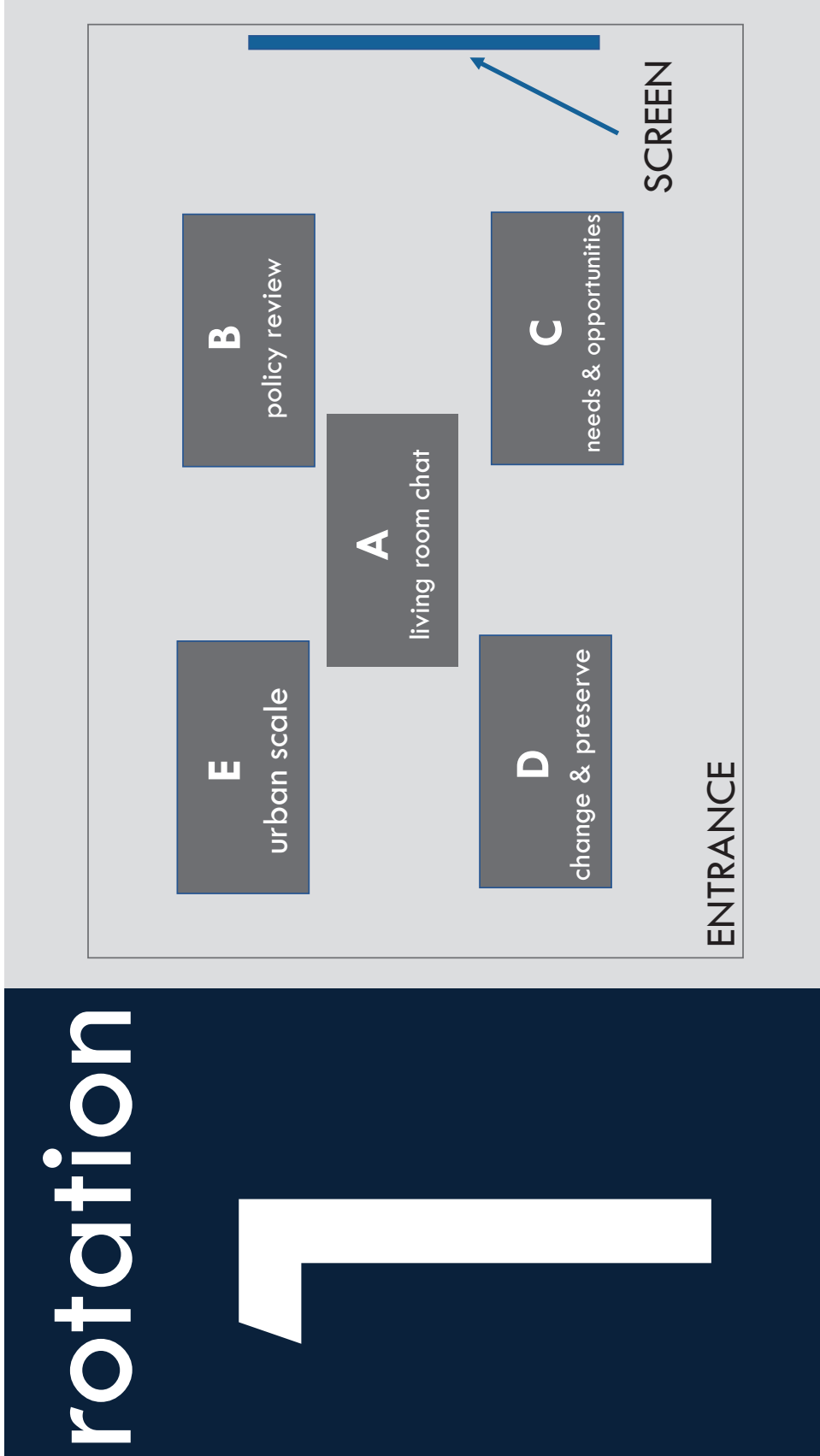
- Policies are either:
 - “still relevant”
 - “no longer relevant”
 - “need refinement”



interactive exercises



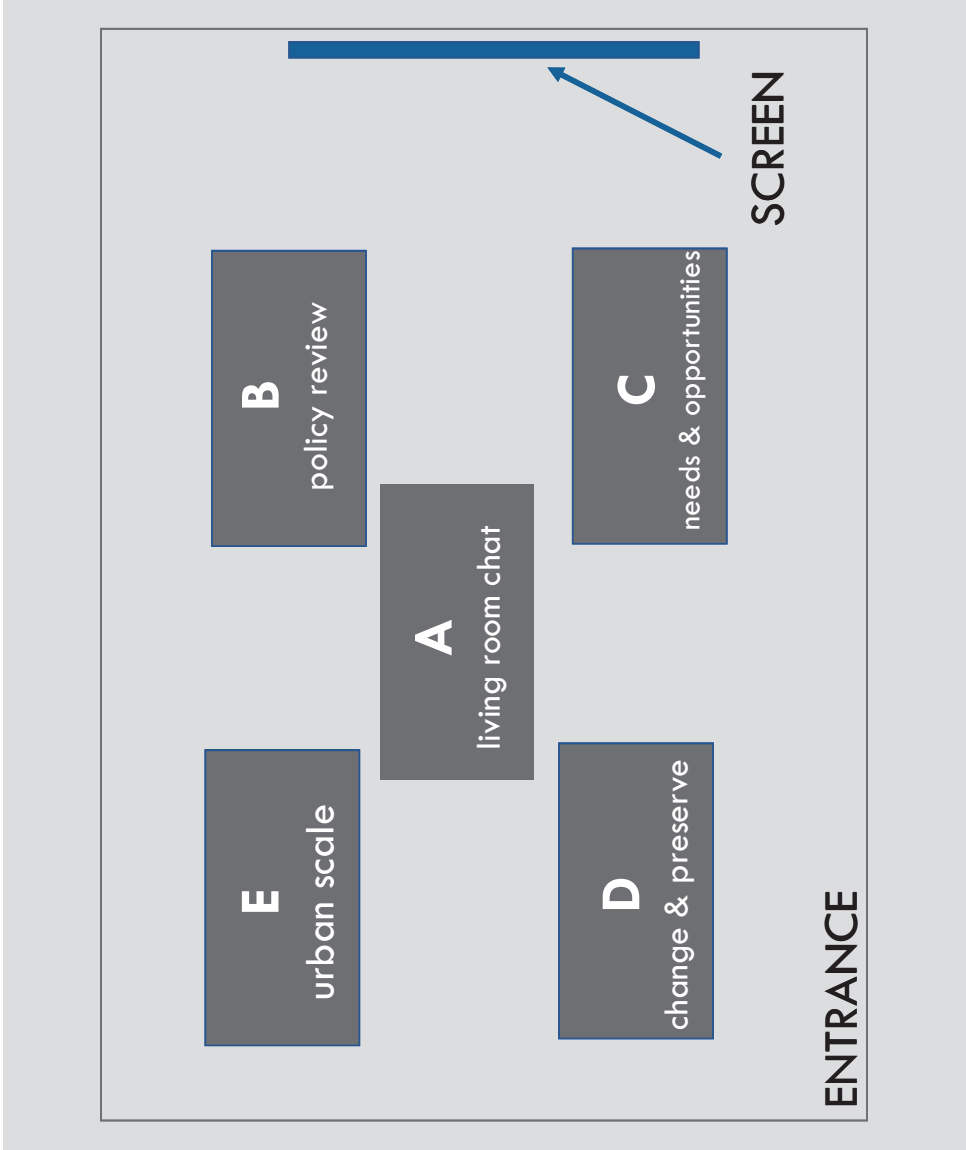
rotation



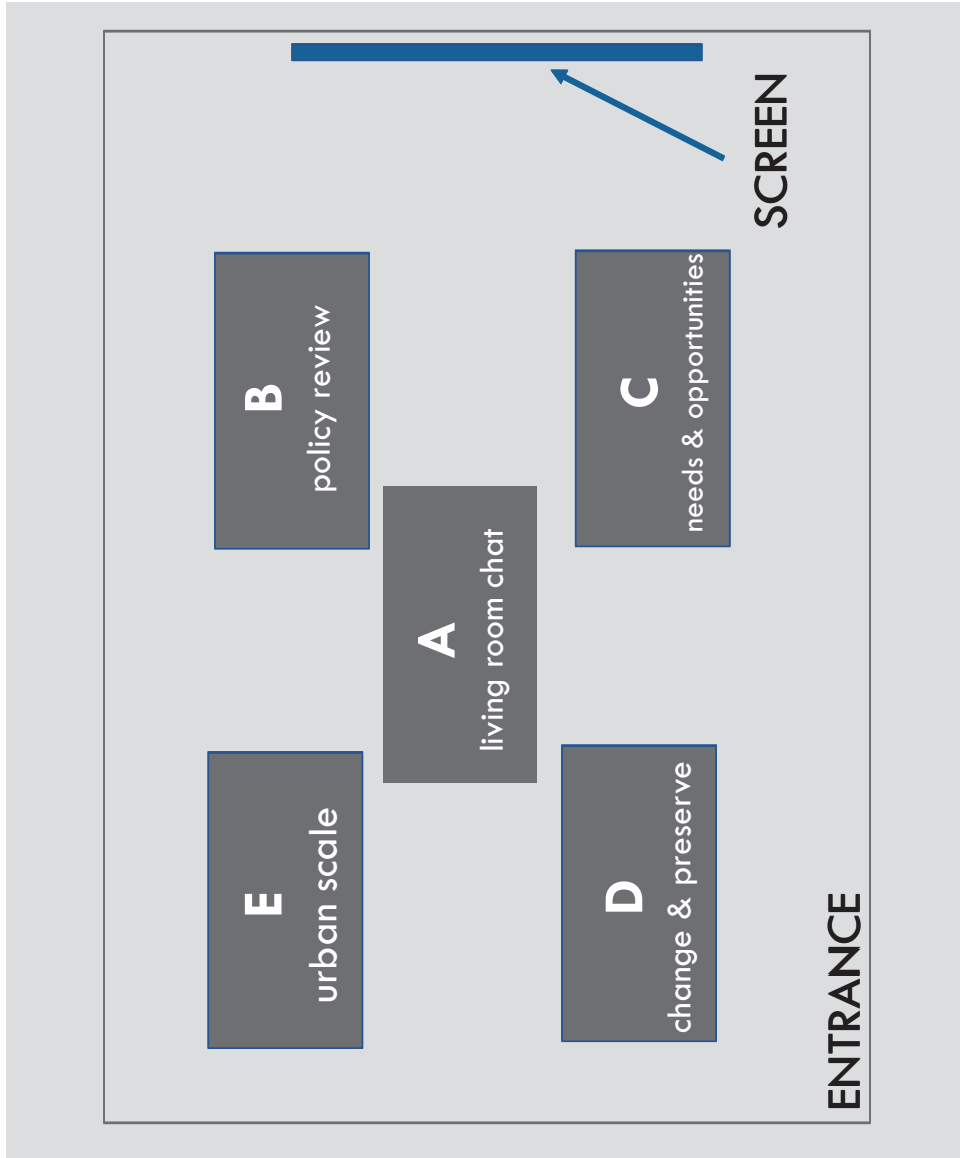
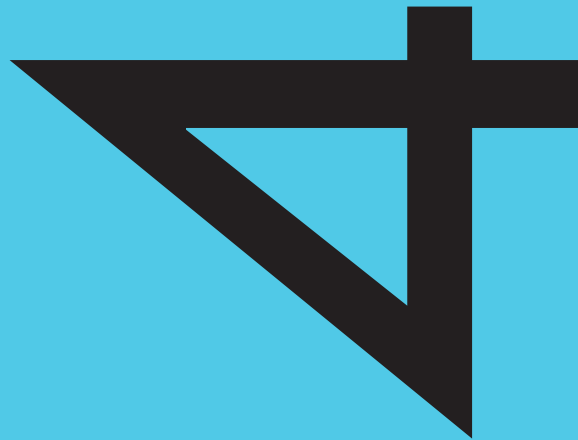
rotation 2



rotation 3



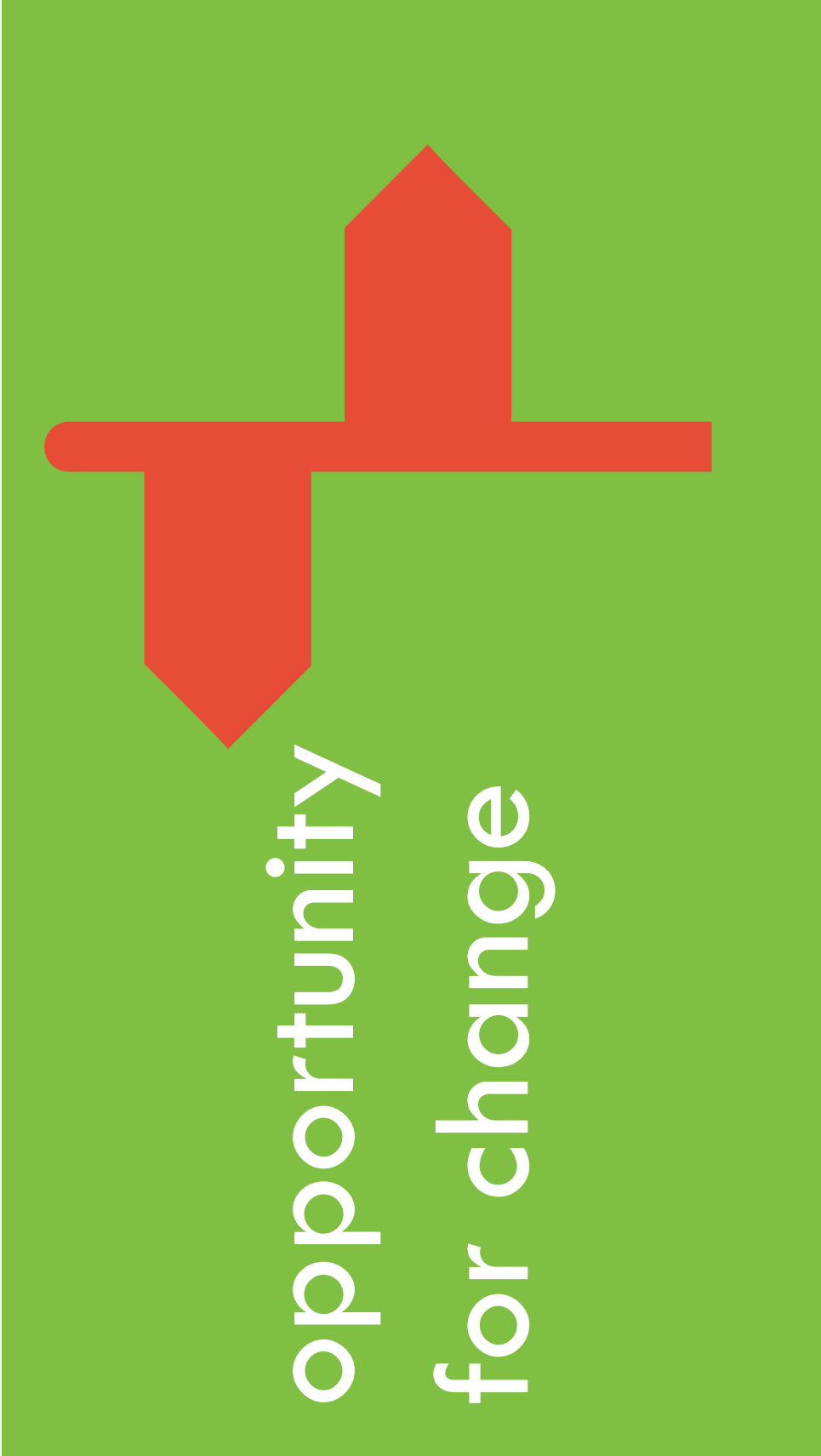
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rotation

5





opportunity for change

Change &
Preserve
Preferences

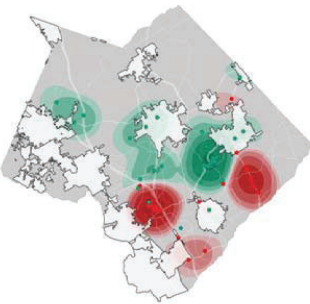
Urban Scale
Preferences

Change &
Preserve
Likelihood

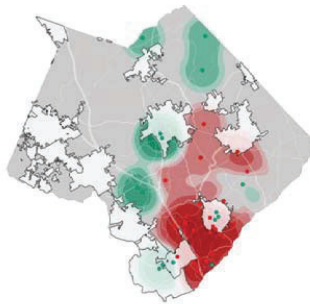
opportunity for change

change & preserve preferences composite

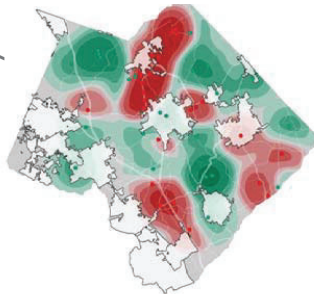
five forks library



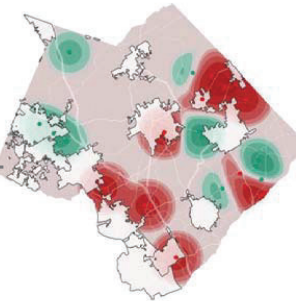
lilburn activity bldg.



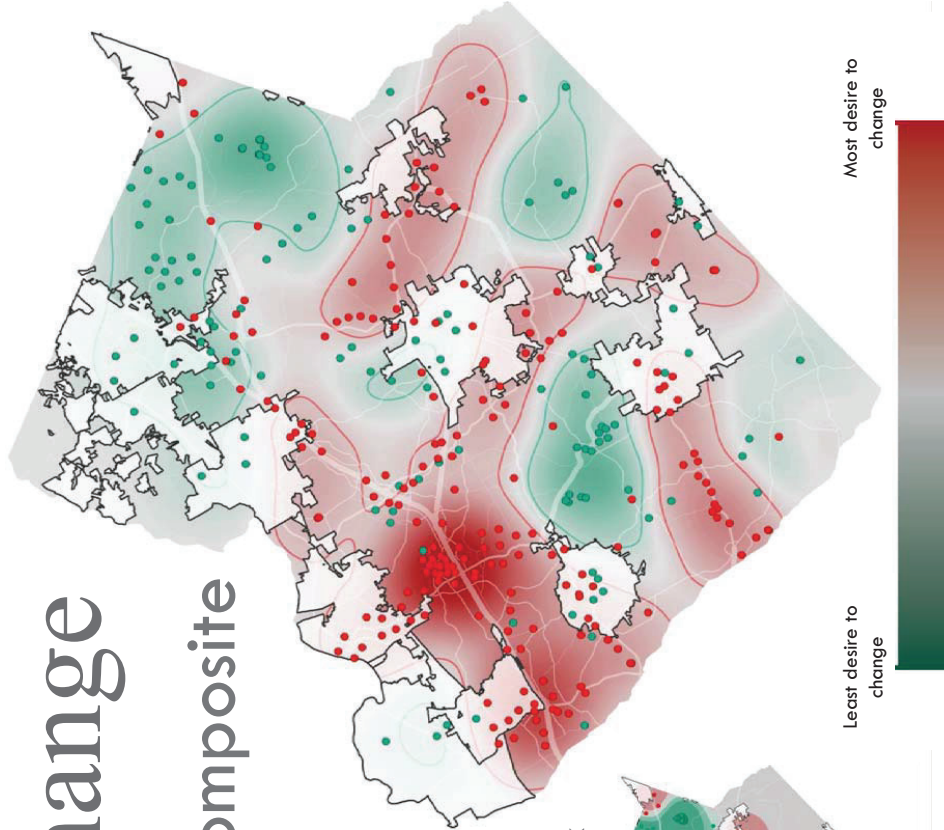
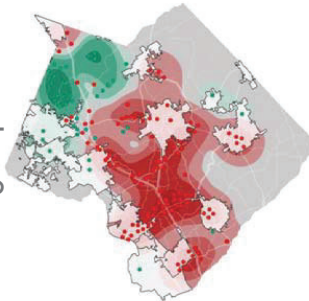
dacula library



onestop centerville



bogan park



Least desire to change

Most desire to change



opportunity for change

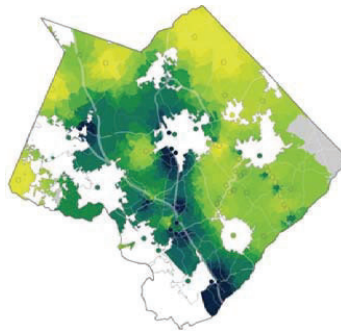
urban scale preferences



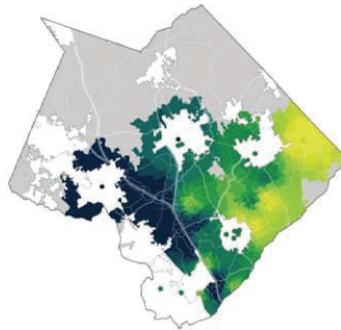
opportunity for change

urban scale preferences

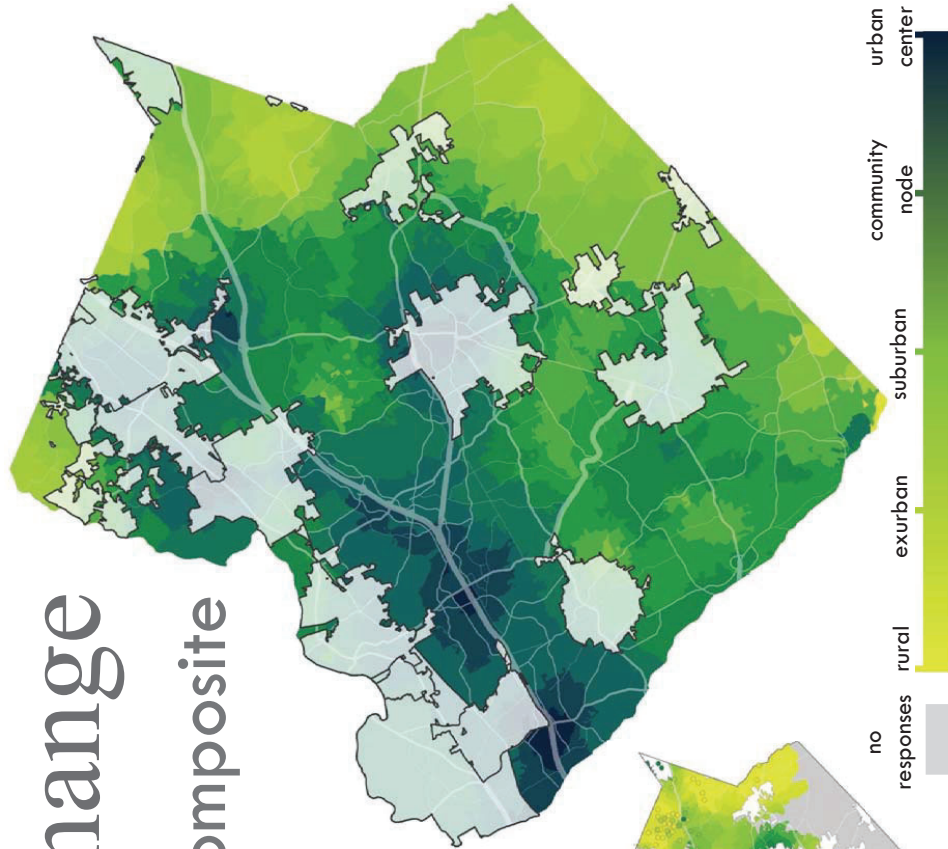
five forks library



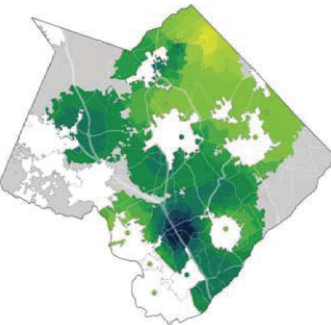
lilburn activity bldg.



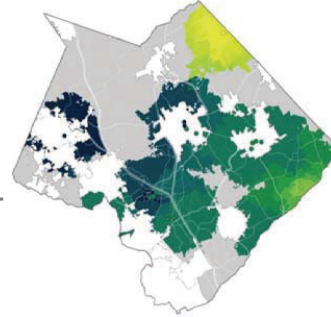
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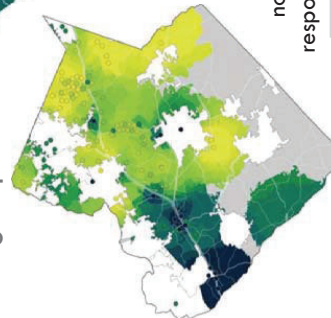
dacula library



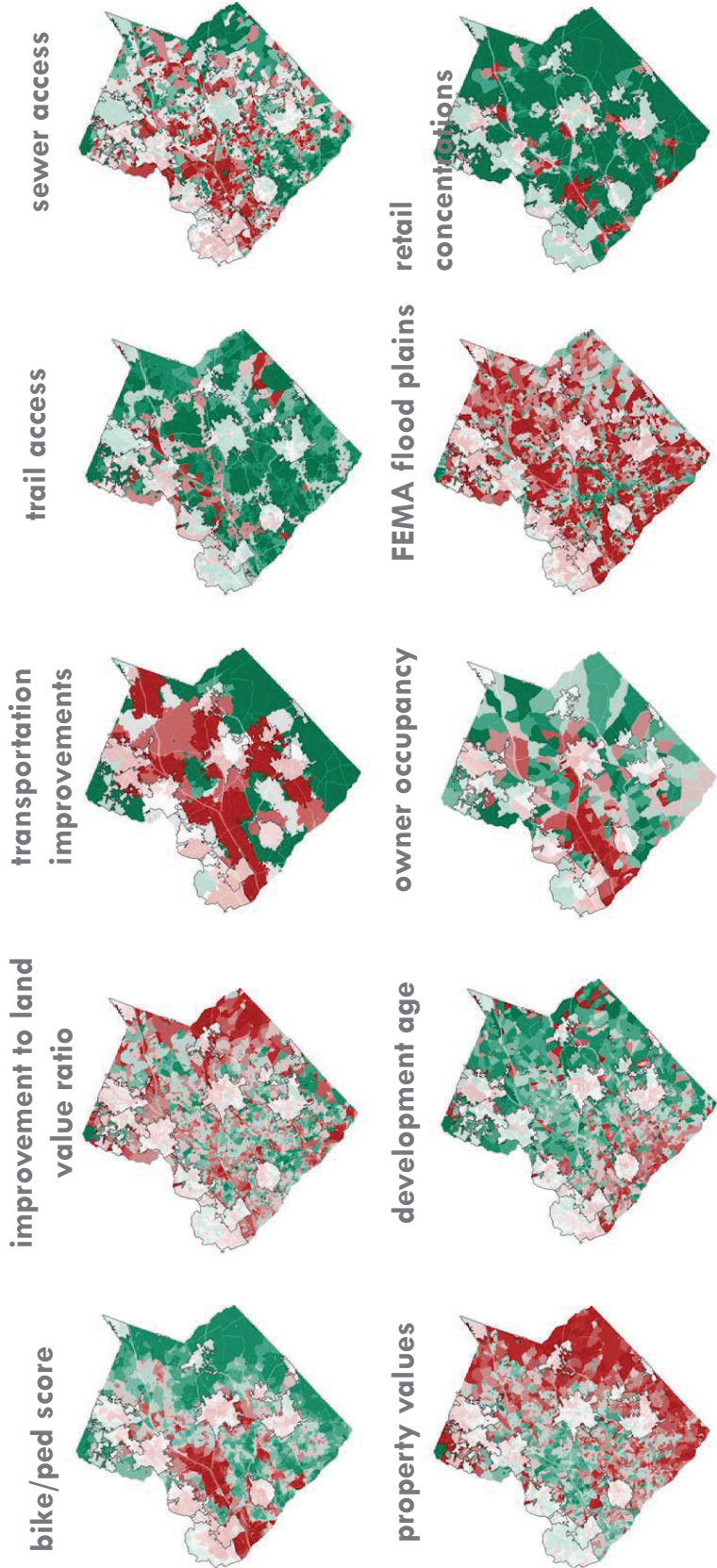
onestop centerville



bogan park



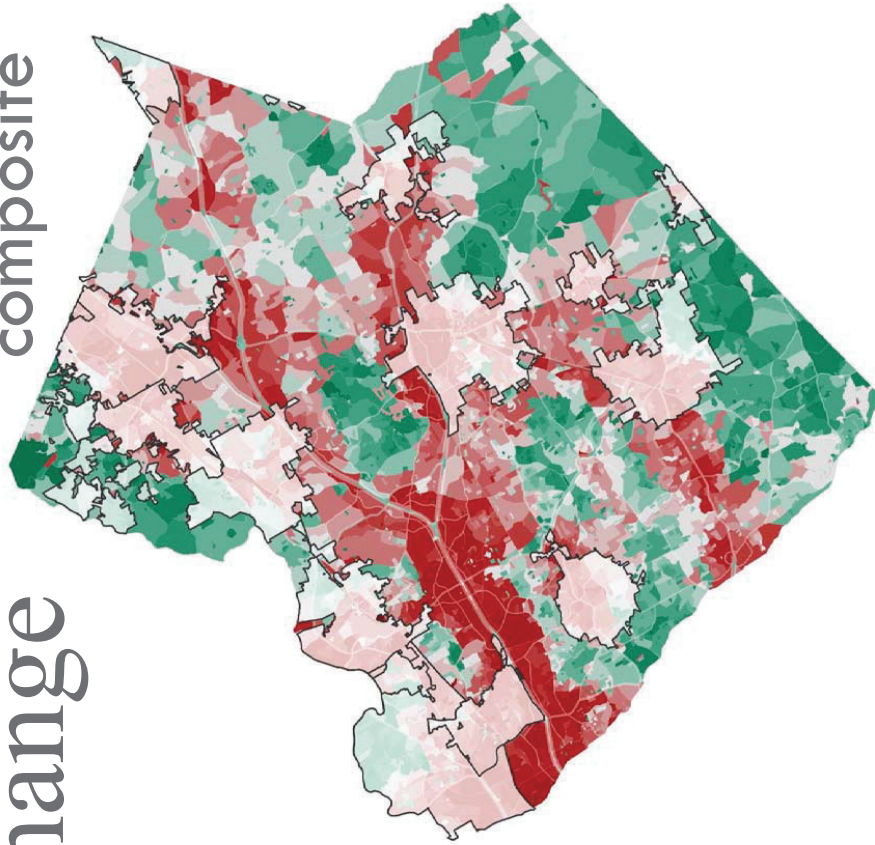
opportunity for change change & preserve likelihood



opportunity for change

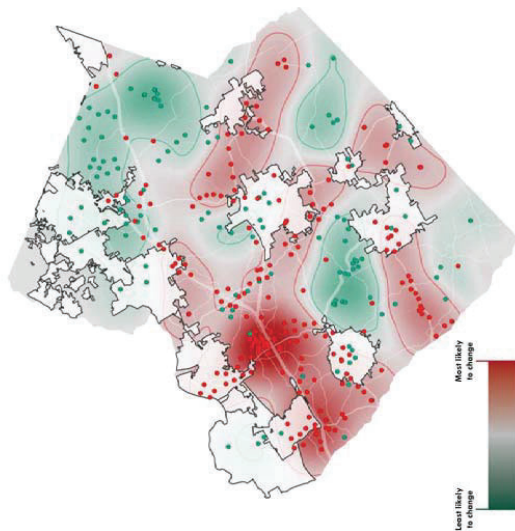
change & preserve likelihood

composite

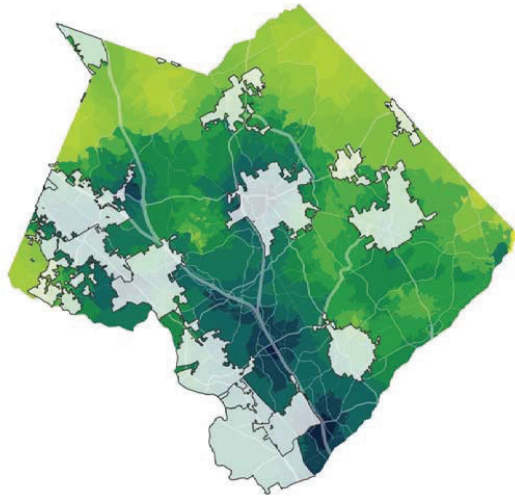


opportunity for change

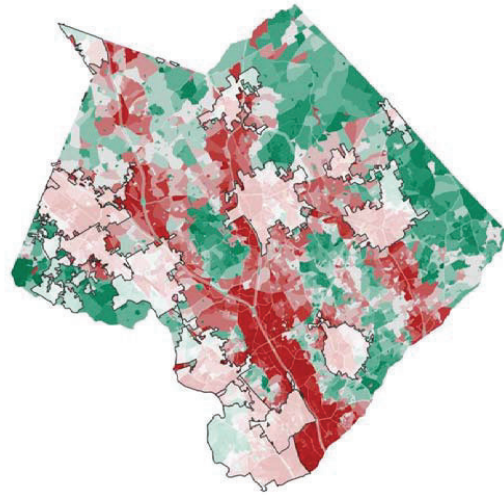
Change &
Preserve
Preferences



Urban Scale
Preferences



Change &
Preserve
Likelihood



next steps



next steps

- Intercepts



next steps

- Intercepts
- Pop Up Events



- MLK Jr. Day Parade ✓
- State of the County ✓
- UVAC TET Festival ✓
- Button Gwinnett Day
- Multi-Cultural Festival
- Kid's Expo
- Chamber of Commerce Family Festival
- Arts Festival
- And many more!

next steps

- Intercepts
- Pop Up Events
- Online Survey

The screenshot shows the Gwinnett County 2040 Unified Plan Online Survey website. The header includes the URL www.gwinnett2040unifiedplan.com and navigation links for Contact Us, A-Z Index, FAQ, Site Map, and Login. A secondary navigation bar lists ABOUT GWINNETT, SERVICES, DEPARTMENTS, CALENDAR, NEWS, EMPLOYMENT, and TOP LINKS. The main content area features a search bar and a navigation menu with categories like Planning and Development, Organization, Public Meetings, and The Process. The 'Online Survey' section is highlighted, with a sub-menu listing '2040 Unified Plan' and 'The Process'. The survey title is 'Gwinnett County 2040 Unified Plan Online Survey'. A text box explains the survey's purpose: 'The purpose of the Unified Plan is to provide a framework for how the County's residents and other stakeholders want to see it grow and prosper...'. Below this, there are two questions: '1. What is your zip code?' and '2. What is your relationship to Gwinnett County? (Check all that apply)'. The second question has several radio button options: 'I am a resident of Gwinnett County', 'I work in Gwinnett County', 'I hold Gwinnett County for retirement purposes (i.e. concerts, festivals, shopping, dining, etc.)', 'I live in Gwinnett County, but I am in a different jurisdiction (e.g. school district)', 'I own a business in Gwinnett County', and 'Other (please specify)'. A text box for 'Please indicate your age in min' is also visible.

next steps

- Intercepts
- Pop Up Events
- Online Survey
- Living Room Chat

www.gwinnett2040unifiedplan.com



THE LIVING ROOM CHAT

What it is and how you can participate.



WHAT IS THE GWINNETT 2040 UNIFIED PLAN?

The purpose of Gwinnett County's Unified Plan is to provide a framework for how the County's residents and other stakeholders want to see it grow and develop over the next 20 years.



WHAT IS A LIVING ROOM CHAT?

As part of the creation of the Unified Plan, County leaders are looking for input from County residents, workers, and visitors. To help with this effort, we are asking people to gather friends, neighbors, and co-workers to have a conversation about our past, present, and future!

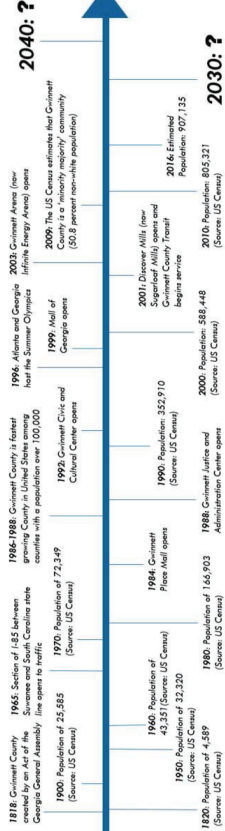


HOW DOES IT WORK?

In order to host a Living Room Chat, follow the four simple steps below.

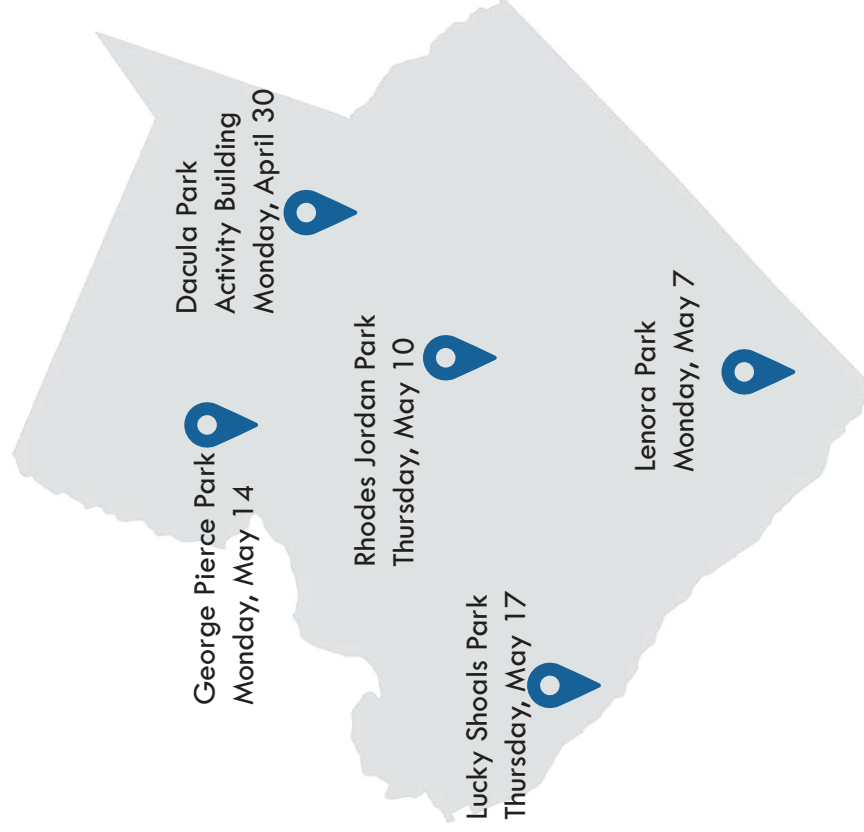
1. Get a group of your friends, neighbors, or co-workers together in your living room (or anywhere else)
2. Review some of the events from Gwinnett County's history and discuss how you believe will happen in our community between now and the year 2040.
3. Discuss the questions on the back of this page. Write down your thoughts and the notes provided in order to document responses that most people seem to agree on.
4. Upload your notes into the Living Room Chat entry form or email them to account2040@gwinnettcounty.com with the subject line "Living Room Chat"

Highlights from Gwinnett's Story



next steps

- Intercepts
- Pop Up Events
- Online Survey
- Living Room Chat
- PAC #2 – March 8
- PAC #3 – April 26
- Community Open Houses
Round 2





Attachment C

Policy Review



PLANNING ADVISORY COMMITTEE POLICY DISCUSSION



March 8, 2018
3:00 – 5:00 PM

SUMMARY:

- 1.2 – PAC members indicated that the office park model is no longer viable, and it is not necessary to proactively zone land specifically for office use. Workers want a mixed-use environment now, with offices within walking distance of restaurants and small retail (convenience store/snack shop, newsstand, dry cleaners, etc.), preferably within the same development.
- 1.4 – Transfer of Development Rights (TDRs) has been abandoned by the County. This policy should be removed.
- 1.5 – At the time the County was creating the 2030 Unified Plan, the Board of Commissioners had been lowering the rate for political reasons, and there was concern the County would not generate enough income to operate. This policy should be removed.
- 1.6 – The groups had various opinions on Hwy. 316 as Gwinnett's Research & Development Belt. One group stated that once Gwinnett County abandoned expansion of its airport, it removed the possibility of 316 becoming a viable R&D corridor. Another group felt that promoting this concept west of Lawrenceville, near Gwinnett Technical College, would work. A final group felt that if the County changes its sewer policy to include expansion of the system to the east towards Athens, the R&D Corridor will grow, and the County should keep this as a policy.
- 1.8 – At the time of the 2030 Unified Plan's adoption, the U.S. economy was coming out of the Great Recession, so there was more of a focus on the need to grow retail. The general feeling amongst all the groups is that the focus should be on retail as part of mixed use developments vs. retail centers and shopping malls. The increase in online shopping will also affect the need for store fronts for retail businesses.
- 2.5 – PAC members felt that members of the public may not have understood what this policy meant. The policy of promoting retail stores (grocery/convenience stores, or otherwise) to be within walking distance or a short drive from residential areas, *regardless* of the density, is a good one.
- 4.1 – PAC members agreed that it is no longer necessary to proactively zone large "swaths" of land for low density or estate residential.
- 5.8 & 5.9 – PAC members felt that the County has already done a great job of carving out park space, and it is not necessary to actively promote large parks or buy out land otherwise zoned for other uses in order to create parks. Instead, the County should work towards creating connections to the existing parks through trails.



Attachment D

Living Room Chats





THE LIVING ROOM CHAT

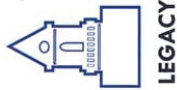
What it is and how you can participate. (1)

As you conduct your living room chat, use the form below to document responses. For questions 3-9, you may record multiple responses, but only record those responses that have broad consensus within your living room chat. When complete, upload your notes into the Living Room Chat entry form at www.Gwinnett2040UnifiedPlan.com or email them to gwinnett2040@gwinnettcountry.com with the subject line 'Living Room Chat'

TELL US ABOUT YOUR LIVING ROOM CHAT

1 Enter the Date Your Living Room Chat Was Held

2 Enter the Number of People Participating in Your Living Room Chat



3 What parts of Gwinnett County's past should be preserved into the future?

4 What made you excited to move to Gwinnett County?

5 What are your favorite things about Gwinnett County today?

6 What is the single biggest obstacle facing Gwinnett County right now?

7 What kinds of places do you visit or want to visit, but don't exist in Gwinnett County?

8 If you owned a plot of land in your community, what would you build on it?

9 Thinking forward to the year 2040, what kind of community do you want to live in?



PRESENT



FUTURE

[Empty box for question 1]

[Empty box for question 2]

Homestead
Historic Bldgs. Historic Court house. Gwinnett Place Mall
Progressive Attitude, Commitment to Infrastructure, Natural
Job, Family, Quality of Life (Shopping, Parks, schools, etc.) Features
Connectivity to other places, Good connectivity on roads/good

Infinite Energy Ctr., City Centers, Variety of grocery stores, water
treatment, good places to eat, diversity.

Transportation, Gridlock (options). Attitudes toward change

More locally owned restaurants, white table restaurants

Commercial

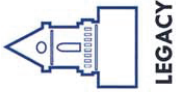
[Empty box for question 9]



THE LIVING ROOM CHAT | What it is and how you can participate.

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TELL US ABOUT YOUR LIVING ROOM CHAT	
1	Enter the Date Your Living Room Chat Was Held
2	Enter the Number of People Participating in Your Living Room Chat
3	What parts of Gwinnett County's past should be preserved into the future? <i>Historic Areas in Cities, Lynn House, Greenspace/Parks</i>
4	What made you excited to move to Gwinnett County? <i>Schools, Parks, Opportunities, Affordable, Quality of Life, Proximity</i>
5	What are your favorite things about Gwinnett County today? <i>Schools - Housing, Gwinnett Arena, Good People (Diversity), Infinite Every Day City (community development), Festivals,</i>
6	What is the single biggest obstacle facing Gwinnett County right now? <i>Lack of vision, traffic, empty big boxes, infrastructure in all areas</i>
7	What kinds of places do you visit or want to visit, but don't exist in Gwinnett County? <i>Mixed use, walkability Nashville (entertainment Greenville (pedestrian) Symphony orchestra, Arts</i>
8	If you owned a plot of land in your community, what would you build on it? <i>Commercial, Grocery Store, Mixed Use, Retirement Center, Old movie theatre.</i>
9	Thinking forward to the year 2040, what kind of community do you want to live in? <i>Walkable, Golf Course</i>





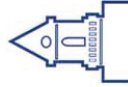
THE LIVING ROOM CHAT | What it is and how you can participate.

(3)

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1 Enter the Date Your Living Room Chat Was Held

2 Enter the Number of People Participating in Your Living Room Chat



LEGACY

3

What parts of Gwinnett County's past should be preserved into the future?

McDaniel Park, Historical Bldgs, Culture of the County, Strons School system, Water Treatment Plant, Churches

4

What made you excited to move to Gwinnett County?

Schools, Growing Opportunities, Parks, Job

5

What are your favorite things about Gwinnett County today?

Food, Schools, Parks, People, Safety, Airport

6

What is the single biggest obstacle facing Gwinnett County right now?

Traffic, Growth, Crime (Drugs), Infra structure

7

What kinds of places do you visit or want to visit, but don't exist in Gwinnett County?

Cultural Centers, Festivals, Beach, Activity Centers, Walkable -

8

If you owned a plot of land in your community, what would you build on it?

Office, Mixed Use, Live Work Unit, Multi-purpose Center

9

Thinking forward to the year 2040, what kind of community do you want to live in?

Safe, Good Schools, Connected, Improved Transportation Systems, Senior Housing and Services,



FUTURE


 **THE LIVING ROOM CHAT** | What it is and how you can participate.


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TELL US ABOUT YOUR LIVING ROOM CHAT


1 Enter the Date Your Living Room Chat Was Held


2 Enter the Number of People Participating in Your Living Room Chat


3  What parts of Gwinnett County's past should be preserved into the future?
Historic Bldgs, Mechanicsville (old school house), Downtown Norcross, Duluth, Downtown, Parks, Promised Land (slave) preservation (identity)


4  What made you excited to move to Gwinnett County?
Family, Drive-Thru, Housing, Marriage

5  What are your favorite things about Gwinnett County today?
Cities, Parks, Schools

6  What is the single biggest obstacle facing Gwinnett County right now?
Traffic

7  What kinds of places do you visit or want to visit, but don't exist in Gwinnett County?
Fine restaurants, Museums, Major League Sports, Arts

8  If you owned a plot of land in your community, what would you build on it?
Mixed Use, Farm

9  Thinking forward to the year 2040, what kind of community do you want to live in?
Everybody is valued, diversity

(5)

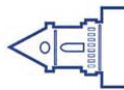


THE LIVING ROOM CHAT | What it is and how you can participate.

As you conduct your living room chat, use the form below to document responses. For questions 3-9, you may record multiple responses, but only record those responses that have broad consensus within your living room chat. When complete, upload your notes into the Living Room Chat entry form at www.Gwinnett2040UnifiedPlan.com or email them to gwinnett2040@gwinnettcountry.com with the subject line 'Living Room Chat'

1 Enter the Date Your Living Room Chat Was Held

2 Enter the Number of People Participating in Your Living Room Chat



3

What parts of Gwinnett County's past should be preserved into the future?

Courthouse, Farms, Entertainment, Greenspace, Nature (Trails) Stone Mtn.

4

What made you excited to move to Gwinnett County?

Live close to work, Educational System

5

What are your favorite things about Gwinnett County today?

Diversity, Connectivity in the County (Roads) Parks, Innisvit Energy, Lake Lanier.

6

What is the single biggest obstacle facing Gwinnett County right now?

Population, Traffic, Crime, Revitalized Areas (near Mechanisville)

7

What kinds of places do you visit or want to visit, but don't exist in Gwinnett County?

Museums, Zoo, Entertainment Center, Virginia Highlands/ Buckhead

8

If you owned a plot of land in your community, what would you build on it?

Farm, House

9

Thinking forward to the year 2040, what kind of community do you want to live in?

Highly educated, Advanced Education, Connection of jobs to education



FUTURE

planning advisory committee

meeting 3 – april 26, 2018



April 26, 2018
3:00 PM – 5:00 PM

As PAC members arrived, they were asked to sign-in (provided in **Attachment A**)

Nancy Lovingood (Interim Planning Director, Gwinnett County) convened the meeting and welcomed everyone, then introduced Eric Lusher (Project Manager, Pond).

opening presentation

Eric Lusher (Project Manager, Pond) thanked attendees for coming to the meeting and gave a presentation, included in **Attachment B**, addressing the following topics:

- Community Outreach (summary of online survey, intercept interviews, focus groups, and upcoming open houses)
- Policy Discussion (interactive breakout table exercise)
- Emerging Guiding Philosophies
- Future Development Map Considerations
- Defining Community Assets
- Next Steps

interactive exercises

The PAC meeting's interactive exercises focused on the following topics. The attachments referenced indicate where results can be found in this summary document.

- Refinement of the 2040 Unified Plan's policies (Attachment C)
- Emerging guiding philosophies (Attachment D)
- Future Development Cap considerations (Attachment E)
- Community Assets (Attachment F)

concluding presentation

Once PAC members had visited the three interactive exercise stations, they were free to leave the meeting. The meeting adjourned at approximately 5:00 PM.



Attachment A

Sign-in Sheet



SIGN IN

PAC # 3



PAC Member or Attendee	Organization	Indicate Attendance
Joe Allen ✓		
Ben Archer ✓		
Marsha Bomar ✓	Getaway SS CID	M.D. - Ben Archer Matt Gore (for Marsha)
Jace Brooks		
Jim Brooks		
Lisa S. Burleson ✓		Risa Burleson
Duke Cao		
Andrew Carnes		
Raymond Cobb, III ✓	Reon's	
Duncan Corley ✓	CKK Development LLC	
Gerald Crain ✓	PHILLIPS ARCHITECTS	
Roman Dakare ✓	Gwinnett County	
Alyssa Davis ✓	Sugarloaf APD	
Richard Edinger ✓		
Renita Hamilton Edmondson		
Matt Elder		
Derrick Fisher ✓	Gwinnett 101	Derrick Fisher
Bruce Garraway ✓		
Todd Hargrave ✓		
Abigail Harwell ✓	Gwinnett Planning & Zoning	Abigail Harwell
Carol Hassell		
Chris Hayward		
John Heard		
Kathy Holland ✓		
Thuy Hotle ✓		
Lauren Salas Lambiase ✓	GA POWER	
Shane Lanham ✓	MPT	
Donald Lee		
Nancy Lovingood ✓	P&D	
Alicia McElhenny ✓	Planning & Development	NSL Alicia McElhenny
Kevin McOmber		
Aida Montes		
Tashieka Moore ✓	Partnership Gwinnett	Tashieka Moore
Emory Morsberger ✓		
James Pugsley ✓	James Pugsley - GWINNETT CO	JP
Srividya (Vidya) Ramanathan ✓		
Aaron Ruffin ✓		
Chad Alexander Smith		
Fazal (Foz) Syed ✓		
Maurice Thompson II ✓	CITIZEN/ALPHA PHI ALPHA FRATERNITY	M. Thompson II
Benny Truong		
Hilary Wilson ✓	Hilary Wilson - TAC	Hilary Wilson
Robert Jackson Wilson		
B. E. "Woody" Woodruff ✓	GCPS	B. E. Woodruff



Attachment B

Presentation





Gwinnett 2040 UNIFIED PLAN

Planning Advisory Committee
April 26, 2018



agenda

1. Introductions
2. Community Outreach
3. Policy Discussions
4. Presentation & Discussion
 - Guiding Philosophies
 - Future Development Map Considerations
 - Community Assets
5. Breakout Exercises

community outreach

- Survey Results
- Intercept Interviews
- Focus Groups
- Upcoming Open Houses

Survey results

- 816 responses (so far)
- 15 questions
- multiple choice and open response
- broad range of topics
- survey closes May 31

4. What year did you move to Gwinnett County? If you do not live in Gwinnett County, leave this question blank.

5. Do you see yourself living in Gwinnett County 20 years from now?

Yes
 No

6. Where did you move to Gwinnett County from?

NA - I have always lived in Gwinnett County
 NA - I do not currently live in Gwinnett County
 Out of State (please state below)
 Another Georgia Community (please state below)

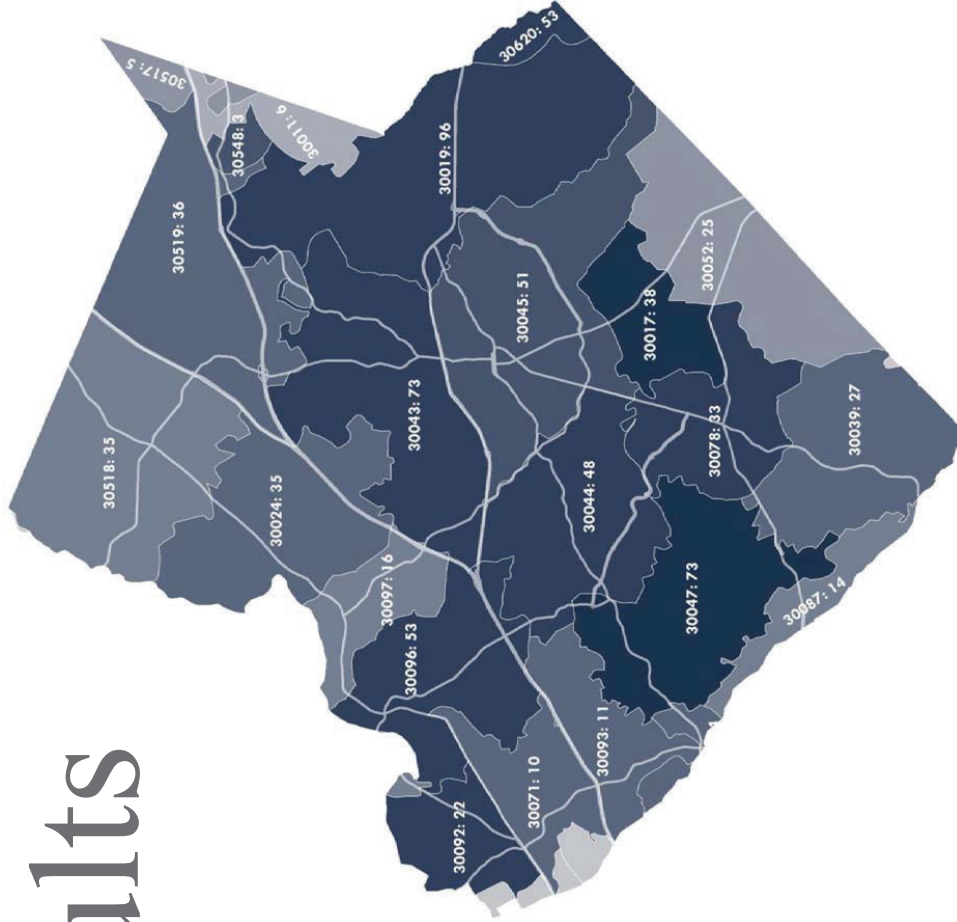
Please state your previous residence here

7. For what reason(s) did you decide to move to Gwinnett County? (Check all that apply)

I and/or someone in my household works in Gwinnett County
 Accessibility to mixed-use city centers and historic downtowns (i.e. Suwanee Town Center, Downtown Duluth, Historic Norcross, etc.)
 Quality of the public school system
 Variety of housing choices
 Housing is affordable
 Parks and recreation opportunities
 Quality of infrastructure (i.e. roads, sewer, water, etc.)

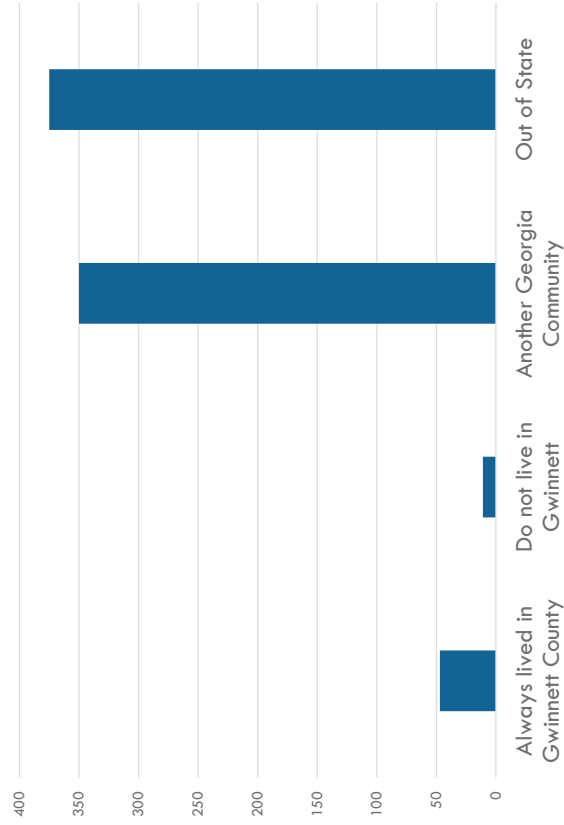
survey results

Where do
respondents live?



survey results

Where did you move to Gwinnett County from?

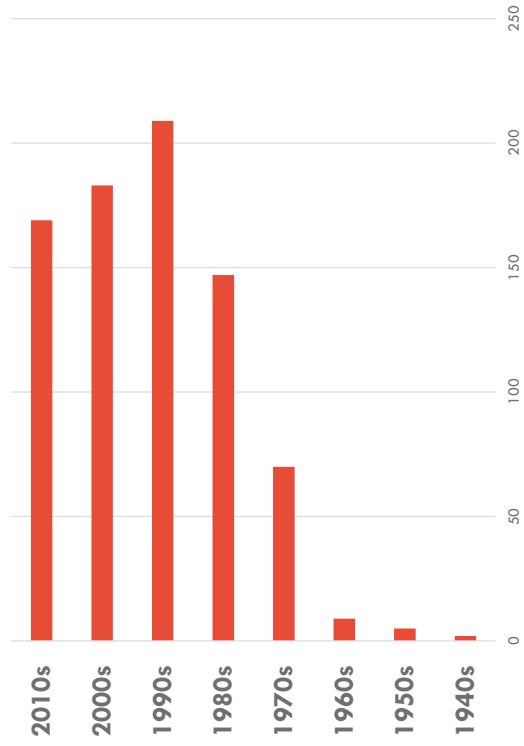


Notable places:

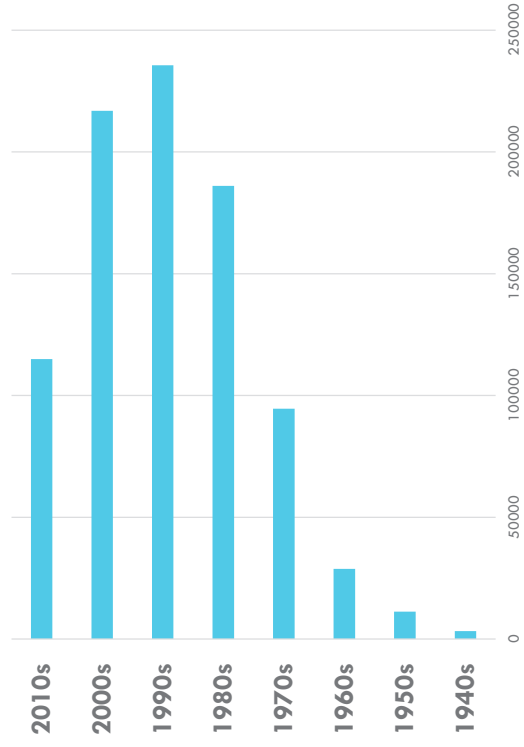
- Illinois
- New Jersey
- New York
- Florida
- Massachusetts
- Thailand
- Venezuela
- Mexico

survey results

When did you move to Gwinnett County?

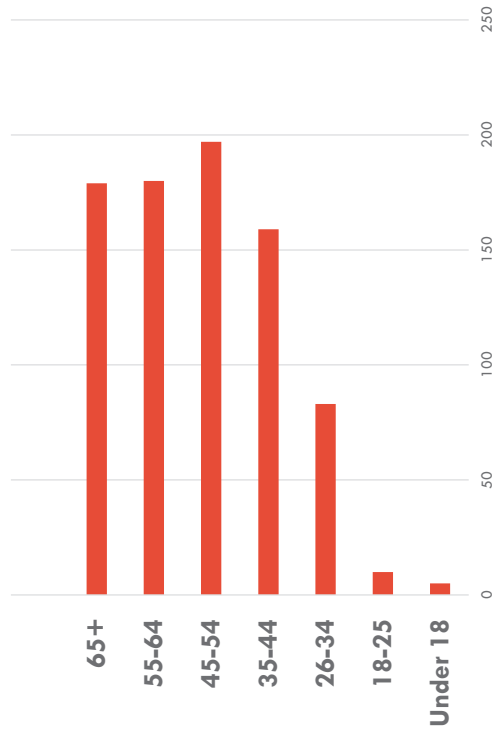


Population Addition in Gwinnett

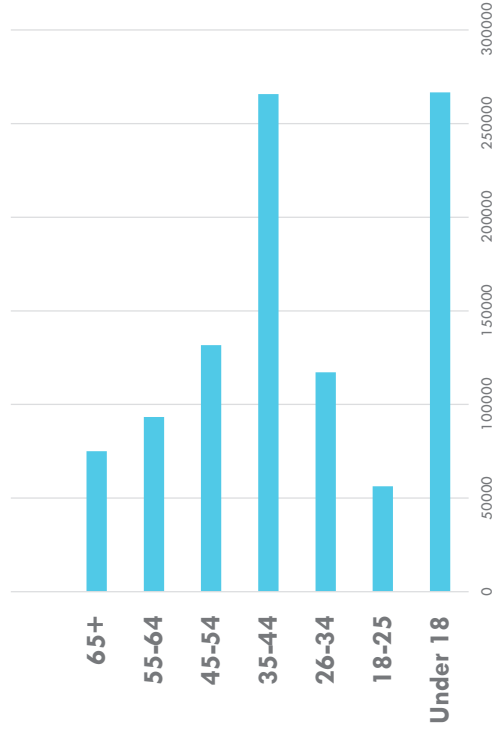


Survey results

How old are you?



Actual age range per Census



survey results

Nearly 70% of respondents see themselves living in Gwinnett 20 years from now!

Top reasons people moved to Gwinnett:

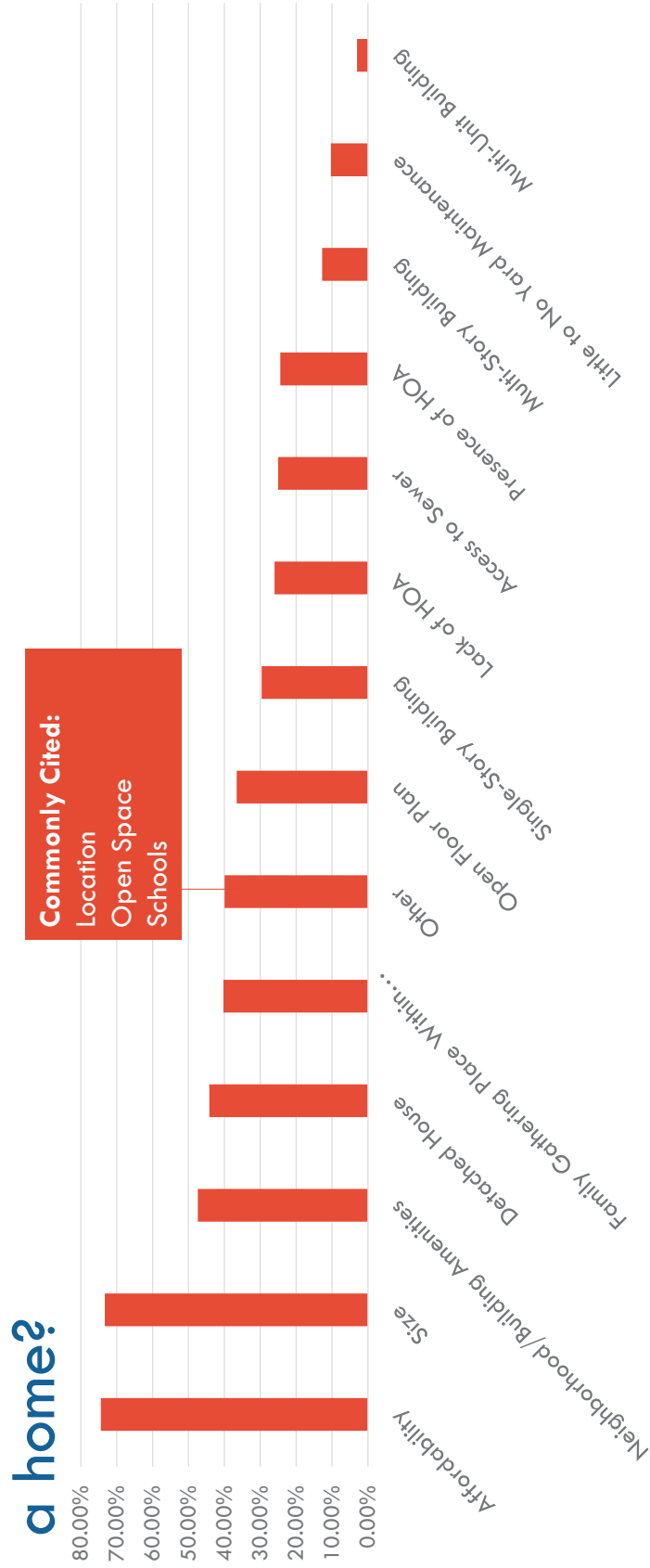
1. Housing affordability (46%)
2. School system (46%)

Other themes:

- Concerns about transportation
- Concerns about rapid growth

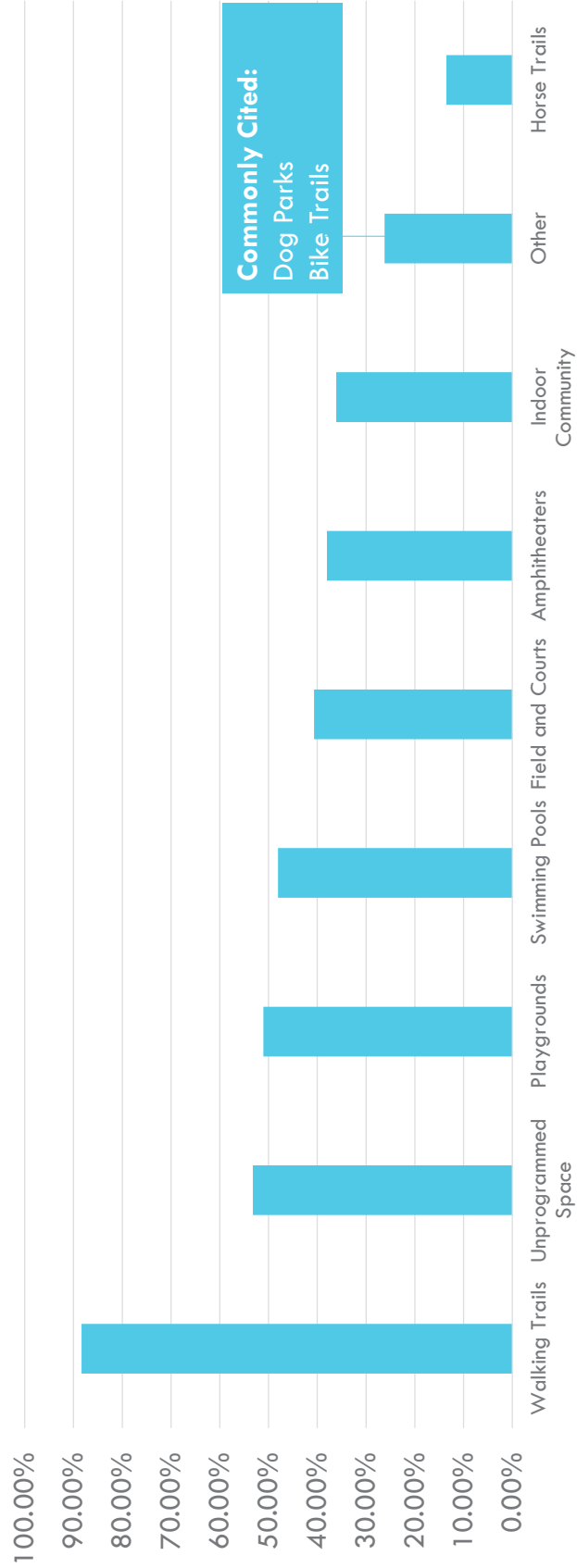
Survey results

What types of features did you consider when choosing a home?



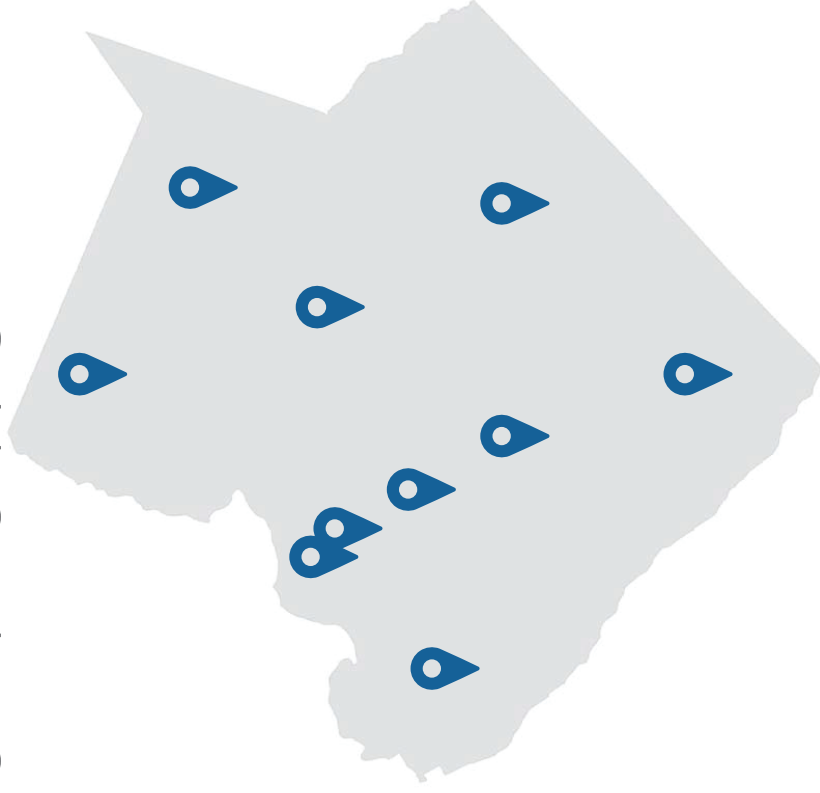
Survey results

What types of features and amenities do you appreciate in the parks?



intercept interviews

- “Slice of life” interviews
- Helps us target specific communities
- Helps us define the overall vision for future



intercept interviews



- 6 interviews (all in Spanish)
- Themes:
 - Appreciate diversity of community and schools
 - Difficulties with accessibility (to work, to healthcare)
 - Desire to own home

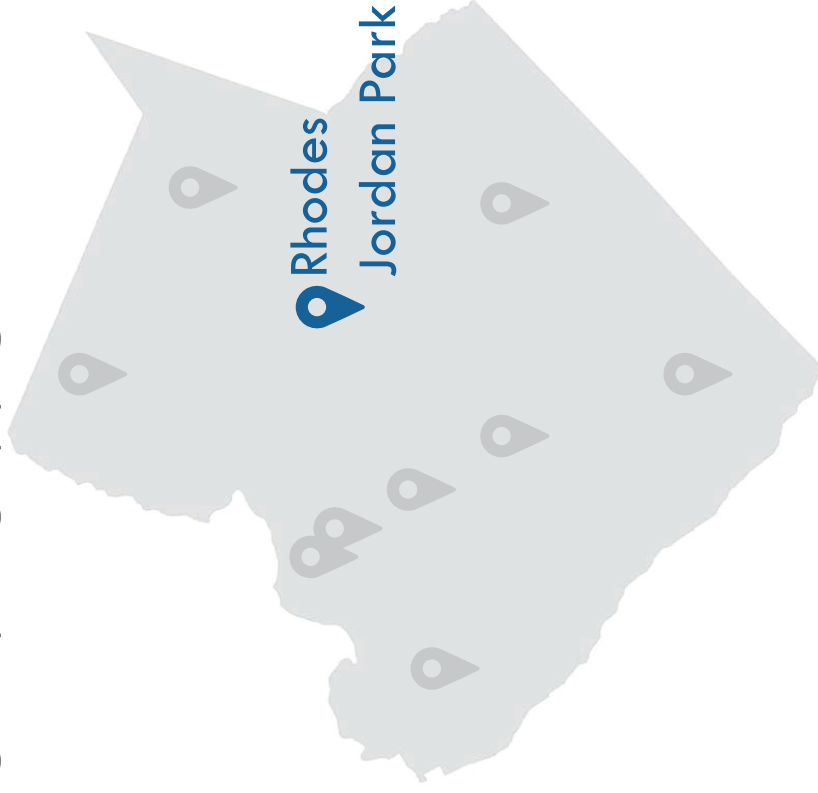
intercept interviews



- 5 interviews (all in Spanish)
- Themes:
 - Appreciate diversity of community and schools
 - Difficulties with accessibility (to work, to healthcare)
 - Concerns about crime

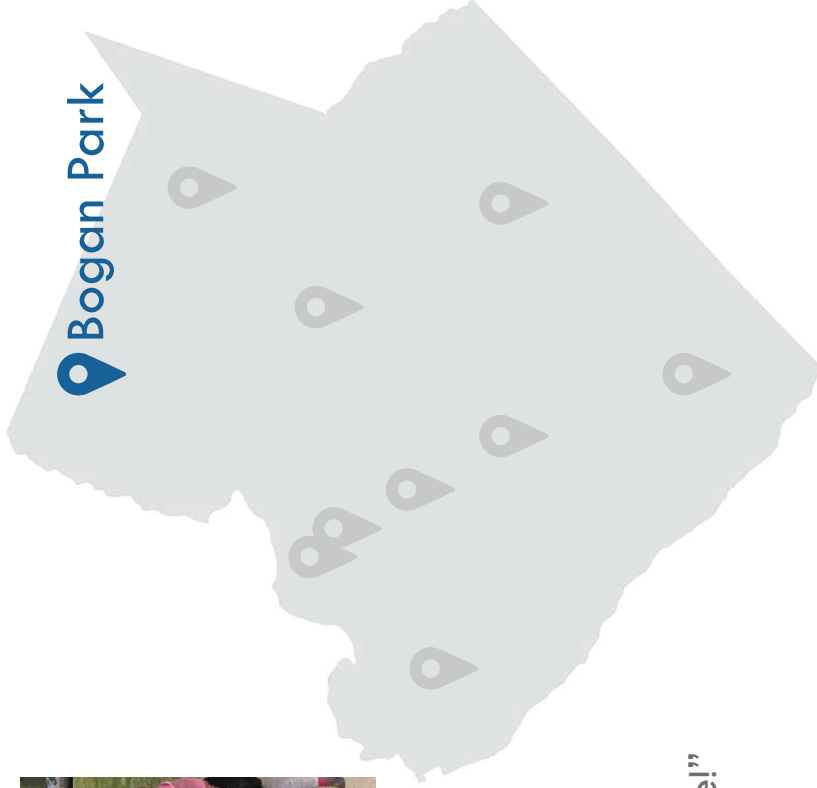
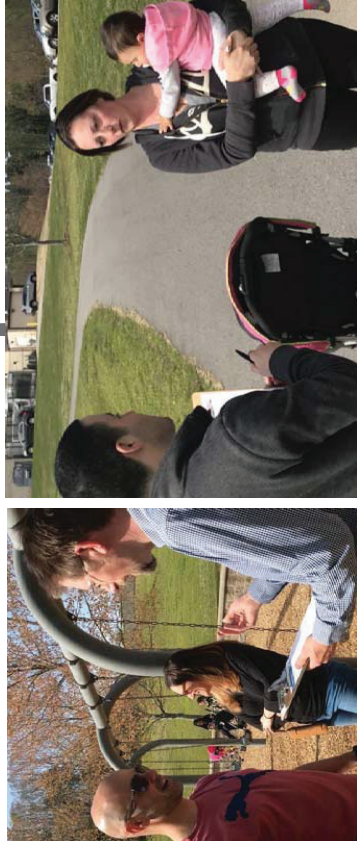


intercept interviews



- 6 interviews
- Themes:
 - Appreciate quality of parks and recreational facilities
 - Transportation challenges
 - Safe community

intercept interviews



- 5 interviews
- Themes:
 - Appreciate diversity of community and schools
 - Anxiety about raising home costs
 - “Too many people and not enough space!”

intercept interviews



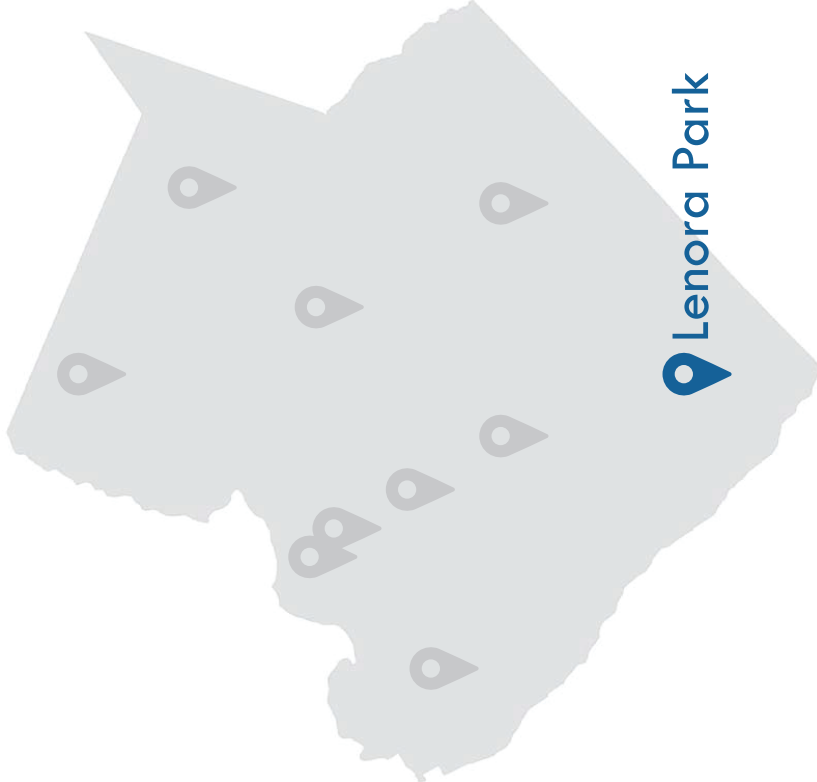
- 6 interviews (1 in Spanish)
- Themes:
 - Appreciate diversity of community, parks, and schools
 - Difficulties with accessibility (to work, to Mall of Georgia area)

intercept interviews



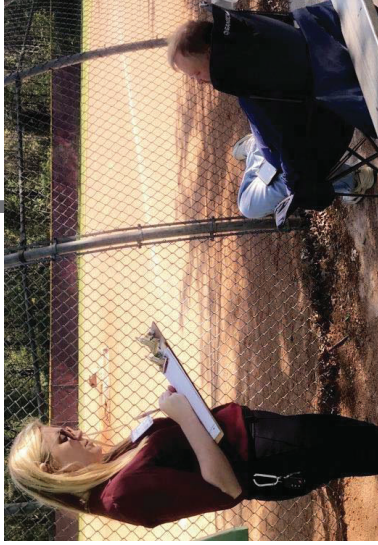
- 7 interviews (2 in Spanish)
- Themes:
 - Appreciate diversity of community and parks
 - See opportunity for higher density development

intercept interviews



- 7 interviews
- Themes:
 - Appreciate diversity of community and schools
 - Difficulties with transportation
 - Opportunities for redevelopment
 - Housing affordability

intercept interviews



- 6 interviews
- Themes:
 - Appreciate diversity of community and schools
 - Housing affordability
 - One respondent indicated lack of good options with rental properties

focus groups



- Hosted at Focus Pointe Global on March 1st
- Two groups of 11 participants
 - High School Graduates
 - College Graduates
- Questions submitted by PAC members at January meeting under four topics:
 - Perceptions of Gwinnett
 - Attitudes Towards Housing
 - Desired Community Amenities
 - What participants hope for their lives to include in the year 2040

focus groups

Perceptions of Gwinnett: What comes to mind?

- Gwinnett Braves
- Gwinnett Braves
- Gwinnett Gladiators
- Mall of Georgia
- Traffic
- Distance
- Keep Gwinnett Beautiful
- OTP
- Huge high schools
- Expensive to live there
- “Gwinnett is Great”
- A lot of people

focus groups

Perceptions of Gwinnett: Overall Rating from 1 - 10

- Both groups rated Gwinnett an “8”
- General comments:
 - Wide range of housing types/neighborhoods
 - Clean
 - Nice shopping areas
 - It’s better than DeKalb and Fulton!
 - Good schools
 - Next real estate “hot spot”

focus groups

What have you heard about Gwinnett?

The Positive

- Nice, single family housing
- Still find large residential lots
- Revel (at Infinite Energy Arena)
- Lower taxes than other counties
- Good schools
- Nice hospitals
- Good transit

The Negative

- Lots of traffic
- Very “suburbish”
- Not unique

focus groups

Comparison to Other Metro Counties

Progressive because...

- New development
- Redevelopment – especially in the cities
- Culturally diverse

Regressive because...

- Pleasant Hill Road/Gwinnett Place Mall area
- Citizens don't want to expand transit service/MARTA

focus groups

Housing Preferences

High School Graduates

- Majority would prefer to own a single family home
- Two preferred a condo or townhome
- Mix of housing types is positive

College Graduates

- Mix of responses
- Most would prefer to own
- Renting = less responsibility and ability to move more frequently

focus groups

Choosing where to live – what’s important?

High School Graduates

- Close proximity to interstate
- Good schools
- Low crime
- Parks
- Ability to afford land to go with home
- Diversity
- Accessible public transportation

College Graduates

- Safety
- Cleanliness
- Being close to work
- Ability to walk downstairs to go to a restaurant or bar
- Ease of commute to work and other places, friends
- Walkability and bikeability
- Proximity to outdoor activities/nature

focus groups

What is Gwinnett missing to attract young adults?

- High School graduates – Nothing to specifically attract young adults
- College graduates
 - Urban environment (sky scrapers/tall buildings, people out walking around and doing things)
 - Night life/places to go out
 - Shopping/restaurants/coffee shops open late
 - Pedestrian friendly environment that allows more interaction with people

focus groups

What community characteristics do you desire for where you would like to live in 2040?

High School Graduates

- Affordable housing
- Accessibility to things to do
- Diversity
- Further out from the city and away from traffic, but still have accessibility to things to do
- Knowing your neighbors
- Good community infrastructure
- Good schools
- Places to relax

College Graduates

- Good schools
- Diversity
- Good neighborhoods
- Low crime
- Clean area
- Urban area, but larger homes to accommodate a family
- Accessibility to things to do/amenities

focus groups

Would you see yourself living in Gwinnett in 2040?

High School Graduates

- Concerned about rapid growth
- Things they want now may not be available in 2040
- May want to live there if there is a good business environment
 - Business squares vs. large office parks
 - Office can help attract locally owned restaurants and shops

College Graduates

- Yes – if they have a family
- No – would still prefer a more urban environment

focus groups

What amenities would you like to see in Gwinnett in 2040 that are currently missing?

High School Graduates

- Locally owned restaurants vs. chain restaurants
- A destination, like The Battery at SunTrust Park – create an area around CoolRay Field similar to it
- Redevelop Gwinnett Place Mall into an amusement park or other recreational attraction
- Food halls and markets (i.e. Ponce City Market, Krog Street Market), perhaps at Gwinnett Place

College Graduates

- High end, trendy restaurants
- Diversity of attractions and food options
- Better accessibility to other parts of Atlanta, particularly the airport
- Positive business environment
 - Clean
 - Low crime
 - New construction
 - Area with income that can support your business
 - Political beliefs support your business

focus groups

Common Values from Both Groups

- Reasonable work commute, with transit as an option
- Walkability
- Shopping, entertainment, locally owned restaurants, and social scene convenient to home
- Parks/trails/recreation/access to nature
- Good schools
- Desire to own a home
- Mix of housing types to accommodate all incomes
- Low crime rate
- Knowing your neighbors/sense of community

upcoming open houses

April 30th – Dacula Park Activity Building 2735

Old Auburn Avenue, Dacula

May 7th – Lenora Park

4515 Lenora Church Road, Snellville

May 10th – Rhodes Jordan Park

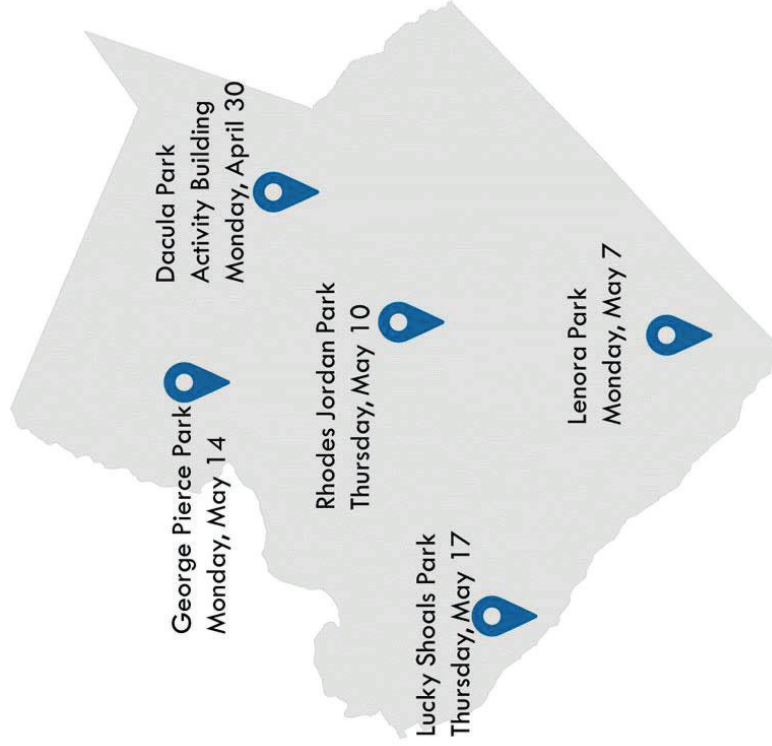
100 East Crogan Street, Lawrenceville

May 14th – George Pierce Park

55 Buford Highway, Suwanee

May 17th – Lucky Shoals Park

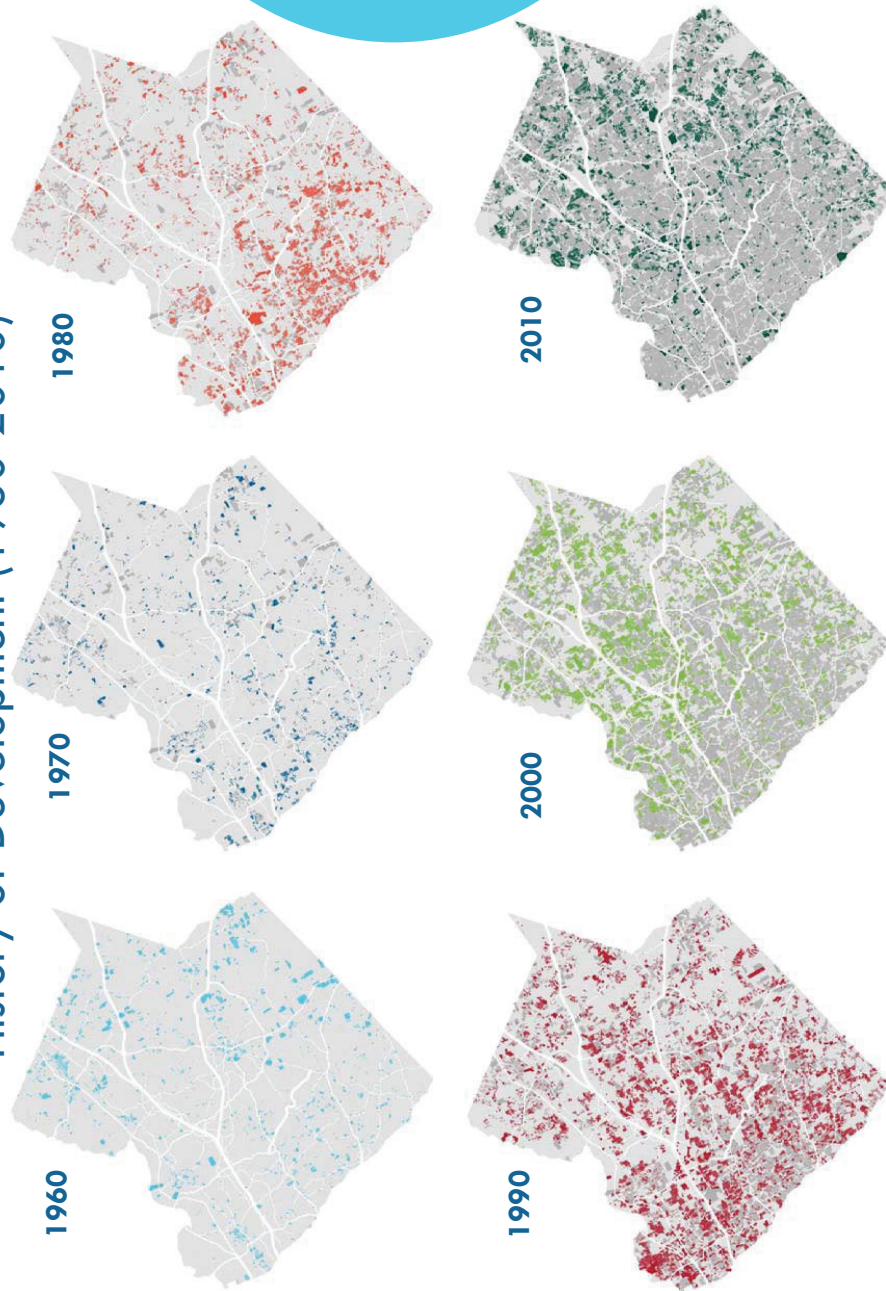
4651 Britt Road, Norcross



policy discussion (breakout)

guiding philosophies

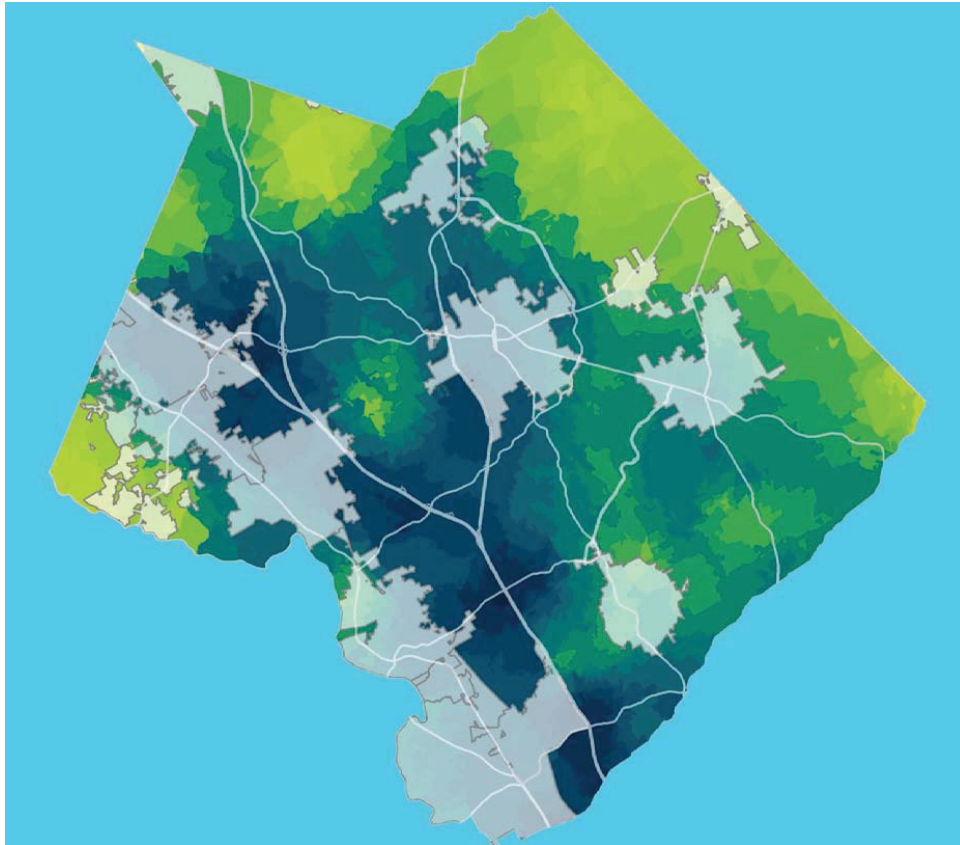
History of Development (1960-2010)



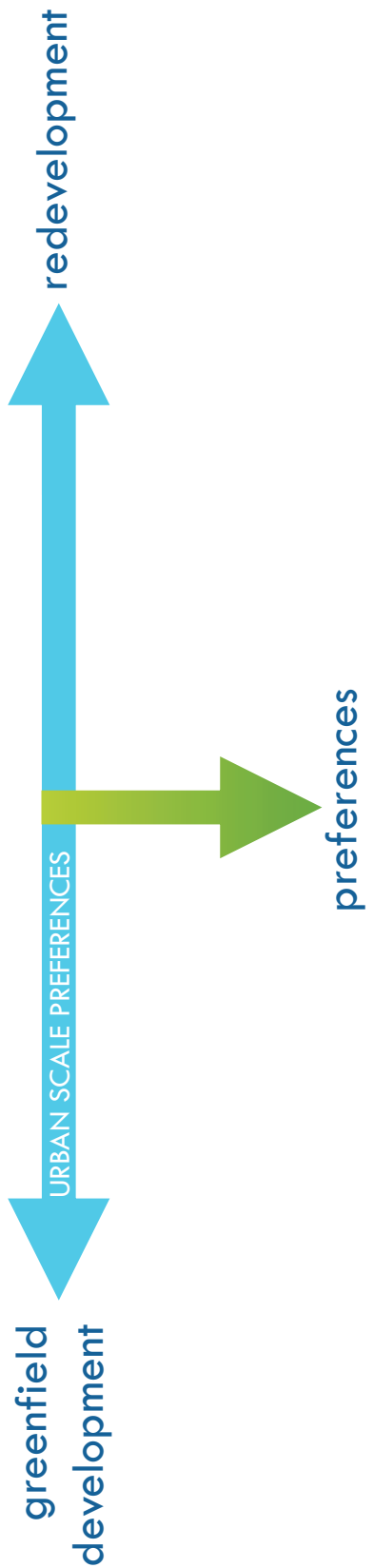
What does all this development have in common?



Urban Scale Preferences







opportunity for change analysis

change & preserve preferences

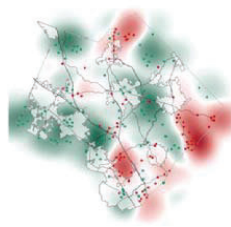
five forks library



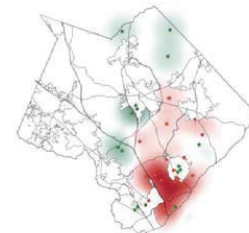
lilburn activity bldg.



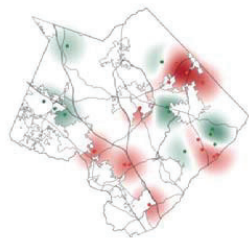
PAC meeting



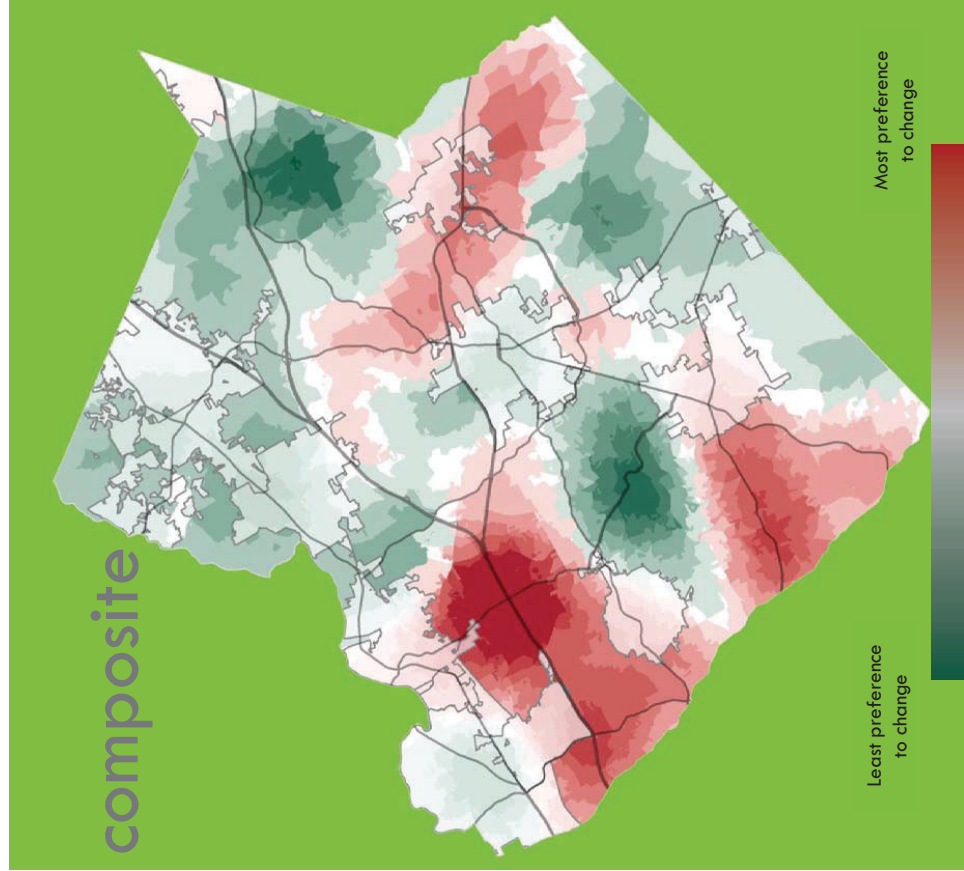
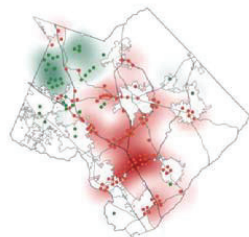
clacula library



onestop centerville



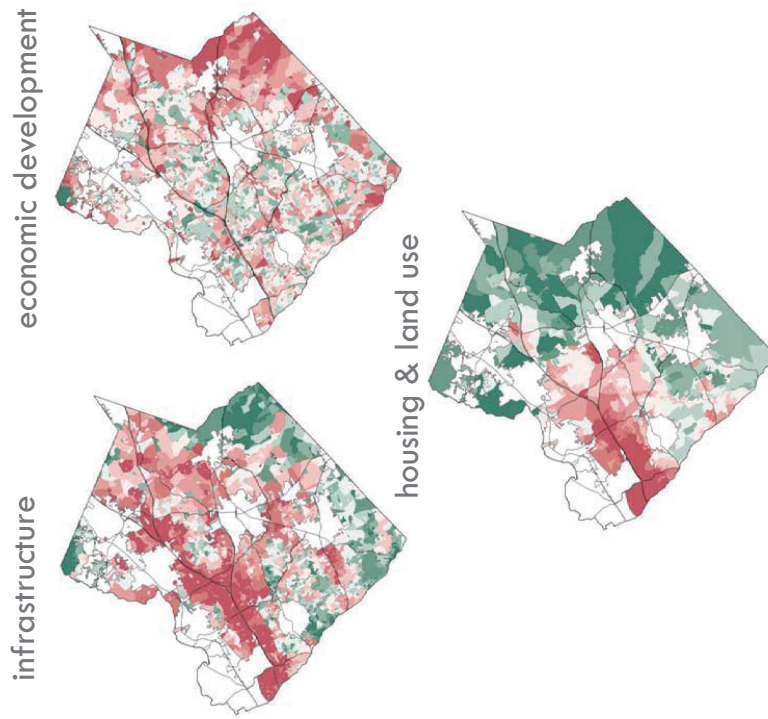
bogan park

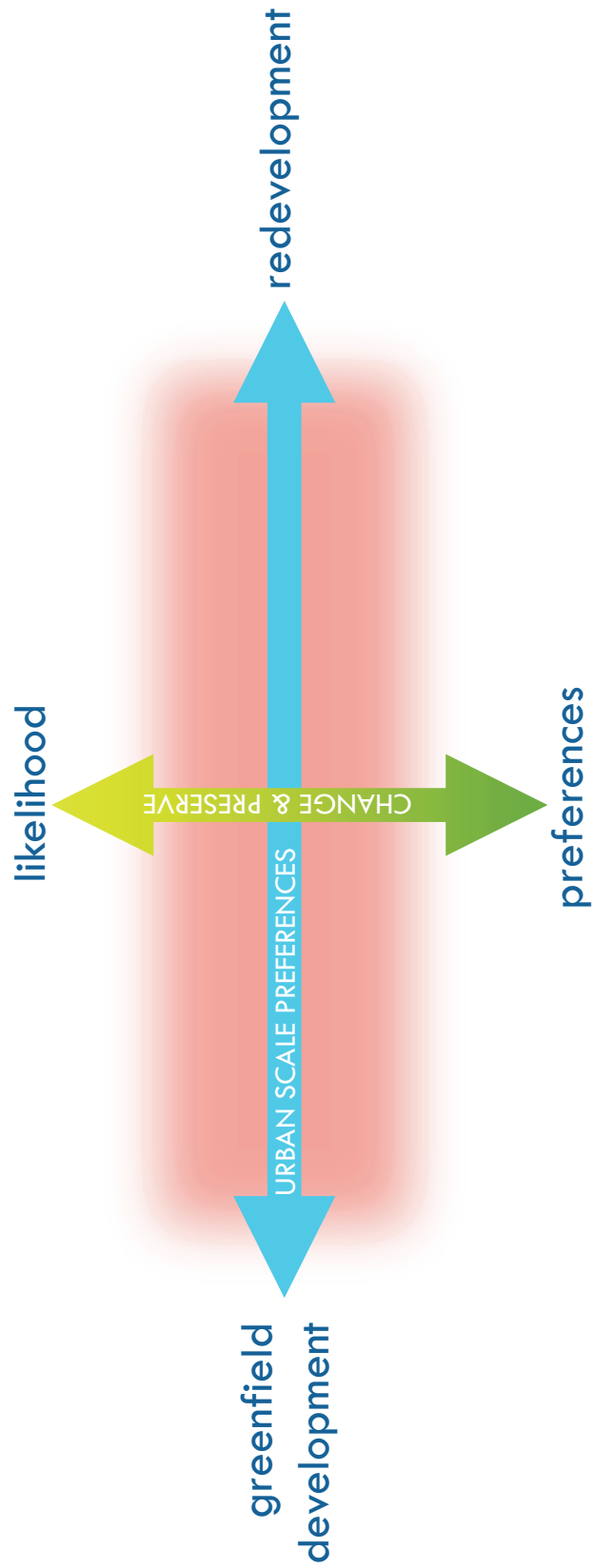




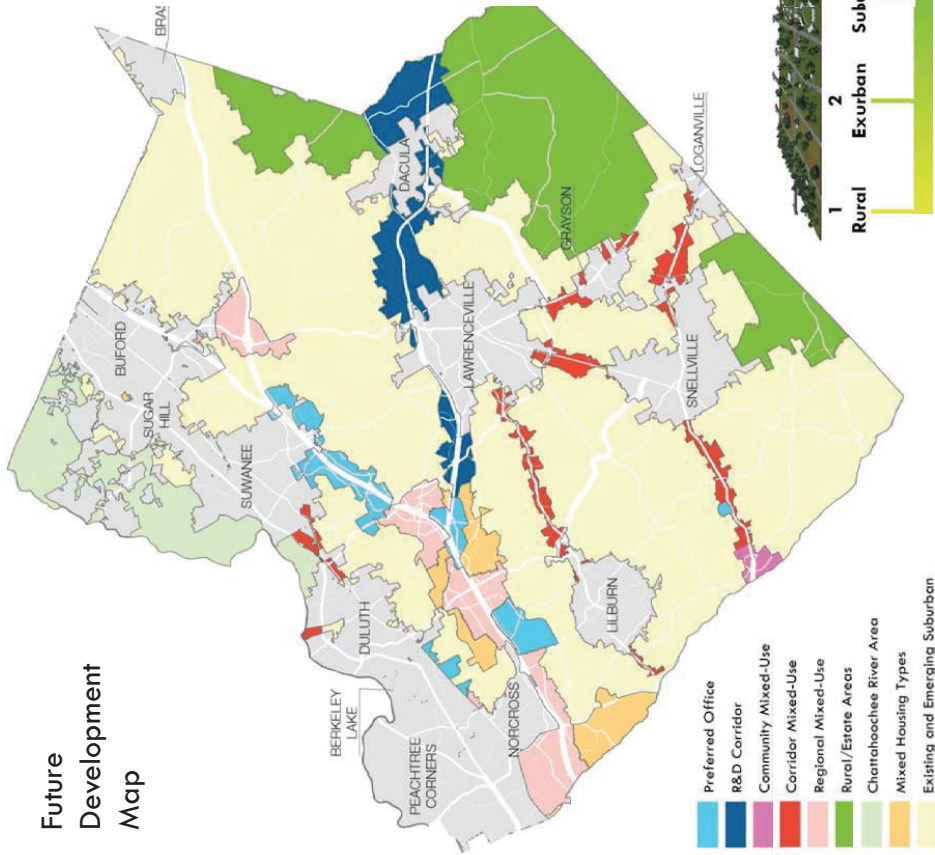
opportunity for change analysis

change & preserve likelihood



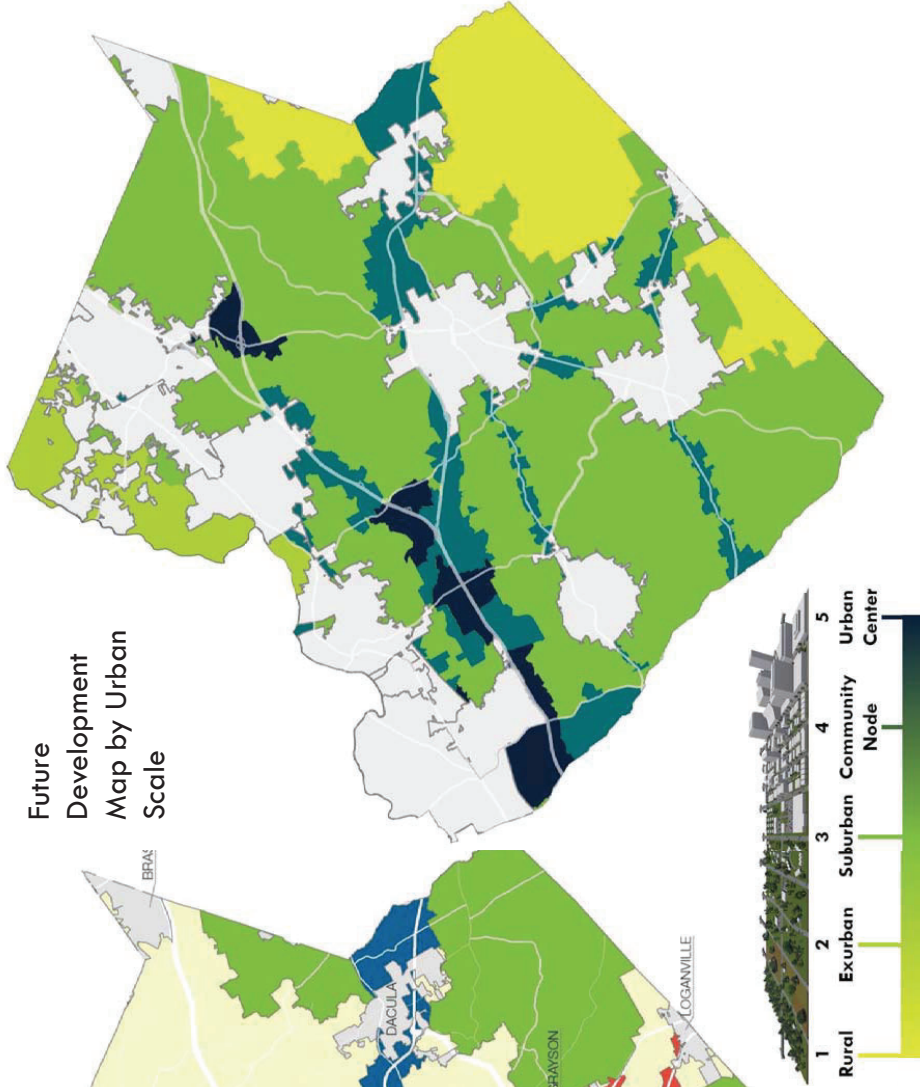


Future Development Map



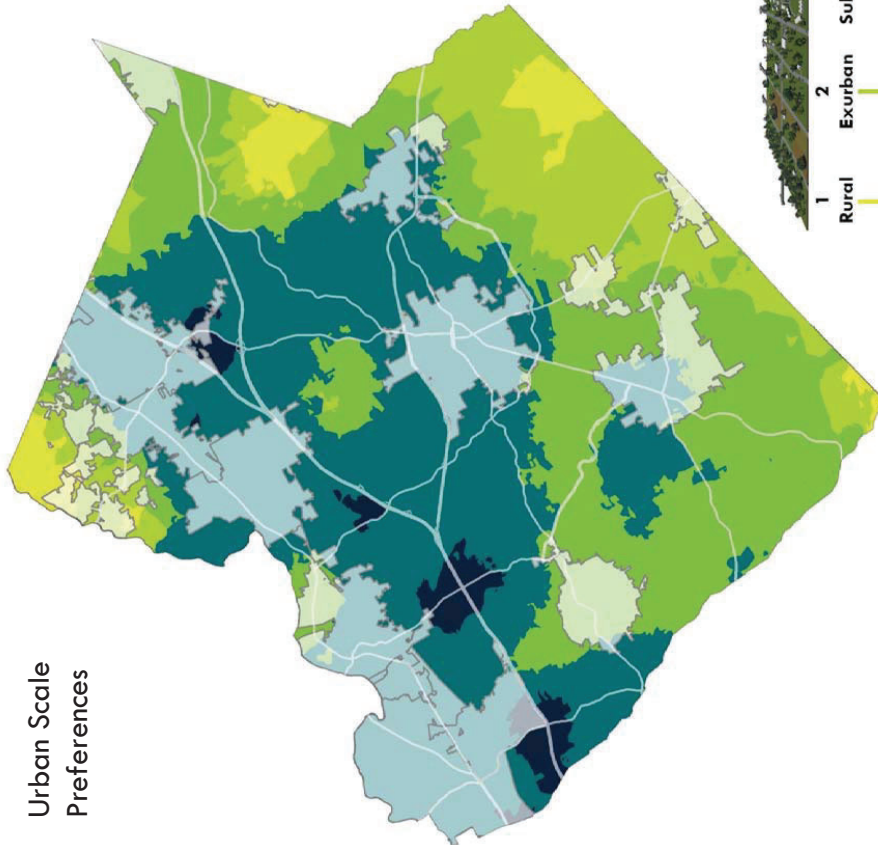
- Preferred Office
- R&D Corridor
- Community Mixed-Use
- Corridor Mixed-Use
- Regional Mixed-Use
- Rural/Estate Areas
- Chattahoochee River Area
- Mixed Housing Types
- Existing and Emerging Suburban

Future Development Map by Urban Scale

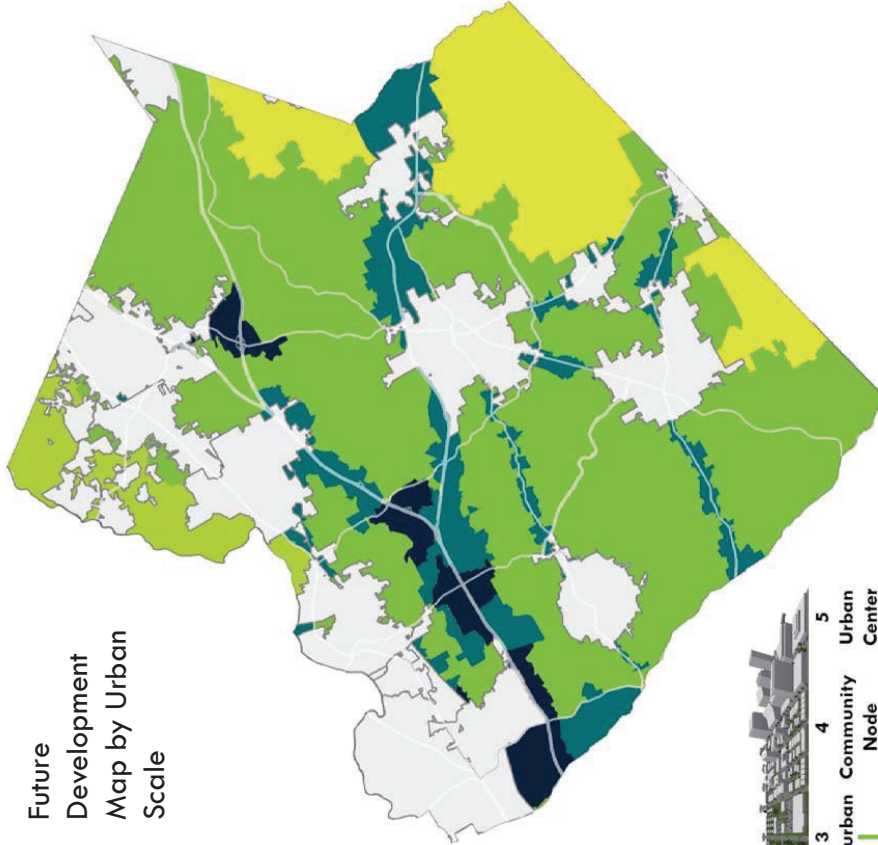


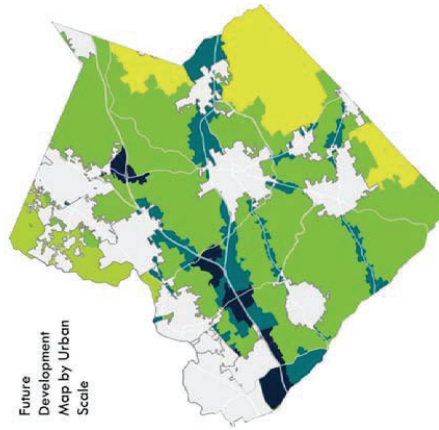
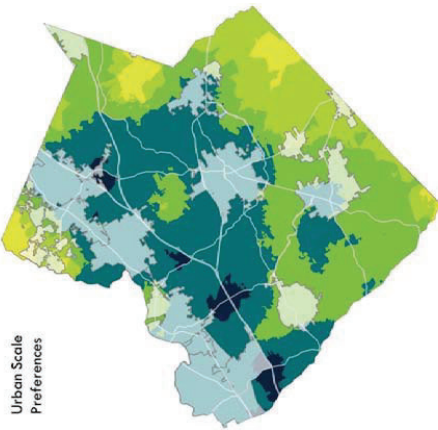
- 1 Rural
- 2 Exurban
- 3 Suburban
- 4 Community Node
- 5 Urban Center

Urban Scale Preferences

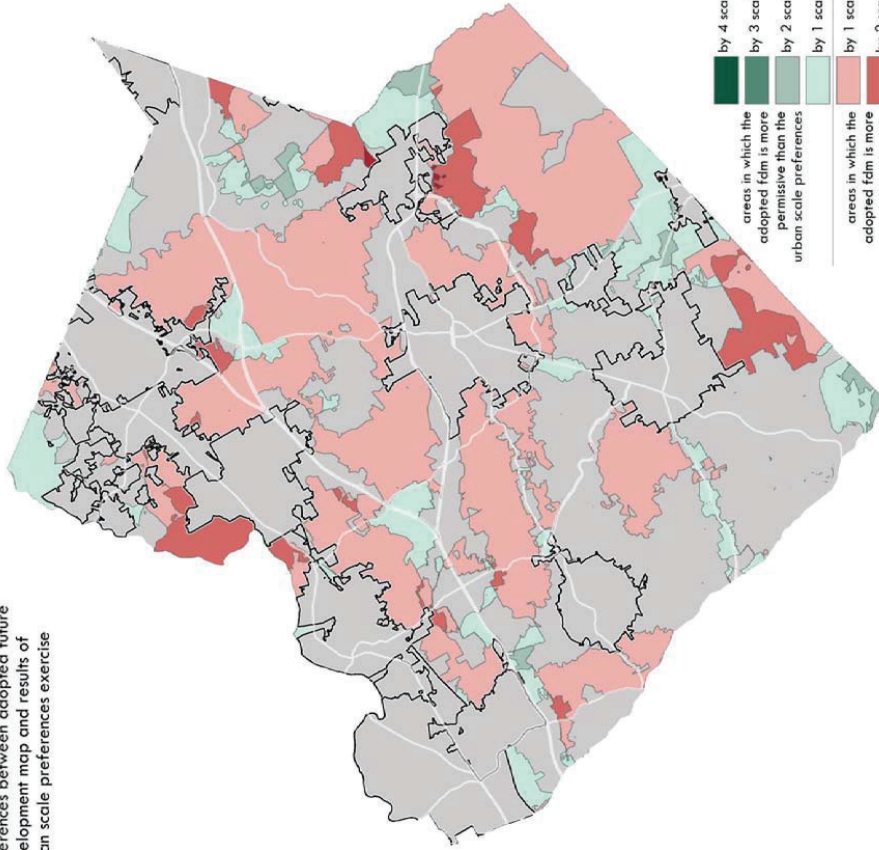


Future Development Map by Urban Scale





differences between adopted future development map and results of urban scale preferences exercise



- by 4 scale levels
- by 3 scale levels
- by 2 scale levels
- by 1 scale level
- areas in which the adopted fdm is more permissive than the urban scale preferences
- areas in which the adopted fdm is more restrictive than the urban scale preferences
- by 1 scale level
- by 2 scale levels
- by 3 scale levels

emerging guiding philosophies

- Encourage redevelopment in key areas while still allowing for greenfield development opportunities
- Preserve the character of areas that are still relatively undeveloped
- Encourage development to be more nodal than linear
- Incorporate and integrate ‘office’ areas into mixed use districts
- Use character areas to establish transitional areas
- Use “urban scale” to communicate and articulate implied densities and character

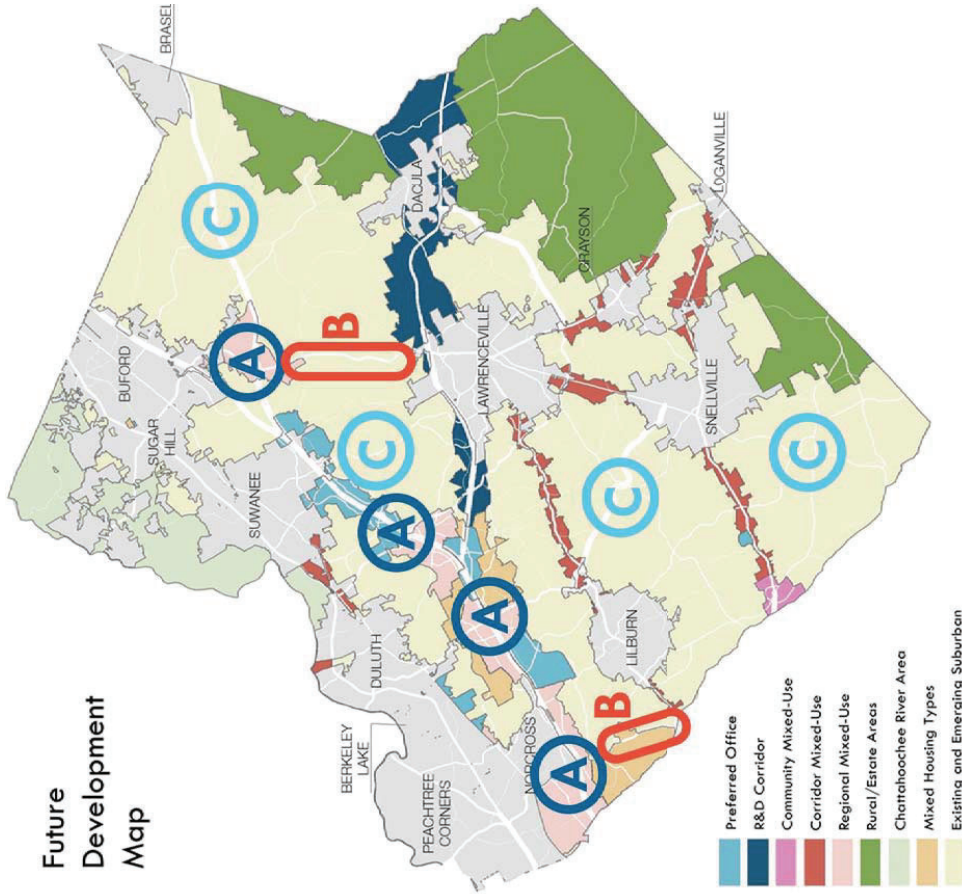
future development map considerations

Refine mixed use areas with clear definition of scale:

A. Regional Mixed Use to focus on major regional nodes (Jimmy Carter/I-85, Gwinnett Place, Sugarloaf, and Mall of Georgia)

B. Corridor Mixed Use to encompass additional major corridors

C. Community Mixed Use to develop neighborhood scaled centers at identified nodes (example = Five Forks Trickum, Hamilton Mill)

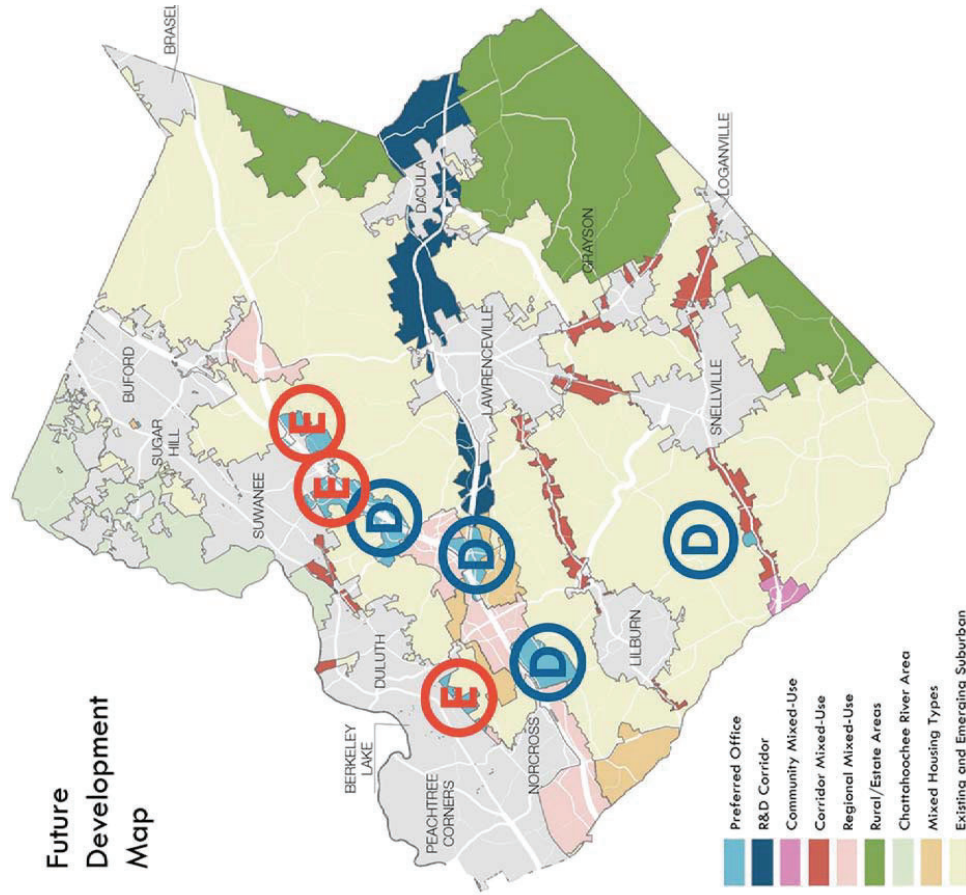


Consider removing or refining Preferred Office category.

Options:

D. Roll some areas into either Regional or Corridor Mixed Use

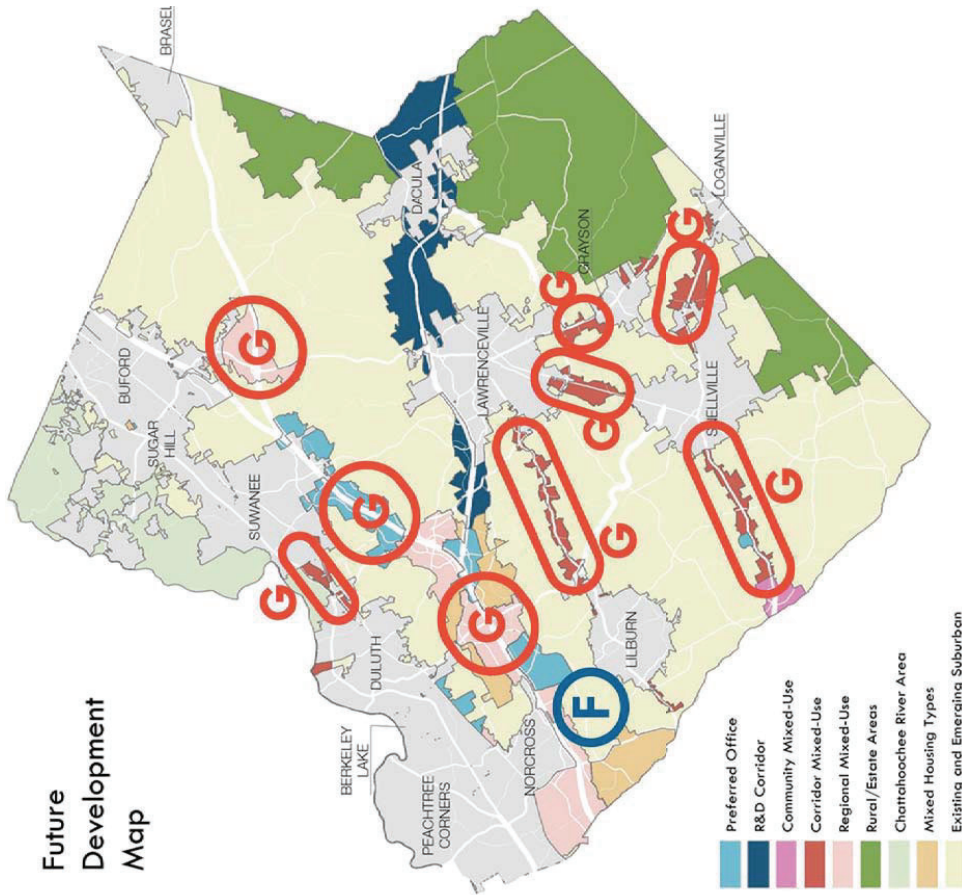
E. Create a new Character Area called "Employment Center" to refer to concentrations of employment that are not necessarily office oriented



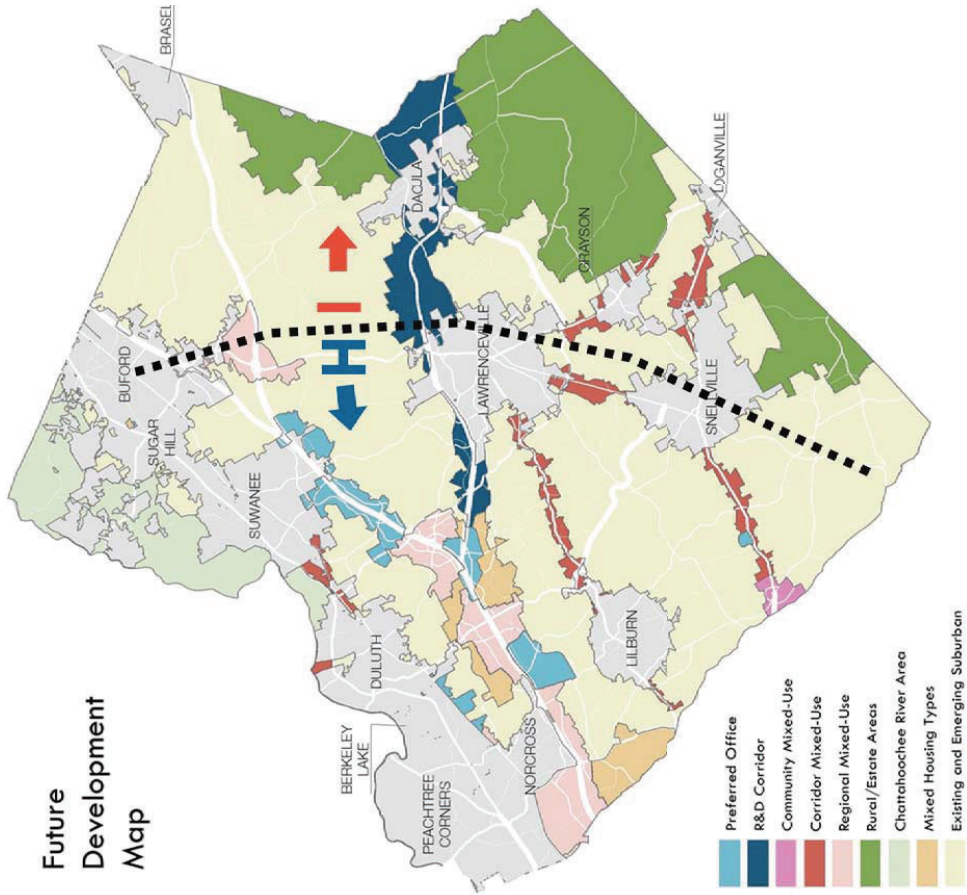
Reframe Mixed Housing Types character area as “Infill Housing”:

F. To encompass areas generally bounded by Buford Highway to the north, US 29 to the south, and Pleasant Hill to the east.

G. Also use this character area to act as a buffer between more traditionally residential areas and mixed used areas



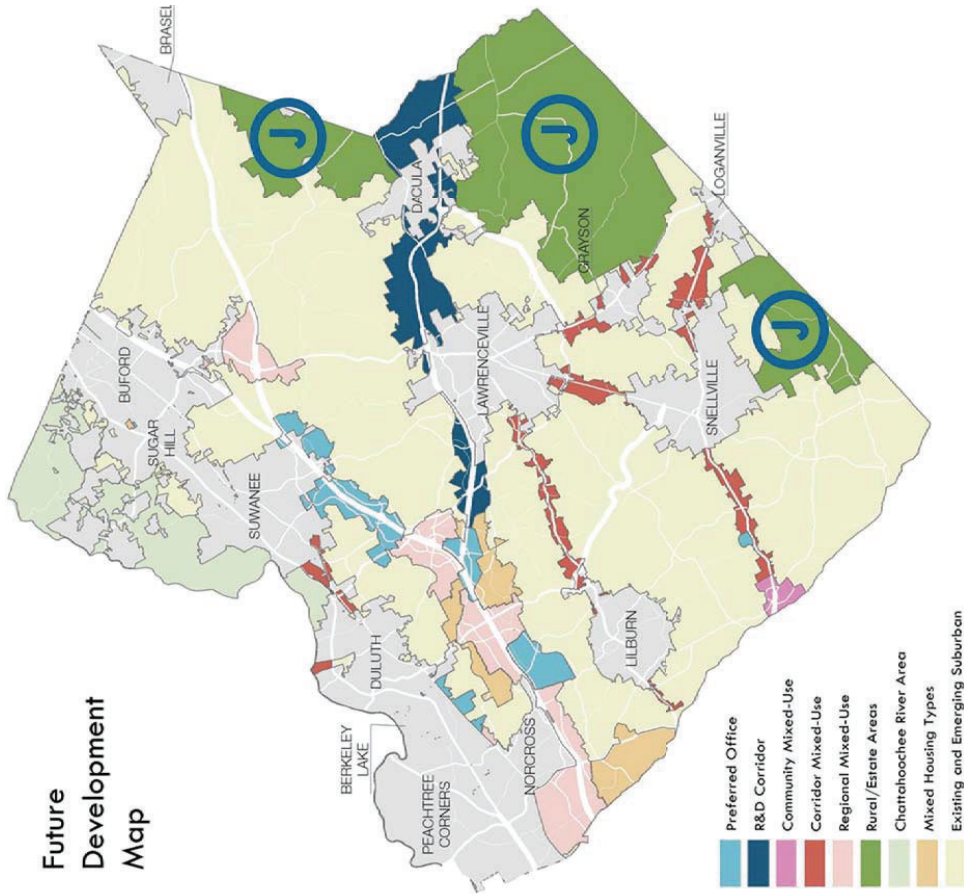
Future Development Map



Split Existing and Emerging Suburban area
into two new character areas:

- H. “Established Neighborhoods”
- I. “Emerging Suburban”

**Future
Development
Map**



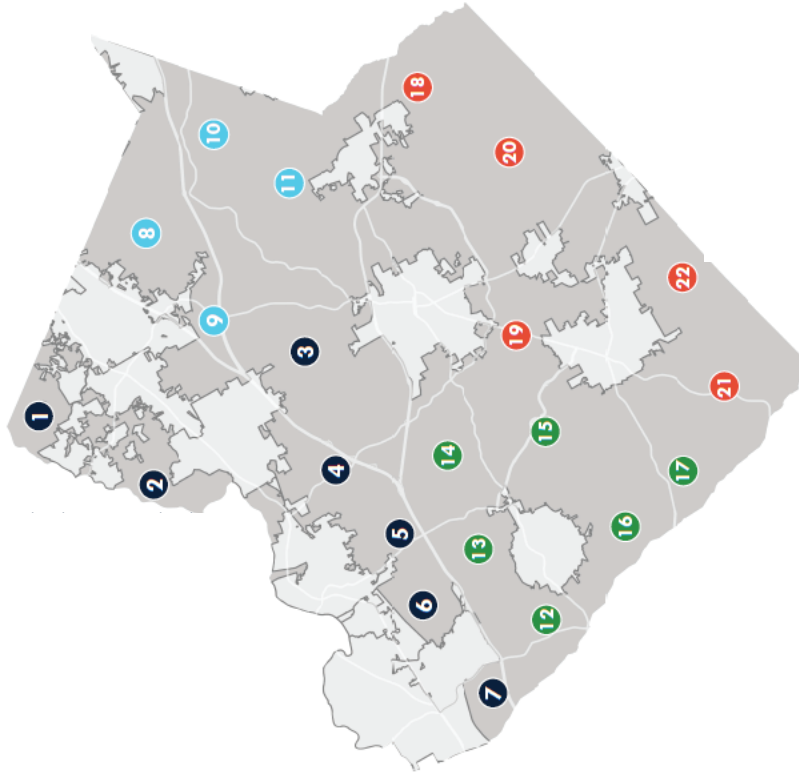
**Retain Rural/Estate
Areas:**

J. to preserve eastern parts of the County. Rename character area to “Conservation and Estate Areas”

defining community assets

Purpose: Start to define the distinct communities that make up unincorporated Gwinnett

- Need assistance with names
- Need to draw out what is unique about each of these communities
- Need to further define vision for the future



next steps

Project Team

- Community Open Houses (May)
- Refine Policy and FDM Changes. Explore tools and develop framework to address FDM Changes.

June 14, 2018 – Final scheduled PAC Meeting (tentative)

Early August – possible PAC open house to review final recommendations.

breakout exercises

- Guiding Philosophies
- Future Development Map Considerations
- Community Assets



Attachment C

Policy Review



Policy Review Results



Maintain Economic Development and Fiscal Health

2030 Unified Plan Policy	Planning Team Recommendation/Refinement	Group Recommendation
1.1 Promote Major Mixed-Use Development	Promote Mixed-Use, Nodal Development Along Major Corridors	Agree – County should more aggressively promote mixed-use.
1.2 Protect Large, Well-Located Parcels/Areas for Office Use through Proactive Zoning	Promote Office Use as Part of Larger, Mixed Use Developments	Agree – Skyscrapers/fall buildings OK with conditions.
1.3 Strategic Placement of Sewer	Coordinate with DWR on placement of water and sewer in conjunction with Sewer Master Plan.	Five groups agreed; one did not.
1.4 Use of Transfer of Development Rights (TDR) for Rural-Estate Housing in the East	DELETE	Agree with deletion.
1.5 Revise Current Millage Rates	DISCUSS	Agree – millage rate should reflect County’s needs vs. current politics; keep low impact to senior citizens.
1.6 Promote University Parkway (SR 316) as Gwinnett’s Research & Development Belt	Maintain this policy.	
1.7 Employ Debt Financing of Major Infrastructure	DISCUSS	Agree – bigger roads don’t necessarily solve transportation problems. Per Gwinnett DOT – County considering tolling option to underwrite cost of Sugarloaf Pkwy. Extension. Perhaps include policy which includes County’s willingness to employ user fees, public-private partnerships, other options to fund infrastructure.
1.8 Obtain Appropriate Balance of Retail	Encourage Redevelopment/Renovation of Existing, Aging Retail Centers, and Promote New Retail as Part of Mixed Use Developments	Five groups agreed; one indicated this policy is a “waste of time.”

Policy Review Results



Foster Redevelopment

2030 Unified Plan Policy	Planning Team Recommendation/Refinement	Group Recommendation
2.1 Institute a Variety of Redevelopment Incentives and Bonuses	Maintain this policy	Agree – County needs to do more! We haven’t seen much done about this.
2.2 Promote Densification in Specific Areas Designated for Mixed Use Through TDRs, Rezoning, and Increased Infrastructure Capacity	Remove reference to TDRs; this ties in to Policy 1.1 refinement to promote nodal development	Agree – would like to see some actions included.
2.3 Use Tax Allocation Districts (TADs)	Maintain this policy; perhaps specific areas where a TAD would be helpful can be listed: Gwinnett Place, Jimmy Carter Boulevard	Agree – County needs to be more proactive about marketing this opportunity to the development community.
2.4 Promote Shared Infrastructure Facilities	Maintain this policy	General agreement, but there needs to be clarification about what this means.
2.5 Allow “Corner Stores” within Specific Medium/Higher Density Areas as “Floating Zones”	Allow Corner Convenience Stores in Defined Residential Nodes	Five groups agreed; one did not.

Policy Review Results



Maintain Mobility & Accessibility

2030 Unified Plan Policy	Planning Team Recommendation/Refinement	Group Recommendation
3.1 Enhance Signal Coordination and Intelligent Transportation Systems (ITS)	Maintain this policy	Agree – work with more CIDs, cities, or any willing partner.
3.2 Manage Access on Arterials	Promote Inter-Parcel Access on Arterials in New Development and Redevelopment, to Cut Down on Curb Cuts	Agree – provide incentives for inter-parcel access.
3.3 Enhance Incident Management Traffic Control Center	Maintain this policy	Agree (A couple of groups indicated they did not know what this means.)
3.4 Establish a Road Connectivity Requirement for New Development	Maintain this policy	Agree
3.5 Create Transit Oriented Development (TOD) at Appropriate Sites Through Proactive Zoning	Create Transit Oriented Development (TOD) at Proposed Transit Stations/Hubs	Agree
3.6 Establish a More Extensive Transit System	Support the Recommendations and Policies in the TDP	Agree
3.7 Pursue Strategic Road Widening and New Alignments	Adopt and Promote Land Use Policies that Support Recommendations and Policies in the CTP	Agree (A couple of groups indicated they did not know what this means.)

Policy Review Results



Provide More Housing Choices

2030 Unified Plan Policy	Planning Team Recommendation/Refinement	Group Recommendation
4.1 Establish and Provide Access to More Executive Housing Areas	Combine with Policy 4.2 – DISCUSS	Four groups agree; two disagree.
4.2 Preserve Existing Workforce Housing	Promote Policies That Encourage Workforce Housing for All Income Levels	Four groups agree – “as long as there is a diversity of housing types,” two groups indicated they did not understand the recommendation.
4.3 Expand Maintenance and Rehabilitation Assistance to Homeowners and Small Businesses	Maintain this policy	Four groups agree – clarification/clear definition is needed; two groups indicated they did not understand the policy.
4.4 Expand Senior Housing Options	Maintain this policy	Agree – needs clarification.

Policy Review Results



Keep Gwinnett a “Preferred Place”

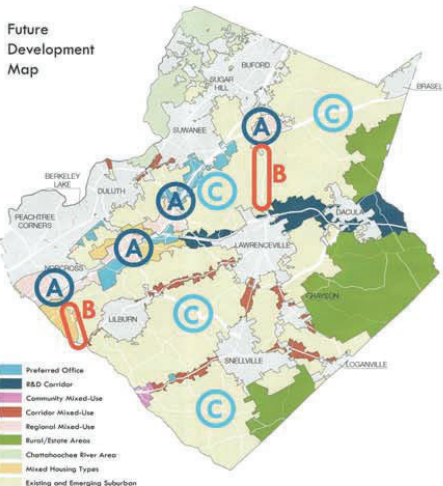
2030 Unified Plan Policy	Planning Team Recommendation/Refinement	Group Recommendation
5.1 Improve the Walkability of Gwinnett’s Activity Centers and Neighborhoods	Maintain this policy	Agree – should involve more than just sidewalks, but rather look at implementing “complete streets” concept across the County.
5.2 Support and Promote the Expanded Four Year College	Maintain this policy	Agree
5.3 Invest in Youth Enrichment Programs	Maintain this policy	Agree
5.4 Enhance Development Aesthetics	Draft Design Guidelines for Areas That Are Ready for Redevelopment or New Development	Agree – should get input from stakeholders and vary by unique needs of the area.
5.5 Provide Venues to Celebrate Growing Cultural Diversity of the County	Maintain this policy, but delete “Growing”	Agree
5.6 Expand Presence of “Arts Community”	Maintain this policy	Agree – remove quotes around Arts Community; earmark funding to make this happen.
5.7 Provide Incentives for Enhanced Open Space & Trails	Maintain this policy	Agree – what incentives (if any) are there?
5.8 Use Development Regulations to Create Local Parks	Create Trail Connections Between Existing Parks, Schools, Libraries, and Other Community Facilities as Appropriate	Agree – create more urban style pocket parks.
5.9 Acquire Surplus Industrial or Commercial Sites for Open Space/Recreation	Consider Deletion - DISCUSS	Disagree/Do Not Delete; the word “surplus” is too vague to understand developed vs. undeveloped land. Parks may not be as useful for these lots.

Attachment D

Emerging Guiding Philosophies

FUTURE DEVELOPMENT MAP CONSIDERATIONS

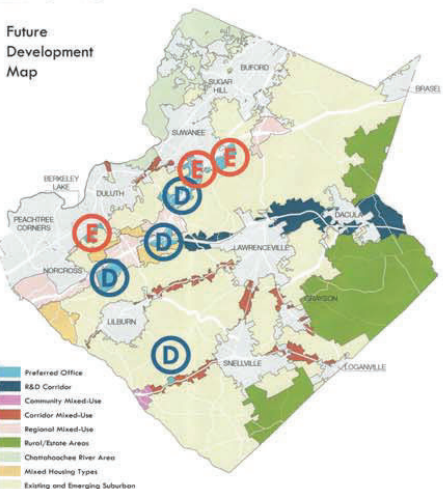
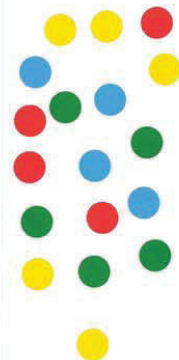
PAC MEETING 3 | 26 APRIL 2018



Refine mixed use areas with clear definition of scale:

- A. Regional Mixed Use** to focus on major regional nodes (Jimmy Carter/I-85, Gwinnett Place, Sugarloaf, and Mall of Georgia)
- B. Corridor Mixed Use** to encompass additional major corridors
- C. Community Mixed Use** to develop neighborhood scaled centers at identified nodes (example = Five Forks Trickum, Hamilton Mill)

Agree?

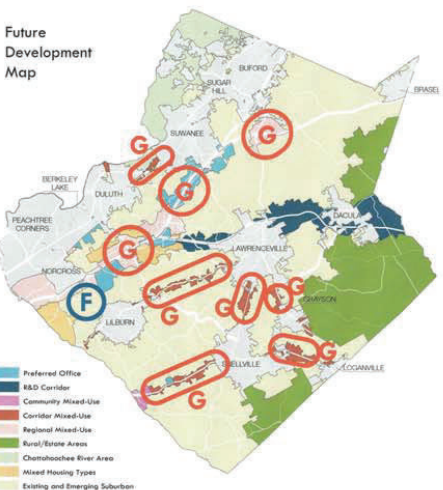
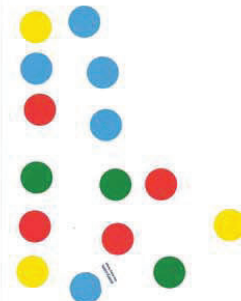


Consider removing or refining Preferred Office category.

Options:

- D.** Roll some areas into either Regional or Corridor Mixed Use
- E.** Create a new Character Area called "Employment Center" to refer to concentrations of employment that are not necessarily office oriented

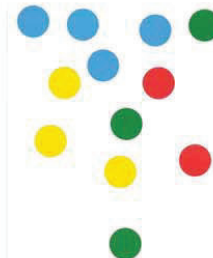
Agree?



Reframe Mixed Housing Types character area as "Infill Housing":

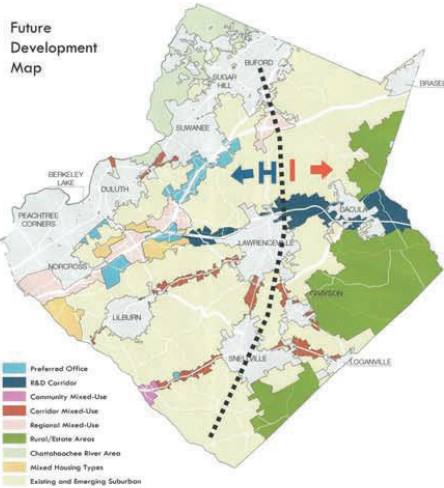
- F.** To encompass areas generally bounded by Buford Highway to the north, US 29 to the south, and Pleasant Hill to the east.
- G.** Also use this character area to act as a buffer between more traditionally residential areas and mixed used areas

Agree?



FUTURE DEVELOPMENT MAP CONSIDERATIONS

PAC MEETING 3 | 26 APRIL 2018

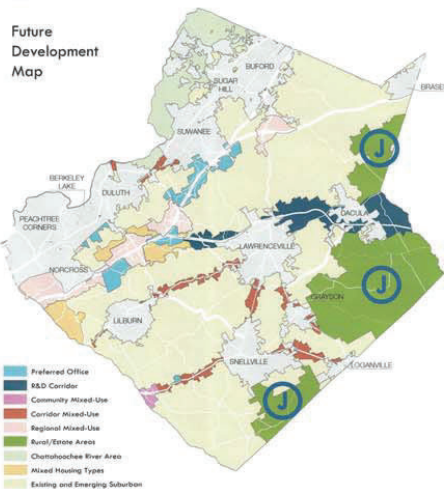
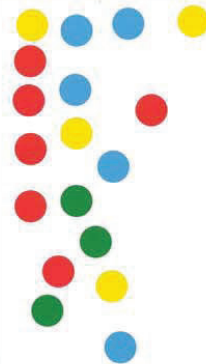


Split Existing and Emerging Suburban area into two new character areas:

H. "Established Neighborhoods"

I. "Emerging Suburban"

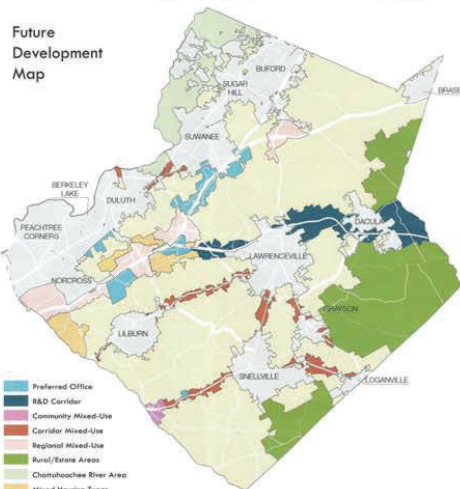
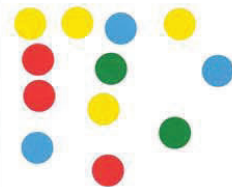
Agree?



Retain Rural/Estate Areas:

J. to preserve eastern parts of the County. Rename character area to "Conservation and Estate Areas"

Agree?



Indicate Any Additional Changes you Believe we Should Explore Here:

Low income housing is not addressed & encouraged as part of the 'communities'
Adjust Existing/Emerging split to be less specific/severe + more based on character areas

Reconsider and look at each "J" area when considering zoning. we need commercial in this area, Harbins Road specifically.

Consider preserving prime industrial parcels for industrial development along 310 corridor



GUIDING PHILOSOPHIES

PAC MEETING 3 | 26 APRIL 2018

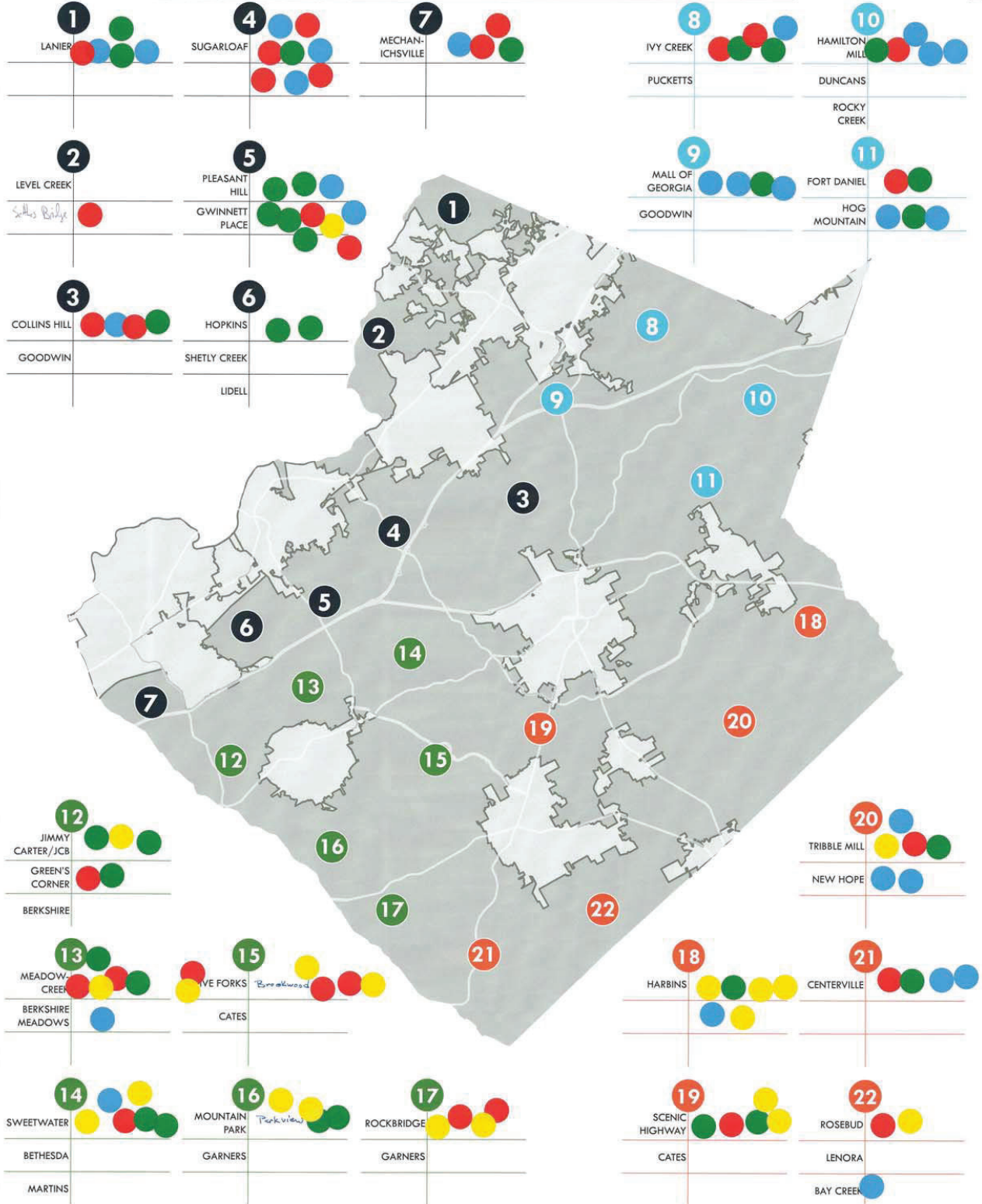


Guiding Philosophies	Agree?	Additional Thoughts
Encourage redevelopment in key areas while still allowing for greenfield development opportunities		<p><i>Incentivize redevelopment over greenfield * more incentives are needed for redevelopment - right now greenfield development is easier + cheaper</i></p> <p><i>Yes</i></p> <p><i>Sewer Expansion in the Harbins Road Area, Commercial</i></p>
Preserve the character of areas that are still relatively undeveloped		<p><i>↑ See Above</i></p>
Encourage development to be more nodal than linear		
Incorporate and integrate 'office' areas into mixed use districts		
Use character areas to establish transitional areas		
Use "urban scale" to communicate and articulate implied densities and character		



COMMUNITY ASSETS | NAMES

PAC MEETING 3 | 26 APRIL 2018



COMMUNITY ASSETS | RESOURCES

PAC MEETING 3 | 26 APRIL 2018

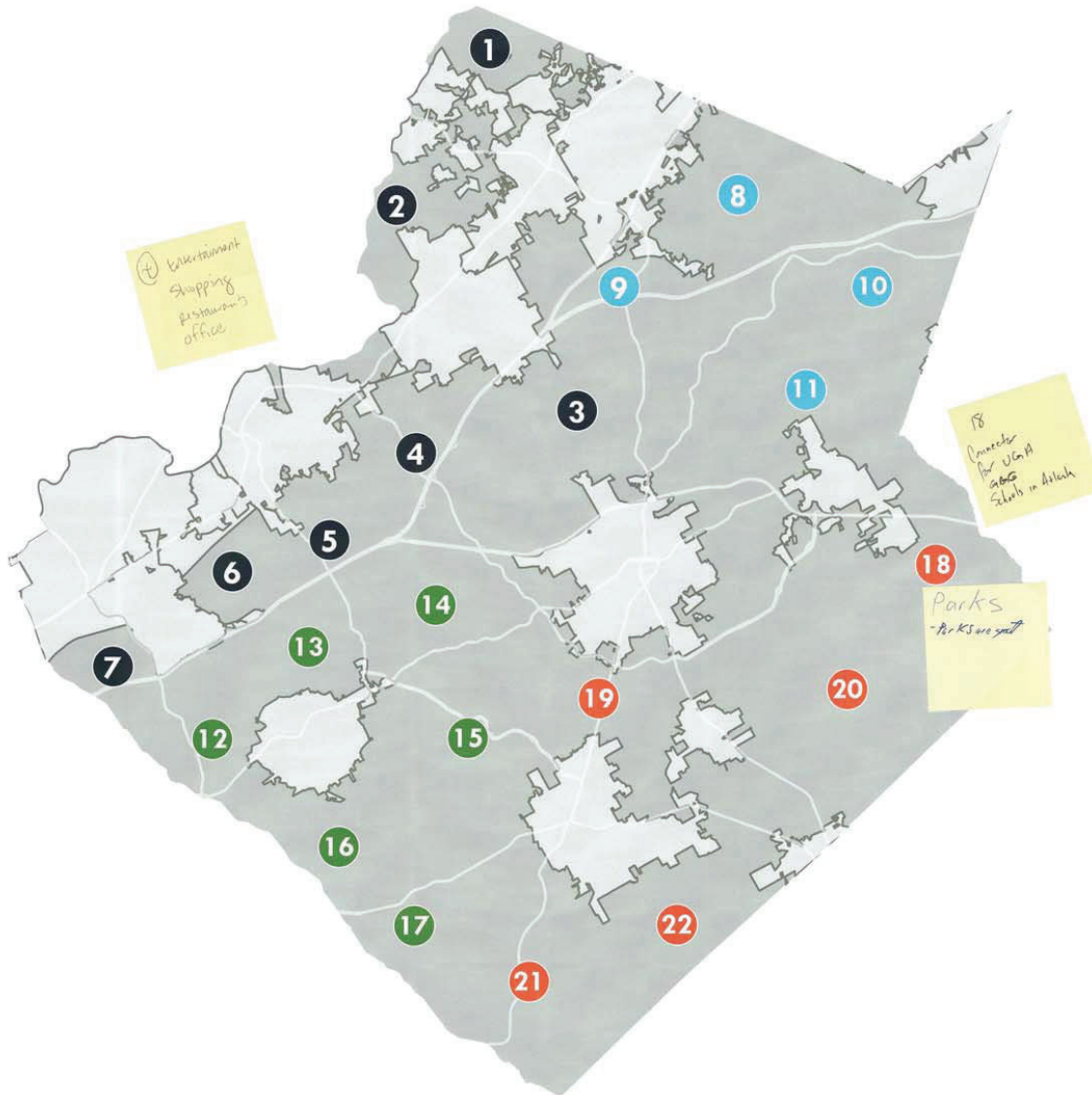


14 Parkview HS
15 Mountain Park
No Sewer

Entertainment
Shopping
Restaurants
office

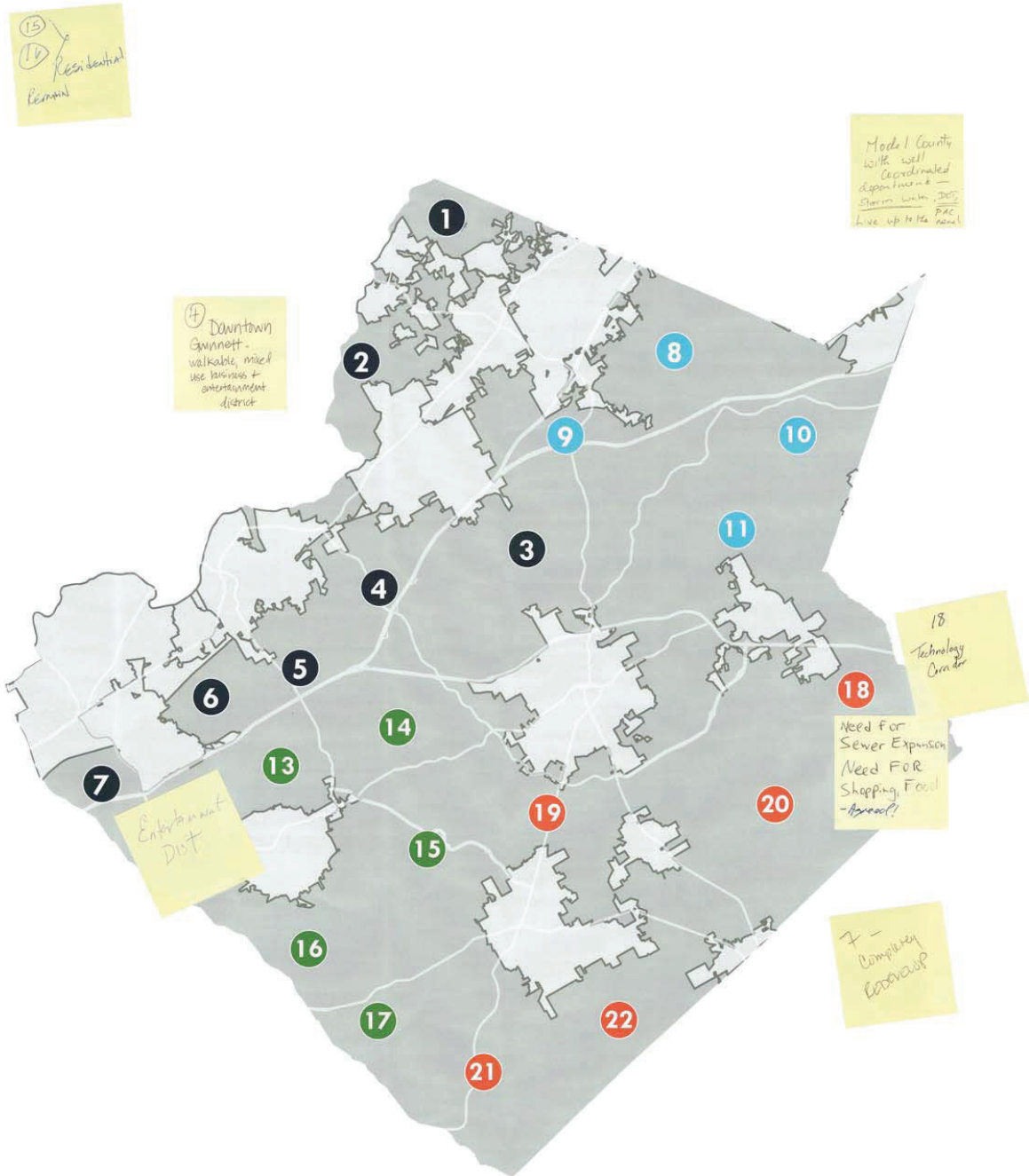
18
Connecter
for UGA
GA
Schools in District

Parks
- Parks are great



COMMUNITY ASSETS | VISION

PAC MEETING 3 | 26 APRIL 2018



planning advisory committee

meeting 4 – june 14, 2018



June 14, 2018
3:00 PM – 5:00 PM

As PAC members arrived, they were asked to sign-in (provided in **Attachment A**).

Kathy Holland (Planning & Development Director, Gwinnett County) convened the meeting and welcomed everyone, stating that this is the fourth and final meeting of the Planning Advisory Committee (PAC). She thanked the committee members for their service, emphasizing the importance of the Unified Plan to help shape the County over the next several years. She added that there is another round of community open houses in August as well as an open house for PAC members where they will be invited to review displays showing a summary of the content of the final draft of the plan. She then introduced Eric Lusher (Project Manager, Pond).

opening presentation

Eric Lusher thanked attendees for coming to the meeting and then gave a presentation, included in **Attachment B**, addressing the following topics:

- Project Recap
- Results of Round 2 Meetings
- Review of Character Areas and Future Development Map Changes
- Next Steps

interactive exercise

Towards the end of the presentation, Eric invited PAC members to view four posters (**Attachment C**) displayed on the walls around the conference room which described the proposed Character Areas and illustrated the areas of the County where they are located on the Future Development Map. PAC members were invited to provide comments on post-it notes or express their comments or concerns to members of the Consultant Team stationed at each poster.

The Character Areas fall into the following categories:

- Activity Centers
- Employment Centers
- Residential Neighborhoods
- Low Density Living

conclusion of presentation

The PAC reconvened for a few minutes for Eric to go over the next steps in the Unified Plan process. He also announced that the PAC Open House would be held on **Tuesday, August 7th from 11:00 AM – 2:00 PM**, and encouraged members to attend one of the community open houses, and to help spread the word about them to their respective networks. He thanked everyone again for attending the meeting.





Attachment A

Sign-in Sheet



SIGN IN



PAC Member or Attendee	Organization	Indicate Attendance
Joe Allen	Chamblee Pkcs	
Helen Appenzeller		
Ben Archer		
Marsha Bonar	Westview SCLC	
Jace Brooks		Met here on behalf of PLAK
Jim Brooks		
Lisa S. Burleson	Lisa Burleson	
Duke Cao		
Andrew Carnes	APAC	
Raymond Cobb, III	GAFCU	
Duncan Corley		
Gerald Crain		
Roman Dekare		
Alyssa Davis		
Richard Edinger		
Renita Hamilton Edmondson		
Matt Elder	Family Practice of Gwinnett Co GA	
Derrick Fisher	Family Practice of Gwinnett Co GA	
Bruce Garraway	Family Practice of Gwinnett Co GA	
Abigail Harwell	Abigail Harwell P4D	
Carol Hassell	Carol Hassell - GPIT	
Chris Hayward		
John Heard		
Kathy Holland		
Thuy Hoile		
Lauren Salas Lambrose		
Shane Latham		
Donald Lee		
Nancy Lovingood	Math by the Sea	
Alicia McElleney	Donald Lee	
Kevin McOmber		
Aida Montes		
Tashieka Moore		
Emory Morsberger		
James Pugsley	JAMES PUGSLEY	
Srividya (Vidya) Ramamathan		
Aaron Ruffin		
Chad Alexander Smith		
Fzsal (Foz) Syed		
Maurice Thompson II	Maurice Thompson II	
Benny Truong		
Hillary Wilson		
Robert Jackson Wilson		
B. E. "Woody" Woodruff		



Attachment B

Presentation





Gwinnett 2040 UNIFIED PLAN

Planning Advisory Committee
June 14, 2018

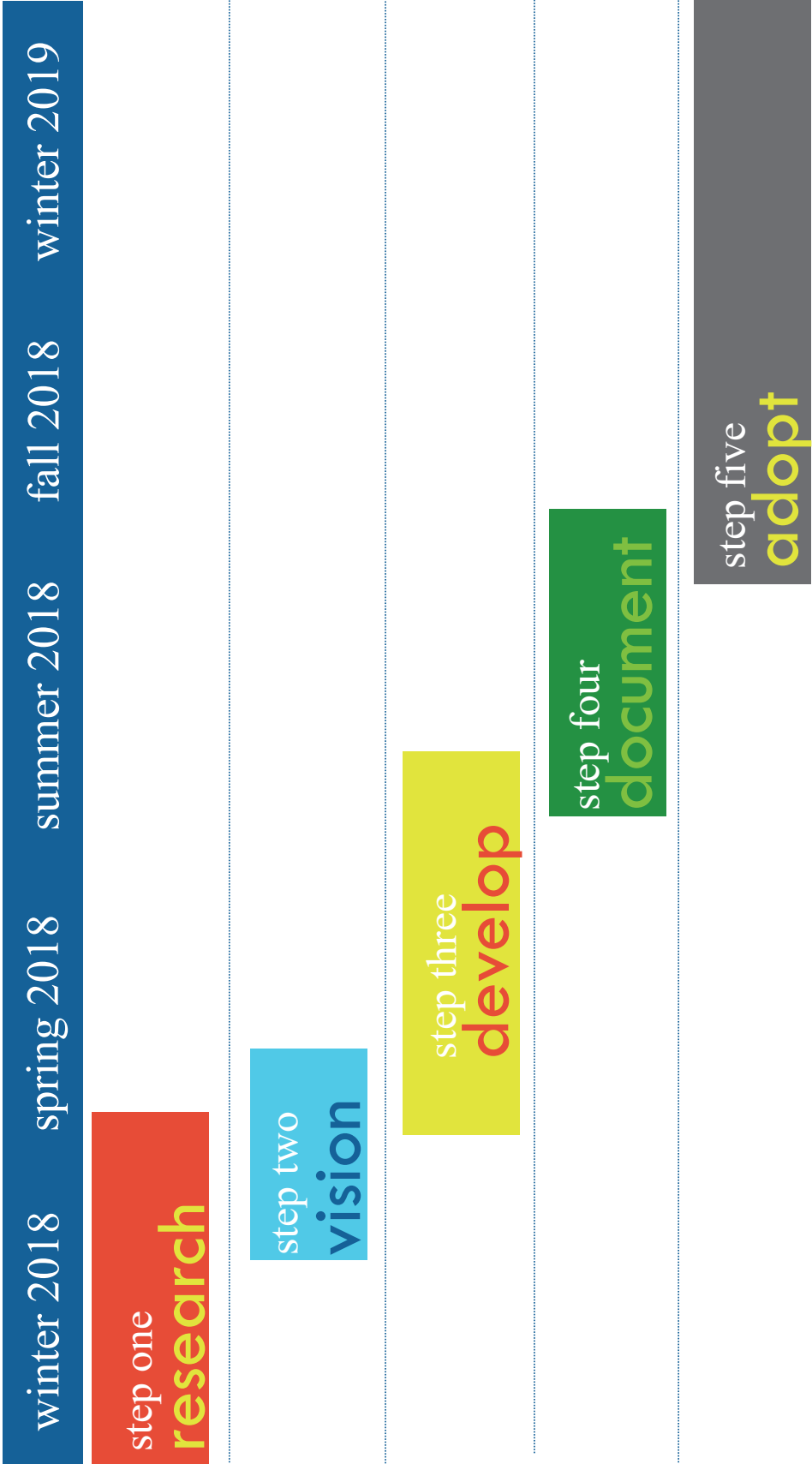


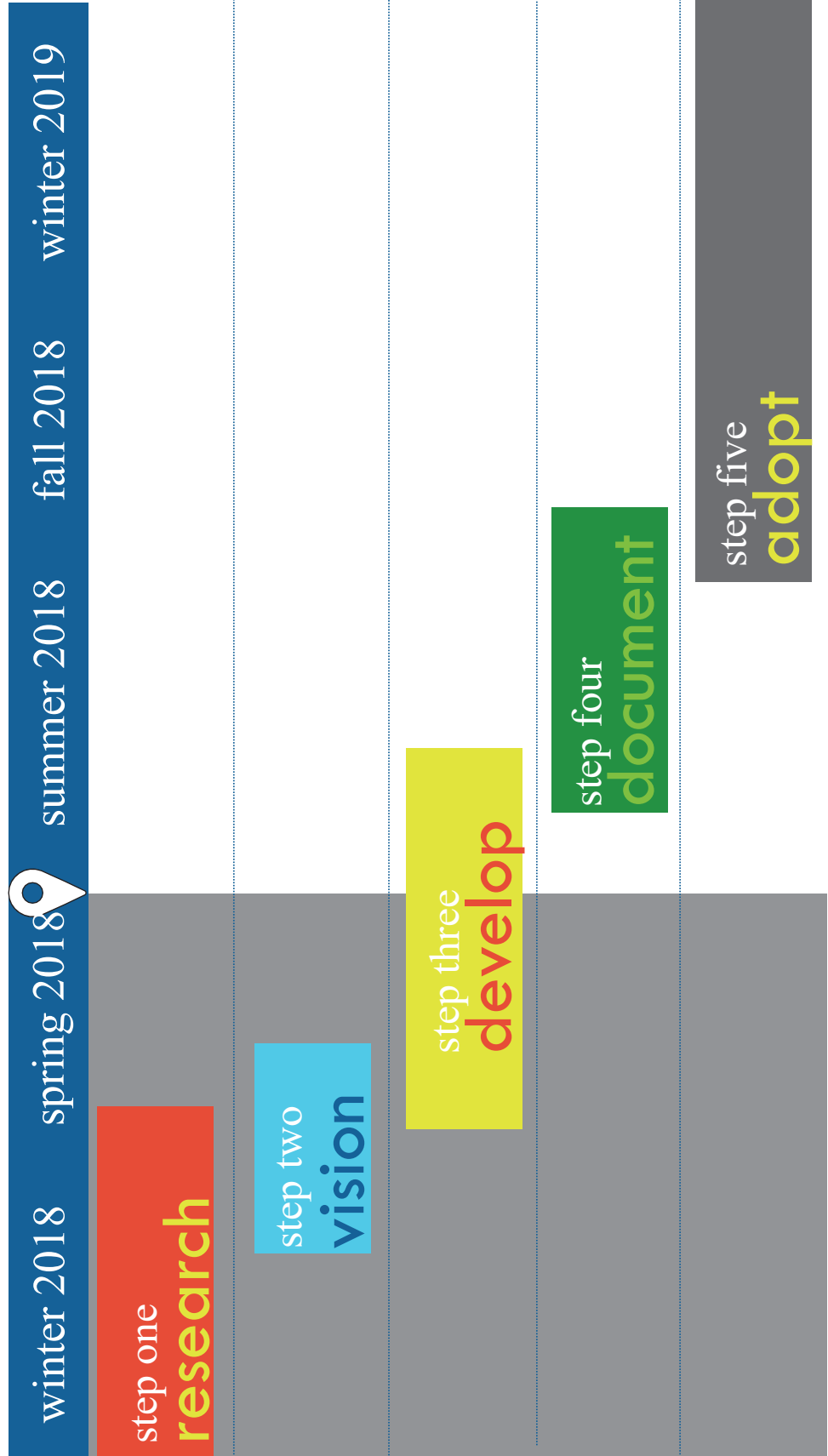
agenda

1. Project Recap
2. Results of Round 2 Meetings
3. Review Character Areas and Future Development Map Changes
4. Discuss Next Steps

project recap

- overall process
- major deliverables
 - policies
 - needs & opportunities
 - elements
 - STWP
- future development map





project recap | major deliverables policies

The “5 Themes”

1. Maintain Economic Development & Fiscal Health
2. Foster Redevelopment
3. Maintain Mobility & Accessibility
4. Providing More Housing Choices
5. Keep Gwinnett a “Preferred Place”

project recap | major deliverables policies

TELL US YOUR VISION
 COMMUNITY MEETING 1.3 | URBAN ACTIVITY BUILDING | 01 FEB. 2018
 KEEP GWINNETT A "PREFERRED PLACE"

2030 UNIFIED PLAN POLICY

	STILL RELEVANT	NO LONGER RELEVANT	NEEDS REFINEMENT
5.1 Improve the Walkability of Gwinnett's Activity Centers and Neighborhoods	●●●●●●●●		●
5.2 Support and Promote the Expanded Four Year College	●●●●●●●●		●●●●●●●●
5.3 Invest in Youth Enrichment Programs	●●●●●●●●		●●●●●●●●
5.4 Enhance Development Aesthetics	●●●●●●●●		●●●●●●●●
5.5 Provide Venues to Celebrate Growing Cultural Diversity of the County	●●●●●●●●		●●●●●●●●

PAC, Community Open Houses, Citizens' Academy

- The "5 Themes"**
1. Maintain Economic Development & Fiscal Health
 2. Foster Redevelopment
 3. Maintain Mobility & Accessibility
 4. Providing More Housing Choices
 5. Keep Gwinnett a "Preferred Place"

project recap | major deliverables policies

TELL US YOUR VISION
 COMMUNITY MEETING 1.3 | LILBURN ACTIVITY BUILDING | 01 FEB. 2018
 KEEP GWINNETT A "PREFERRED PLACE"

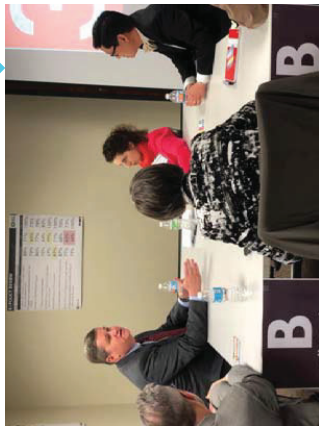
2030 UNIFIED PLAN POLICY

	STILL RELEVANT	NO LONGER RELEVANT	NEEDS REFINEMENT
5.1 Improve the Walkability of Gwinnett's Activity Centers and Neighborhoods	●●●●●●●●		●
5.2 Support and Promote the Expanded Four Year College	●●●●●●●●		●●●●●●●●
5.3 Invest in Youth Enrichment Programs	●●●●●●●●		●●●●●●●●
5.4 Enhance Development Aesthetics	●●●●●●●●		●●●●●●●●
5.5 Provide Venues to Celebrate Growing Cultural Diversity of the County	●●●●●●●●		●●●●●●●●

- The "5 Themes"**
1. Maintain Economic Development & Fiscal Health
 2. Foster Redevelopment
 3. Maintain Mobility & Accessibility
 4. Providing More Housing Choices
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PAC, Community Open Houses, Citizens' Academy



Discussions with PAC (March 8 and April 26, 2018) and input from Technical Advisory Committee (TAC)

project recap | major deliverables policies

TELL US YOUR VISION
 COMMUNITY MEETING 1.3 | LILBURN ACTIVITY BUILDING | 01 FEB. 2018
 KEEP GWINNETT A "PREFERRED PLACE"

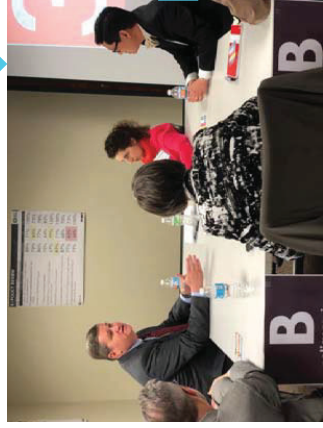
2030 UNIFIED PLAN POLICY

	STILL RELEVANT	NO LONGER RELEVANT	NEEDS REFINEMENT
5.1 Improve the Walkability of Gwinnett's Activity Centers and Neighborhoods	●●●●●●●●		●
5.2 Support and Promote the Expanded Four Year College	●●●●●●●●		●●●●●●●●
5.3 Invest in Youth Enrichment Programs	●●●●●●●●	●●●●●●●●	●●●●●●●●
5.4 Enhance Development Aesthetics	●●●●●●●●	●●●●●●●●	●●●●●●●●
5.5 Provide Venues to Celebrate Growing Cultural Diversity of the County	●●●●●●●●	●●●●●●●●	●●●●●●●●

PAC, Community Open Houses, Citizens' Academy

- The "5 Themes"**
1. Maintain Economic Development & Fiscal Health
 2. Foster Redevelopment
 3. Maintain Mobility & Accessibility
 4. Providing More Housing Choices
 5. Keep Gwinnett a "Preferred Place"

Refinements to the "5 Themes" (in progress)



Discussions with PAC (March 8 and April 26, 2018) and input from Technical Advisory Committee (TAC)

project recap | major deliverables needs & opportunities



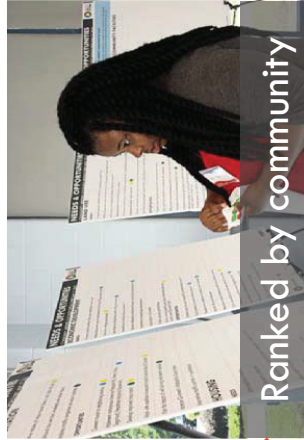
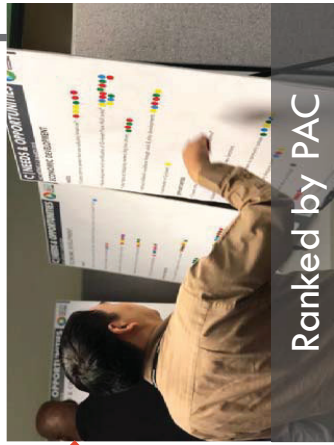
project recap | major deliverables needs & opportunities



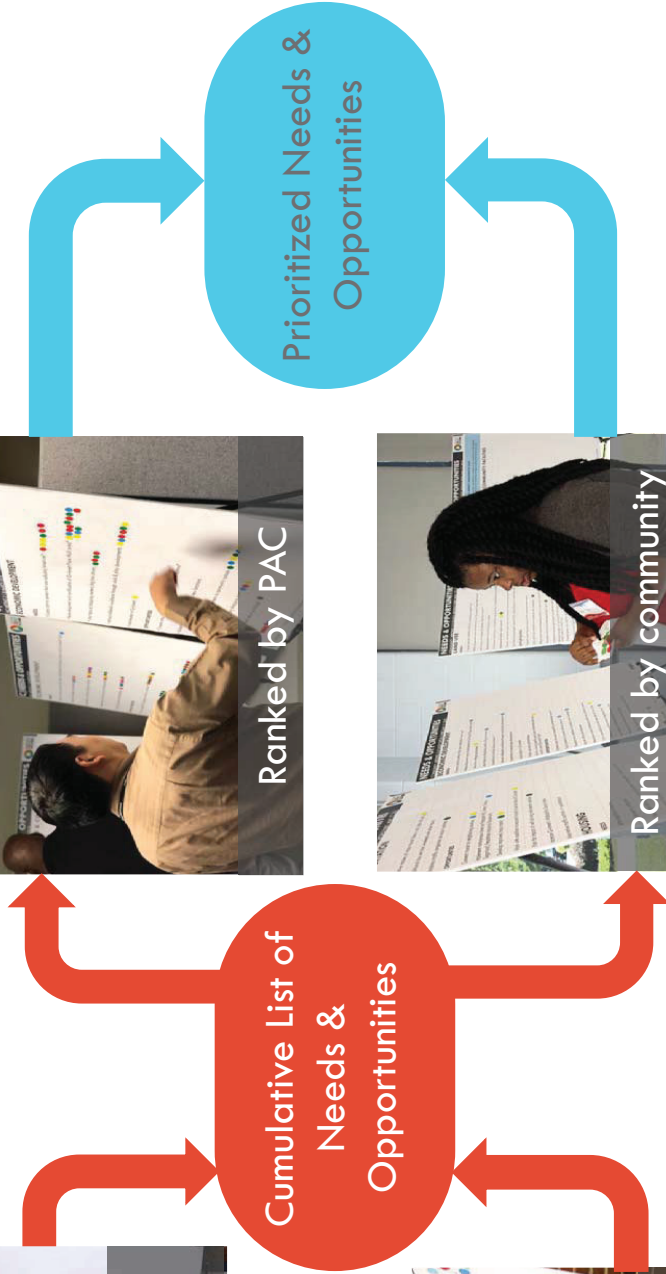
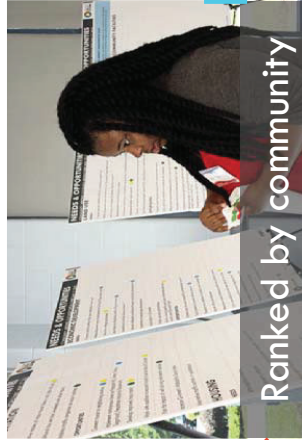
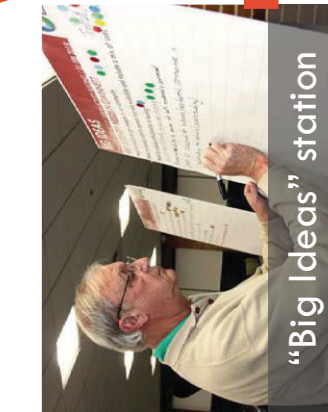
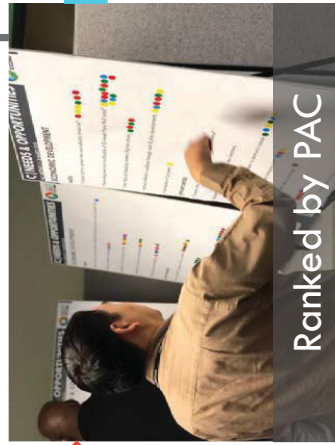
Cumulative List of Needs & Opportunities



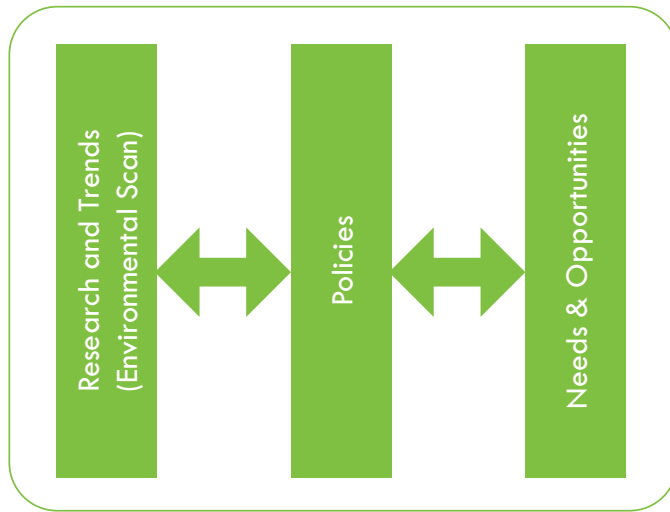
project recap | major deliverables needs & opportunities



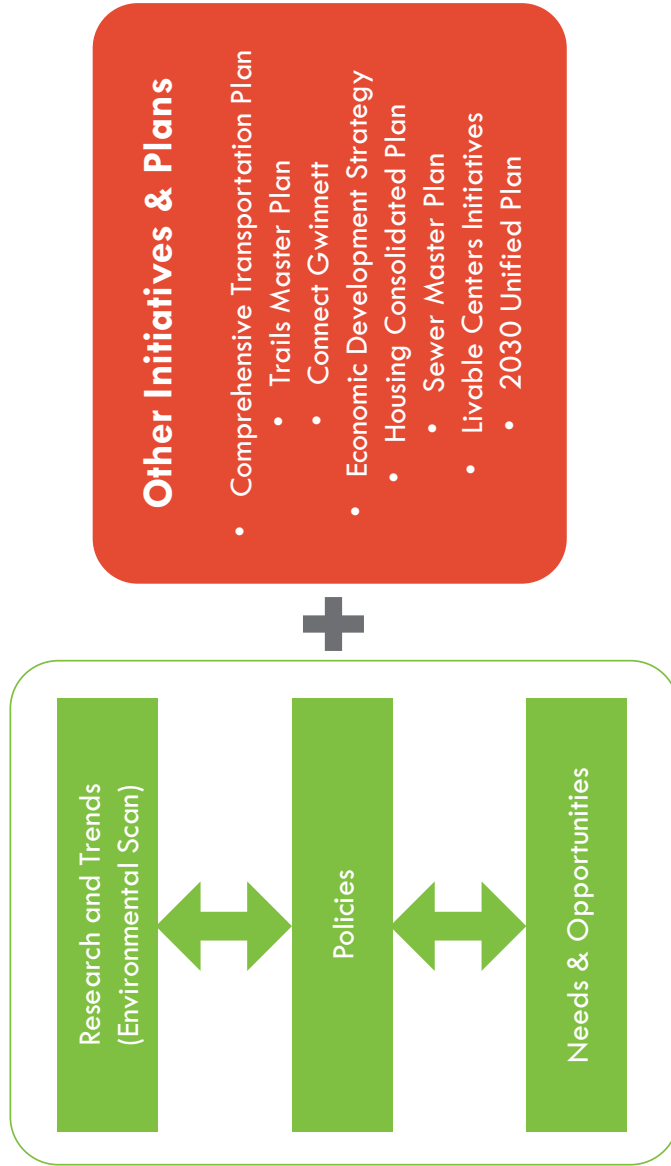
project recap | major deliverables needs & opportunities



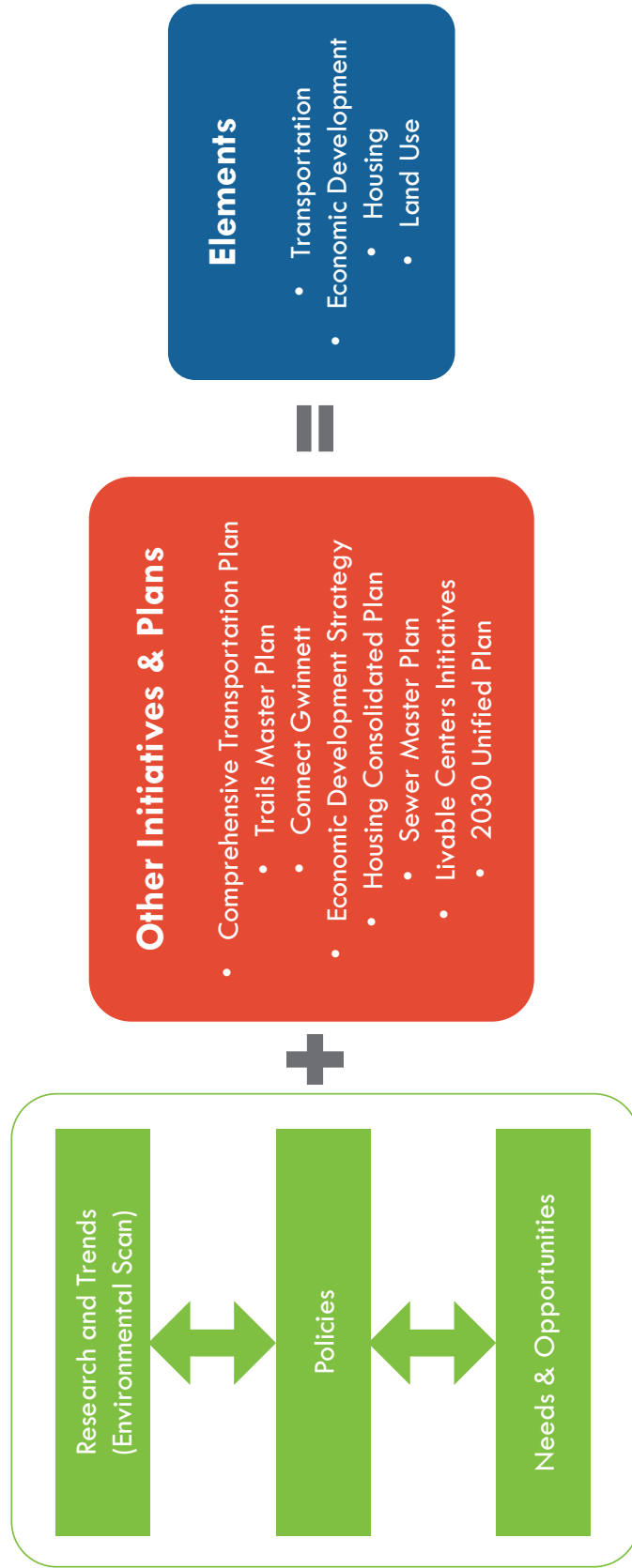
project recap | major deliverables elements



project recap | major deliverables elements



project recap | major deliverables elements



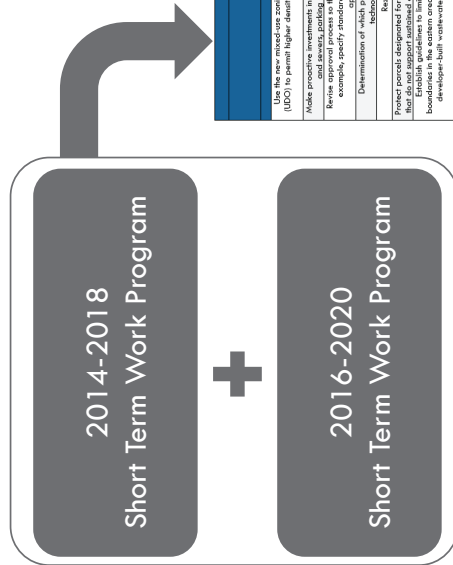
project recap | major deliverables

STWVP



project recap | major deliverables

STWP



Activity	Gwinnett County Short Term Work Programs 2019-2023							Funding Source(s)	Notes
	Primary Responsibility	2019	2020	2021	2022	2023	Already Complete		
Use the new mixed-use zoning districts in the Unified Development Ordinance (UDO) to permit higher density, multi-story high uses in designated mixed-use centers.	R&D and B&C	X						Staff	
Make proactive investments in designated mixed-use centers (e.g., upgrade roads, sidewalks, landscaping, etc.) to support higher density uses.	GCDOOT, Water Resources, B&C, R&D and B&C	X	X					Varies	
Revise approval process for R&D to be less complicated and easier to execute, for example, specify standards that if met allow for automatic administrative determination of which parcels to proceed for future office use using GIS technology and other data sources.	R&D	X	X					Staff	Identified as having been active in 2019.
Protect parcels designated for office use rather than rezoning these parcels to use for other purposes (e.g., residential, retail, etc.) in areas designated for office use.	R&D	X	X					Staff	
Establish the amount of excess sewer capacity in those areas designated for office development and estimate how much capacity should be retained for future development and how much capacity should be released for other uses.	R&D	X	X					Staff	
Identify specific boundaries and areas for the rezoning of sewer into areas of eastern Gwinnett County and to begin rezoning sewer capacity for office, mixed-use, and residential applications designated in the Unified Development Ordinance.	Water Resources							Staff	Identified as having been active in 2019.
Make the amount of excess sewer capacity in those areas designated for office development and estimate how much capacity should be retained for future development and how much capacity should be released for other uses.	Water Resources							Staff	Identified as having been active in 2019.
Evaluate most appropriate zoning district to rezone properties that will have limited or no sewer capacity in those areas.	R&D, Water Resources							Staff	Identified as having been active in 2019.

Initial Draft of 2019-2023 Short Term Work Program

project recap | major deliverables

STWP

Feedback from TAC & Departments



Activity	Gwinnett County Short Term Work Programs 2019-2023						Funding Source(s)	Notes
	Primary Responsibilities	2019	2020	2021	2022	2023		
Use the new mixed-use zoning districts in the Unified Development Ordinance (UDO) to permit higher density, multi-story, high-use in designated mixed-use centers.	R&D and B&C	X					Staff	
Make proactive investments in designated mixed-use centers (e.g., upgrade roads, sidewalks, landscaping, etc.) to support higher density, multi-story, high-use in designated mixed-use centers.	GCDO, Water Resources, B&C, R&D and B&C	X	X				Varies	
Revise approval process for B&C to be less complicated and easier to execute. For example, specify standards that may allow for automatic administrative determination of which parcels to proceed for future office use using GIS technology and other data sources.	R&D and B&C		X	X			Staff	Identified as having been active in 2018.
Protect parcels designated for office use rather than rezoning these parcels to use for other purposes (e.g., residential, retail, etc.) in the City of Gwinnett. Establish the amount of excess sewer capacity in those areas designated for office development and estimate how much capacity should be retained for future office development and estimate how much capacity should be retained for future office development.	R&D	X	X				Staff	
Identify specific boundaries and areas for the rezoning of sewer into areas of eastern Gwinnett County and to begin rezoning sewer capacity for office, mixed-use, and residential applications identified in the Unified Development Ordinance.	R&D	X	X				Staff	
Make the amount of excess sewer capacity in those areas designated for office development and estimate how much capacity should be retained for future office development and estimate how much capacity should be retained for future office development.	R&D	X	X				Staff	
Establish most appropriate zoning district to ensure properties that will have limited or no sewer create new zoning district if needed.	Water Resources						Staff	Identified as having been active in 2018.
	W&S Funds						Staff	Identified as having been active in 2018.
	W&S Funds						Staff	Identified as having been active in 2018.
	W&S Funds						Staff	Identified as having been active in 2018.
	W&S Funds						Staff	Identified as having been active in 2018.

Initial Draft of 2019-2023 Short Term Work Program

project recap | major deliverables

STWP



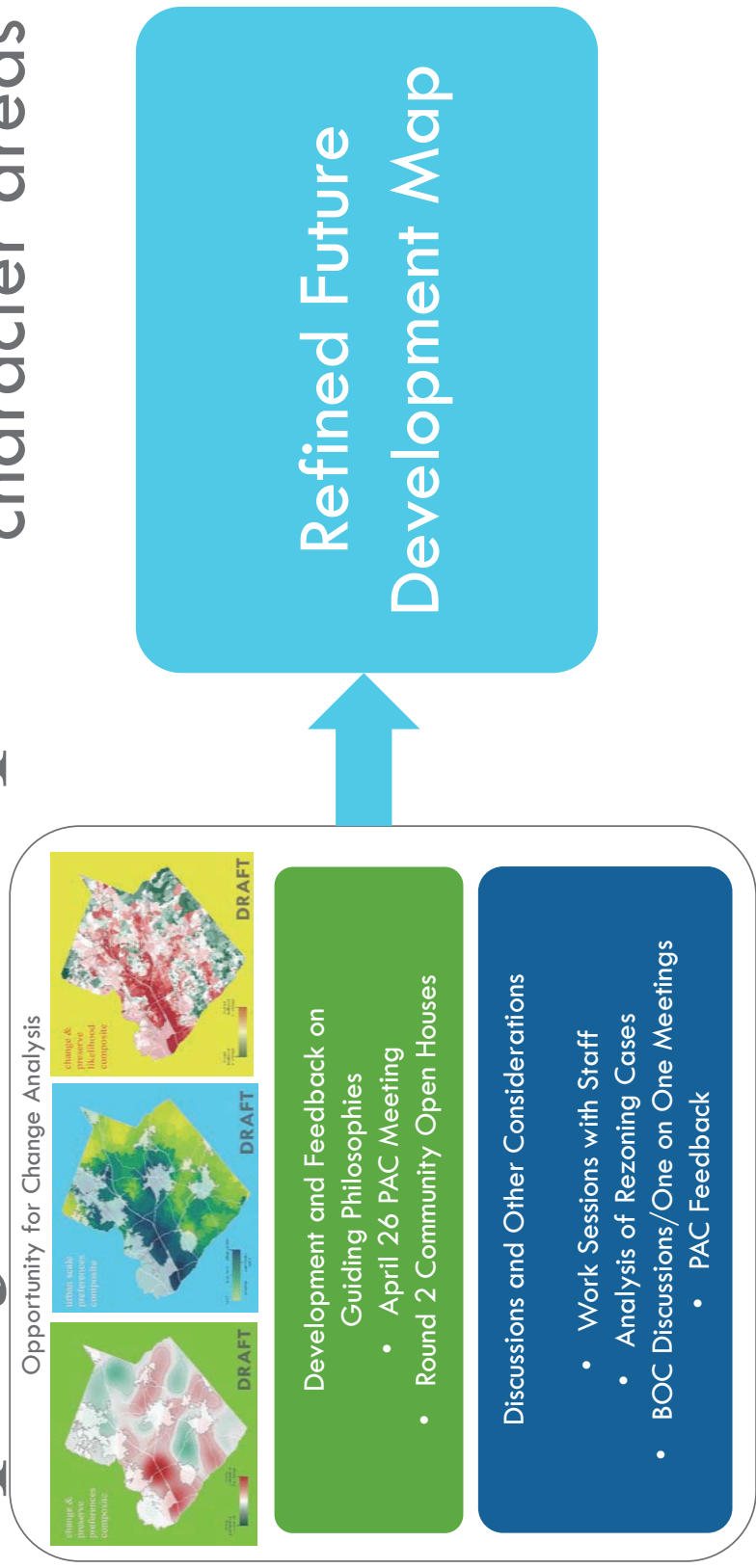
Gwinnett County Short Term Work Programs 2019-2023

Activity	Primary Responsibility					2019	2020	2021	2022	2023	Already Complete	Cost	Funding Source(s)	Notes
	Public Works	Public Health	Public Safety	Public Works	Public Health									
Use the new mixed-use zoning districts in the Unified Development Ordinance (UDO) to permit higher density centers in designated mixed-use centers.						X						Staff	General Fund	
Make proactive investments in designated mixed-use centers (e.g., upgrade roads and sidewalks, install streetlights, etc.)						X						Varies	General Fund, WWS Funds	Identified as having been active in 2019.
Revise approval process for lot split to be more streamlined and expedite the process, for example, specify standards that if met allow for automatic administrative determination of which parcels to proceed for future office use using GIS technology and other data sources.							X					Staff	General Fund	Identified as having been active in 2019.
Protect parcels designated for office use rather than rezoning these parcels to use for other purposes (e.g., residential, retail, etc.)							X					Staff	N/A	
Establish the amount of excess sewer capacity in those areas designated for office development and estimate how much capacity should be retained for future development.							X					Staff	N/A	
Identify specific boundaries and areas for the expansion of sewer into areas of eastern Gwinnett County and to begin re-evaluating sewer capacity for office, mixed-use, and residential applications identified in the Unified Plan/Ordinance.							X					Staff	WWS Funds	Identified as having been active in 2019.
Determine the amount of excess sewer capacity in those areas designated for office development and estimate how much capacity should be retained for future development.							X					Staff	WWS Funds	Identified as having been active in 2019.
Evaluate most appropriate zoning district to ensure properties that will have limited or no sewer create new zoning district if needed.							X					Staff	WWS Funds	Identified as having been active in 2019.



Initial Draft of 2019-2023 Short Term Work Program

project recap | major deliverables character areas



results of round 2 meetings

meeting results

needs & opportunities

	Element	Need
1	Land Use & Economic Development	Redevelopment and revitalization of Gwinnett Place Mall area
2	Transportation	Alternative modes of mass transit (heavy rail, light rail, etc.)
3	Land Use & Economic Development	Create activity centers that are walkable/mixed use
4	Land Use	Repurpose dead retail space
5	Transportation	Address traffic congestion on major facilities
6	Infrastructure and Community Facilities	Accessibility and sidewalks
7	Economic Development	Jobs for college graduates
8	Housing	Affordability in housing
9	Infrastructure and Community Facilities	Develop multi-use trails
10	Economic Development	Incentives to attract business

meeting results needs & opportunities

Element	Opportunity
1 Land Use & Economic Development	Repurpose vacant shopping centers to community spaces / Adaptive re-use for empty shopping strips / minimize abandoned retail buildings
2 Land Use	Promote reuse of existing developed sites
3 Land Use	Reduce number of commercial storage units on major areas ripe for mixed use
4 Transportation	Develop improved mass transit
4 Land Use	Protect green/low density development
6 Infrastructure and Community Facilities	Trail systems to connect activity centers
6 Land Use	Preserve rural/agricultural properties within the county
6 Transportation	Connect transit to neighboring counties
9 Land Use	Disincentivize retailers to vacate to new locations
10 Economic Development	Minimize abandoned retail buildings
10 Infrastructure and Community Facilities	Make Gwinnett a 'Greener County'
10 Housing	Develop mixed age communities where shopping and services are available and affordable

meeting results

community assets – Names

WHY IS THIS IMPORTANT?

- Emphasize and explore what is unique about the different parts of Gwinnett.
- Articulate the vision for these areas
- Address history
- Opportunity to highlight specific needs and challenges in individual areas.

meeting results

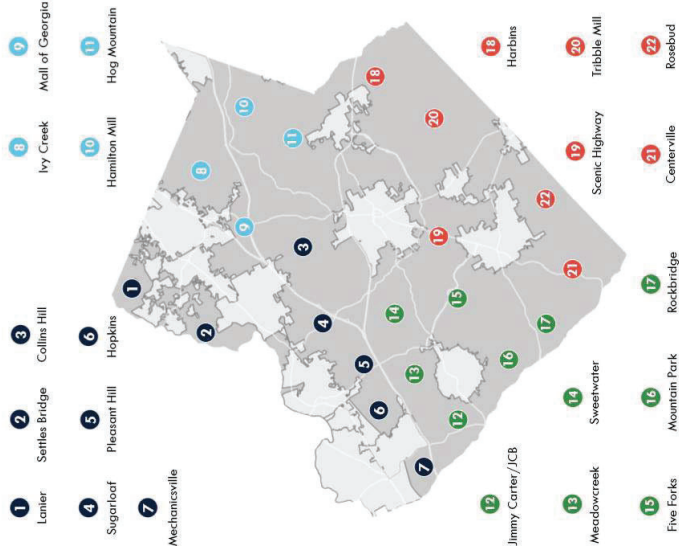
community assets – Names

Area	Name
1	Lanier
2	Settles Bridge
3	Collins Hill
4	Sugarloaf
5	Pleasant Hill
6	Hopkins
7	Mechanicsville
8	Ivy Creek
9	Mall of Georgia
10	Hamilton Mill
11	Hog Mountain

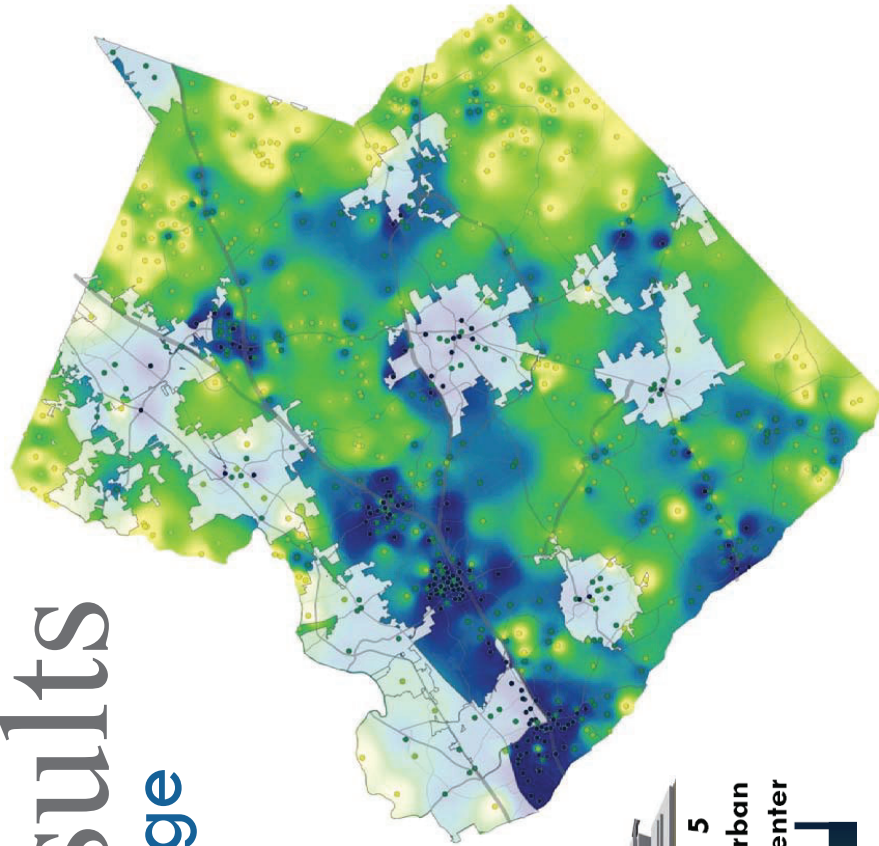
*

Area	Name
12	Jimmy Carter/JCB
13	Meadowcreek
14	Sweetwater
15	Five Forks
16	Mountain Park
17	Rockbridge
18	Harbins
19	Scenic Highway
20	Tribble Mill
21	Centerville
22	Rosebud

* Community name added to original list by attendees



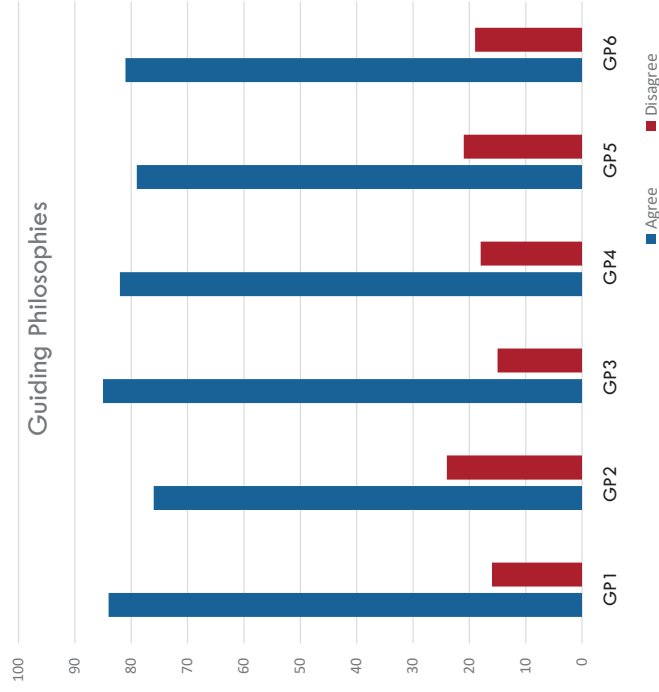
meeting results opportunity for change



meeting results

guiding philosophies

Guiding Philosophy	% Agree	% Disagree
GP1 - Encourage redevelopment in key areas while still allowing for greenfield development opportunities	84	16
GP2 - Preserve the character of areas that are still relatively undeveloped	76	24
GP3 - Encourage development to be more nodal than linear	85	15
GP4 - Incorporate and integrate 'office' areas into mixed use districts	82	18
GP5 - Use character areas to establish transitional areas	79	21
GP6 - Use "urban scale" to communicate and articulate implied densities and character	81	19



review character areas

WHAT ARE CHARACTER AREAS?

review character areas

WHAT ARE CHARACTER AREAS?

“Character Area” means a specific geographic area or district within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, and arts district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

review character areas

activity centers

employment centers

residential neighborhoods

low density living

next steps

next steps

- **June/July/August**
 - Zoning Cases Review
 - Character Area refinements
 - Documentation
- **August: Recommendations and Preview**
 - Planning Commission Work Session
 - August Community Meetings
 - PAC open house?
- **September: Draft Plan available**
- **October**
 - Planning Commission Hearing October 2
 - Public Hearing to Transmit Plan: October 23
- **February 2019**
 - Plan Adoption



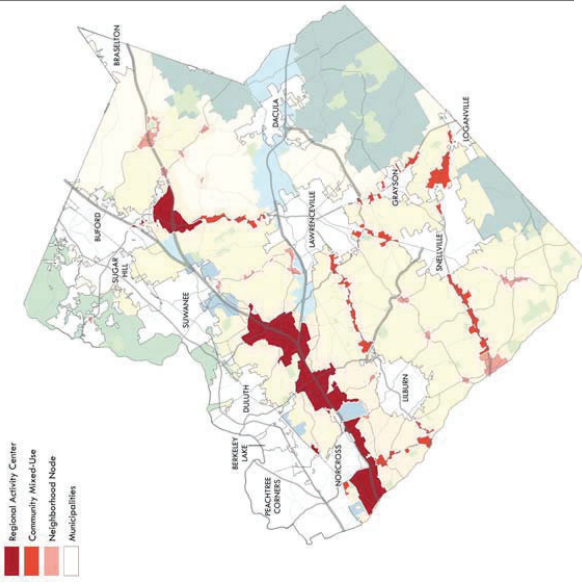
Attachment C

Character Areas



character areas
activity centers

GEOGRAPHIC LOCATIONS



NARRATIVE DESCRIPTION

Regional Activity Center

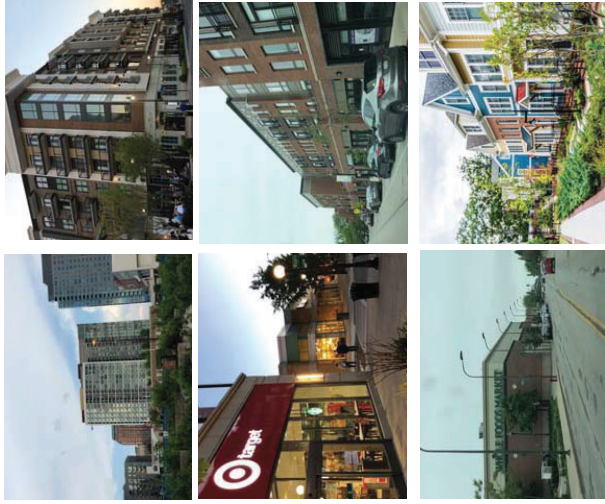
The Regional Activity Center Character Area is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. The dominant focus of these Regional Activity Centers are as major activity centers for Gwinnett County and the broader region, and would include a combination of retail, office, and residential uses, and possibly transit. To encourage a pedestrian friendly, walkable, live/work/play environment around these Regional Activity Centers, new development or redevelopment can be achieved using a variety of building types, ranging from single-story to high rise buildings. Specifically, residential development should encompass mid to high rise buildings.

Community Mixed-Use

The Community Mixed-Use Character Area is intended for areas located along major corridors, including Jimmy Carter Boulevard (State Route 140), Lawrenceville Highway (US Highway 29), Scenic Highway (State Route 124), Stone Mountain Freeway (US Highway 78), Buford Drive (State Route 20), and Sugarloaf Parkway. Future development and redevelopment should focus on making these corridors more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium to high density residential uses concentrated at major intersections. Between the higher intensity activity centers, the corridors should redevelop as lighter intensity mixed-use centers with lower residential density requirements.

Neighborhood Node

The Neighborhood Node Character Area is intended for smaller commercial/retail nodes at various intersections located throughout the County. These nodes mainly serve the residents of the surrounding residential neighborhoods and are less likely to draw customers from a large area. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining retail, low intensity office uses, and medium density residential uses in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them. As the county continues to develop, and we continue to update our Unified Plan accordingly, additions to this category should be expected as a means of creating new activity nodes.

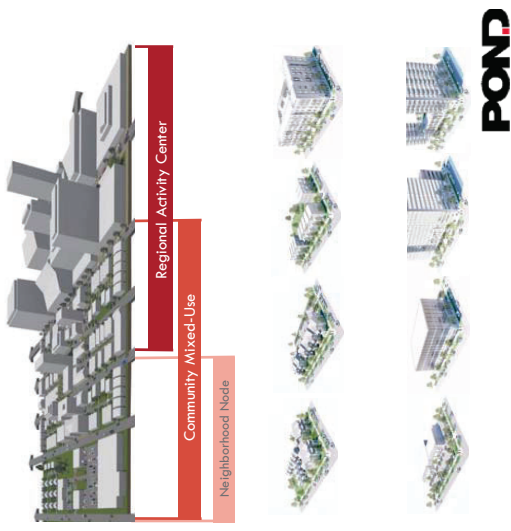


LAND USE COMPATIBILITY

Character Area	Zoning Districts Recommended	Zoning Districts Considered Under Certain Conditions*
Regional Activity Center	MU-R, HRR, RM-24, O-I	C-2, C-3, M-1
Community Mixed-Use	MU-C, O-R, C-2, C-3, O-I, R-TH, RM-13, R-SR	TND, RM-24
Neighborhood Node	MU-C, MU-N, C-1, O-I, R-TH, RM-13	C-2, TND, RM-24, R-SR

*Zoning Districts Considered with Conditions/Types of Uses Allowed with Special Use Permit

URBAN SCALE



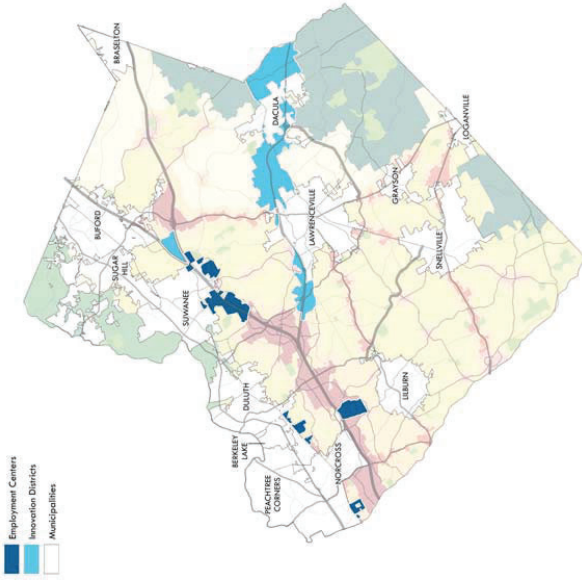
Built Environment

Residential Structures

Commercial & Mixed Use Structures

employment centers

GEOGRAPHIC LOCATIONS



NARRATIVE DESCRIPTION

Employment Centers

The Employment Center Character Area is for predominantly employment oriented uses and includes office parks, industrial parks, and locations for freight oriented and logistic uses. While reserving these lands for employment uses, these elements should be supported where appropriate by opportunities for residential uses and multi-use oriented commercial areas.



Innovation Districts

The Innovation District Character Area is intended where the predominant use is research and development, technological uses, industrial parks, and areas where there are colleges and universities. Therefore, it lies predominantly along University Parkway (State Route 316), which has been designated as a Research & Development Corridor by the County. This corridor includes Georgia Gwinnett College, Gwinnett Technical College, Gwinnett Medical Center, and Gwinnett County Airport/Briscoe Field, which serves mainly private aviation and corporate jets. The proximity of these elements provides the opportunity for an enterprise-type relationship between the colleges, the medical center, and research and development companies. These elements should be supported where appropriate by opportunities for uses including residential and multi-use oriented commercial areas. The County's F. Wayne Hill Water Reclamation Plant and Resource Center is designated within the Innovation District due to its focus on development of innovative water treatment techniques.

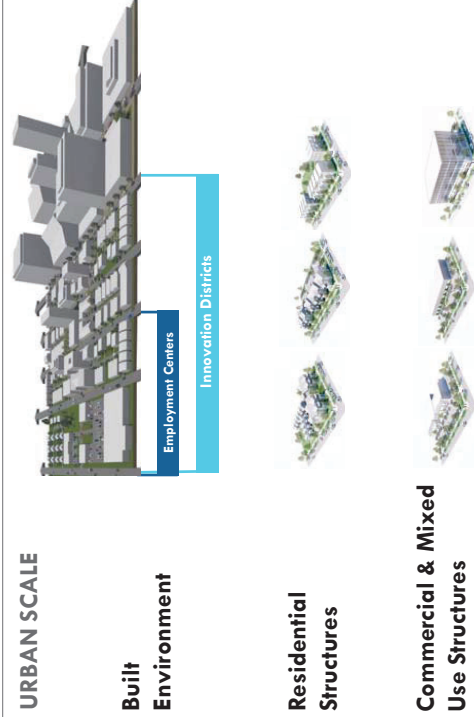


LAND USE COMPATIBILITY

Character Area	Zoning Districts Recommended	Zoning Districts Considered Under Certain Conditions*
Employment Centers	O-1, MU-C, MU-N	M-1, R-TH, RM-13, RM-24, O-R
Innovation Districts	O-1, MU-C, M-1, M-2	R-TH, RM-13, RM-24, O-R

*Zoning Districts Considered with Conditions/Types of Uses Allowed with Special Use Permit

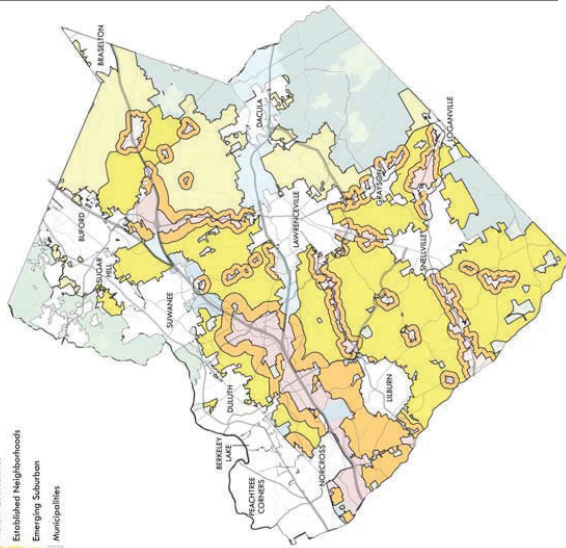
URBAN SCALE



residential neighborhoods

GEOGRAPHIC LOCATIONS

- Vibrant Communities
- Established Neighborhoods
- Emerging Suburban
- Municipalities



NARRATIVE DESCRIPTION

Vibrant Communities

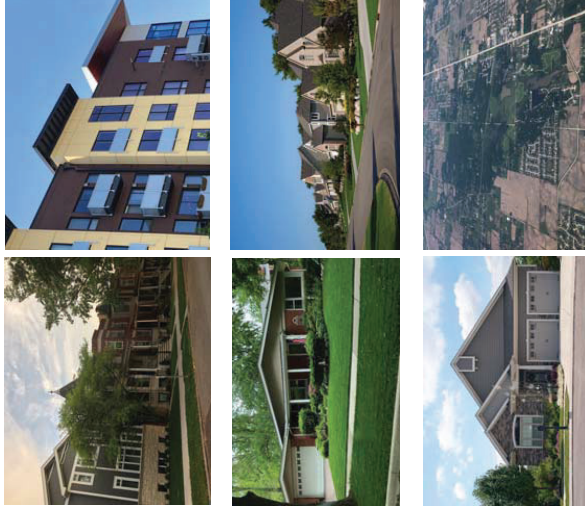
The Vibrant Communities Character Area is intended to serve as a transition between mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers are located. New development and redevelopment in Vibrant Communities should contain a mix of housing types, including small lot single-family housing, multi-family housing, townhomes, and senior housing. These areas will function as a buffer between mixed-use areas and the larger lot established residential areas.

Established Neighborhoods

The Established Neighborhoods Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The intention of this character area is to underscore areas where changes in land use are not anticipated or encouraged, and any new development proposals should be consistent in scale, architecture, and use with surrounding properties.

Emerging Suburban

The Emerging Suburban Character Area designates areas that are currently mainly residential, but have not yet matured into established communities due to relatively large amounts of remaining undeveloped land. They are expected to experience new development during the 20-year planning period contemplated by the Unified Plan. These areas generally rely on the nearby activity centers to provide goods and services. Most Emerging Suburban areas are located on local, collector, or minor arterial roads rather than major arterials and corridors. As this character area develops, it is likely that Neighborhood Nodes would be designated at key intersections.



LAND USE COMPATIBILITY

Character Area	Zoning Districts Recommended	Zoning Districts Considered Under Certain Conditions*
Vibrant Communities	R-60, OSC, TND, R-TH, RM-13, RM-24, R-SR, O-R	R-100, R-75
Established Neighborhoods	R-100, R-75, R-60	OSC, TND, R-SR, MH
Emerging Suburban	R-100, R-75, R-60, OSC	TND, R-SR, MH

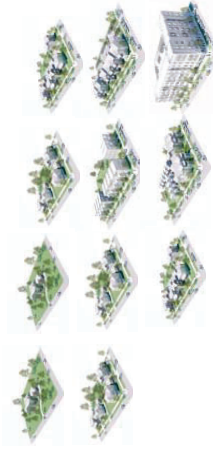
*Zoning Districts Allowed with Conditions/Types of Uses Allowed with Special Use Permit

URBAN SCALE

Built Environment



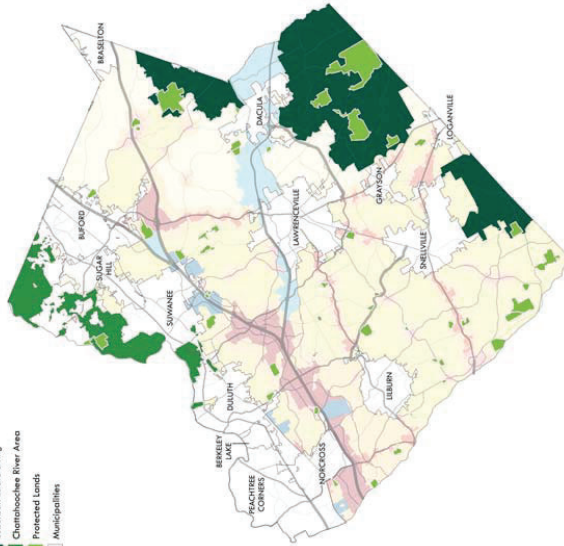
Residential Structures



low density living

GEOGRAPHIC LOCATIONS

- Suburban Estate Living
- Chattahoochee River Area
- Protected Lands
- Municipalities



NARRATIVE DESCRIPTION

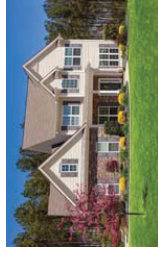
Suburban Estate Living

The Suburban Estate Living Character Area is one of the last remaining character area types that would provide large tracts of land for greenfield development and include some remnants of agricultural uses. This area is intended to convey the County's desire to preserve its historical and agricultural character so that new development is low in intensity and consists primarily of large residential lots. For many residents of these areas, they are the last communities in Gwinnett County that reflect its character, before rapid development began in the 1980s. These areas also have less intense infrastructure, such as less sewer service and fewer roads.



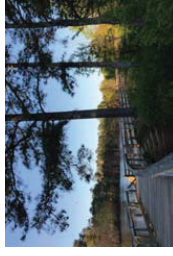
Chattahoochee River Area

The Chattahoochee River Area is the designation used for unincorporated areas along the Chattahoochee River and Lake Lanier. Due to its location along the river, and its natural landscape, development in this area should remain as low density residential to protect the water quality and environmental character of the Chattahoochee River and Lake Lanier. These areas have access to neighboring communities to fulfill residents' need for more intense commercial and service needs.



Protected Lands

The Protected Lands Character Area is reserved for designating publicly owned parks, including recreation centers, activity buildings, aquatic centers, ball/sooner fields, playgrounds, pavilions, paths, etc.; other greenspace and conservation areas; and trails and greenways. It also includes other types of greenspace, including lands along the Chattahoochee River that are under federal ownership, and greenspace set-asides in residential subdivisions that are under various levels of protection.



LAND USE COMPATIBILITY

Character Area	Zoning Districts Recommended	Zoning Districts Considered Under Certain Conditions*
Suburban Estate Living	RA-200, R-LL, R-100	None
Chattahoochee River Area	RA-200, R-LL, R-100, R-75	OSC, R-SR
Protected Lands	Parks, Greenspace, Trails, Greenways	None

*Zoning Districts Considered with Conditions/Types of Uses Allowed with Special Use Permit

URBAN SCALE



Built Environment

Residential Structures

Commercial & Mixed Use Structures



POND

planning advisory committee

meeting 5 – august 7, 2018



August 7, 2018
11:30 AM – 2:30 PM

As PAC members arrived, they were asked to sign-in (provided in **Attachment A**)

meeting format

The fifth and final meeting of the PAC was an open house which allowed members to stop in at their convenience to review the emerging recommendations for the 2040 Unified Plan. A sign in sheet is provided as **Attachment A**. Lunch was provided. County Planning and Development staff and members of the Project Consultant Team were available to answer questions and discuss any of the recommendations with PAC members who attended. Following is a list of display stations available at the meeting (**Attachment B**):

- Overview
- Research & Trends
- Our Vision
- Plan Development
- Implementation

planning advisory committee

meeting 5 – august 7, 2018



Attachment A

Sign-in Sheet



Technical Advisory Committee

Please Sign In

Vince Edwards /V- [Signature] Gwinnett DOT

Ben Archer

Karen Winger

GC DOT

Kirk Gagnard

GC DOT

MARIC Patterson

DOCS

LISA WILLIS

GC DWR

Lewis Cooksey

Shantell Wilson

Ronald Turner

GC DOT

Doug Nurse

Communications

Sign In



PAC Member or Attendee	Organization	Indicate Attendance
Joe Allen	GPCED	D.D.
Helen Appenzeller		
Ben Archer	✓ Commissioner Hunter - Appointee -	Ben Archer
Marsha Bomar	Garaway ST CID	Matt Gore for Parks
Jace Brooks		
Jim Brooks		
Lisa S. Burleson		
Duke Cao		
Andrew Carnes		
Raymond Cobb, III		
Duncan Corley		
Gerald Crain		
Roman Dakare		
Alyssa Davis	Sugarloaf CID	AD
Richard Edinger		
Renita Hamilton Edmondson		
Matt Elder		
Derrick Fisher		
Bruce Garraway	Bruce Garraway / Commissioner	Heard Appointee
Abigail Harwell		
Carol Hassell	Carol Hassell / GPLT	
Chris Hayward	✓	
John Heard		
Kathy Holland		
Thuy Hotle	7 Hotle Gwinnett Co Retiree	7 Hotle
Lauren Salas Lambiase	Georgia Power	
Shane Lanham		
Donald Lee		
Nancy Lovingood	Jw Co P&D	Nancy Lovingood
Alicia McElhenny		
Kevin McOmber		
Aida Montes	Aida Montes	
Tashieka Moore		
Emory Morsberger	Emory M	Emory M
James Pugsley	✓	
Srividya (Vidya) Ramanathan	Gwinnett Resident.	MS
Aaron Ruffin		
Chad Alexander Smith		
Fazal (Foz) Syed		
Maurice Thompson II		
Benny Truong		
Hilary Wilson		
Robert Jackson Wilson		
B. E. "Woody" Woodruff		

planning advisory committee

meeting 5 – august 7, 2018



Attachment B

Meeting Displays



Overview



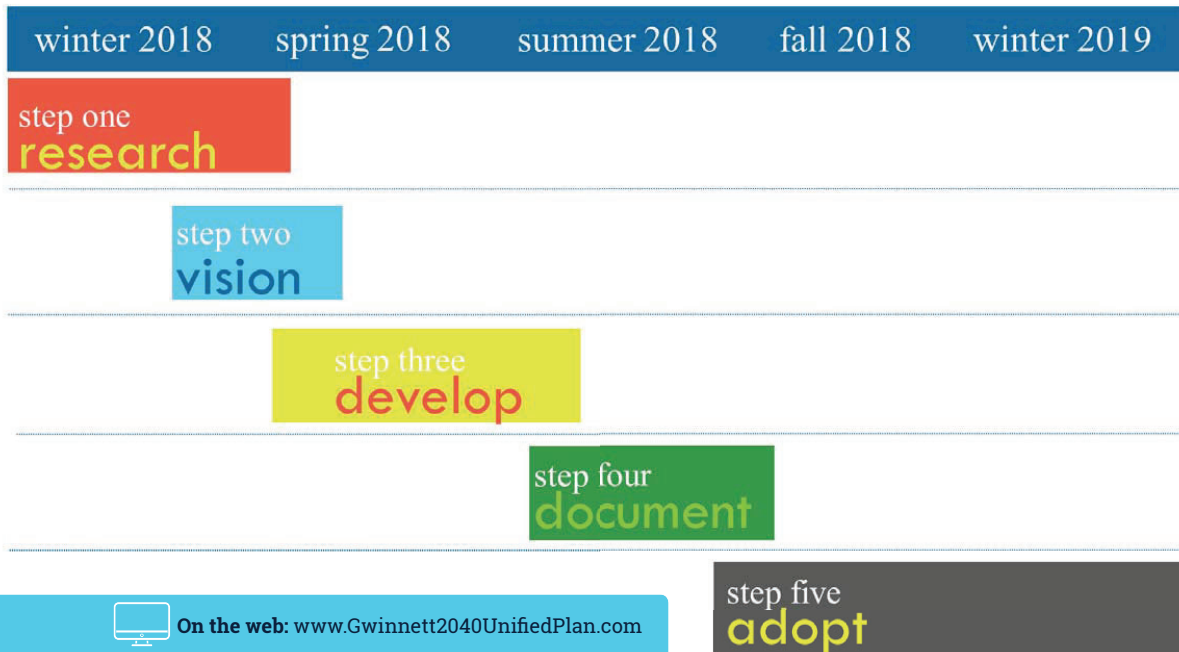
This Unified Plan is fundamentally about what the County will be 22 years from now and how we get there



The Gwinnett 2040 Unified Plan is:

- Required by the State and enables the County to receive various funds
- An opportunity to review conditions in the community
- An opportunity to anticipate future needs
- An opportunity to establish short-term goals and a long-term vision

SCHEDULE



REACH OUT

- On the web: www.Gwinnett2040UnifiedPlan.com
- Email: Gwinnett2040@gwinnettcountry.com
- On Facebook: Gwinnett 2040 Unified Plan

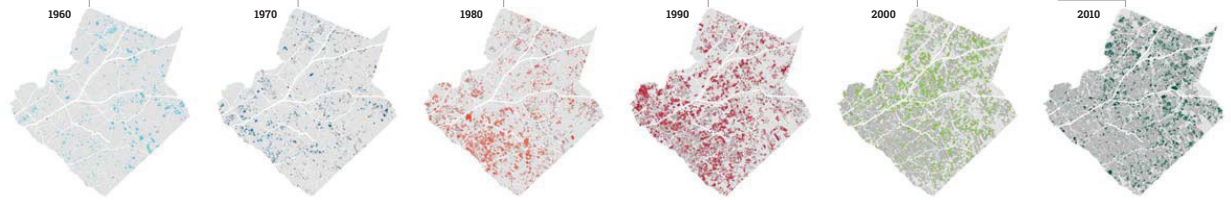


Research & Trends

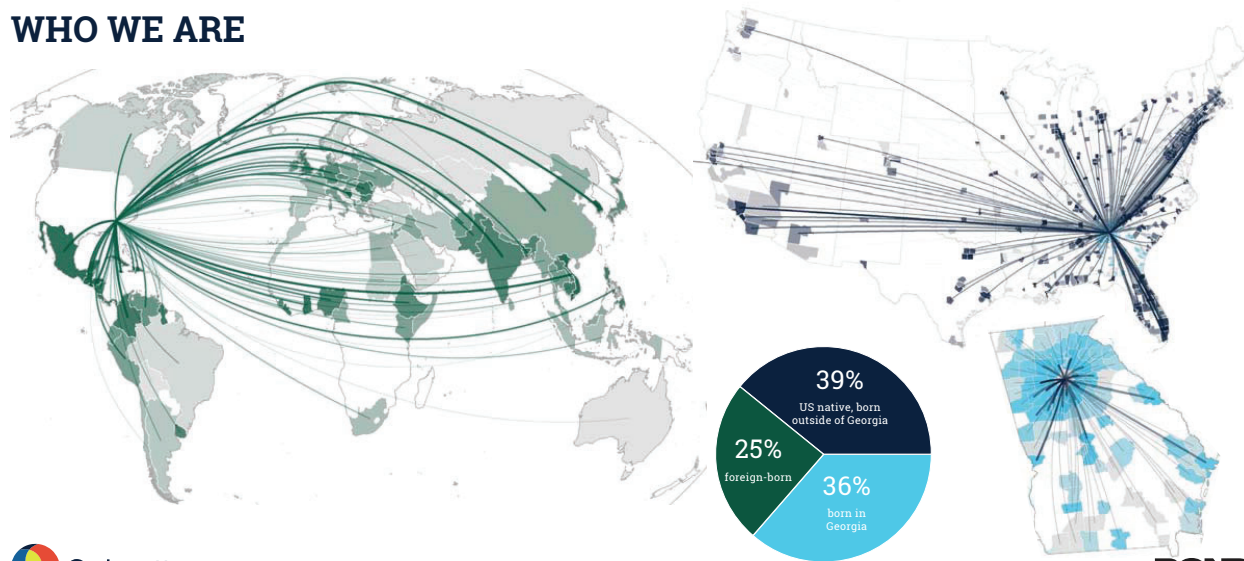
OUR STORY



The County's Development, 1960-2010



WHO WE ARE



Our Vision



ONLINE SURVEY FINDINGS

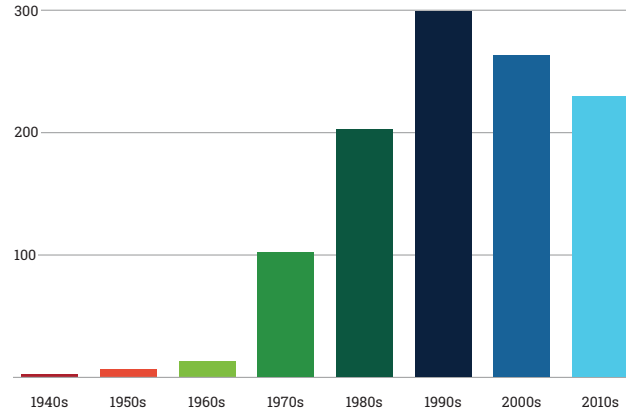
Why did you move to Gwinnett County?

- 1 Quality of public schools
- 2 Housing is affordable
- 3 Location in Metro Atlanta

What amenities most interest you in parks and recreational facilities?

- 1 Walking Trails
- 2 Unprogrammed Space (open fields, etc.)
- 3 Playgrounds

When did you move to Gwinnett County?



TOP NEEDS

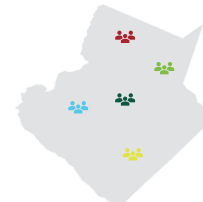
Element	Need
1 Land Use & Economic Development	Redevelopment and revitalization of Gwinnett Place Mall area
2 Transportation	Alternative modes of mass transit (heavy rail, light rail, etc.)
3 Land Use & Economic Development	Create activity centers that are walkable/mixed use
4 Land Use	Repurpose dead retail space
5 Transportation	Address traffic congestion on major facilities
6 Infrastructure and Community Facilities	Accessibility and sidewalks
7 Economic Development	Jobs for college graduates
8 Housing	Affordability in housing
9 Infrastructure and Community Facilities	Develop multi-use trails
10 Economic Development	Incentives to attract business

TOP OPPORTUNITIES

Element	Opportunity
1 Land Use & Economic Development	Repurpose vacant shopping centers to community spaces/ Adaptive reuse for shopping strips/Minimize abandoned retail buildings
2 Land Use	Promote reuse of existing developed sites
3 Land Use	Reduce number of commercial storage units on major areas ripe for mixed use
4 Transportation	Develop improved mass transit
4 Land Use	Protect green/low density development
6 Infrastructure and Community Facilities	Trail systems to connect activity centers
6 Land Use	Preserve rural/agricultural properties within the county
6 Transportation	Connect transit to neighboring counties
9 Land Use	Disincentivize retailers to vacate new locations
10 Economic Development	Minimize abandoned retail buildings
10 Infrastructure and Community Facilities	Make Gwinnett a "greener County"
Gwinnett 10 Housing	Develop mixed-age communities where shopping and services are available and affordable

COMMUNITY ENGAGEMENT LOCATIONS

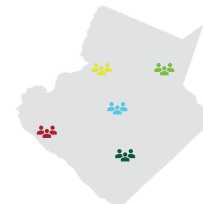
Round 1 Community Open Houses



Pop-Up Events



Round 2 Community Open Houses



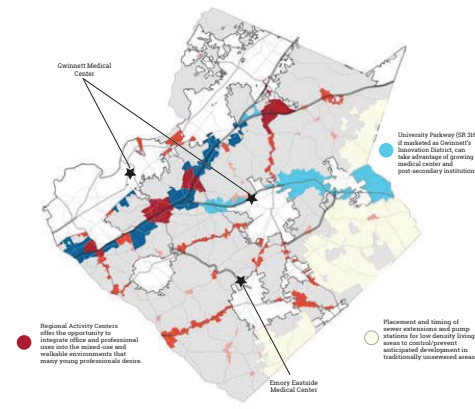
Intercept Interview Locations



Our Vision

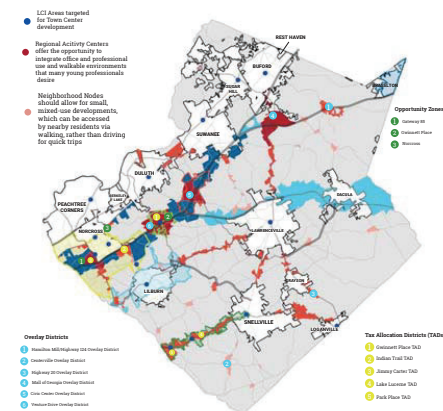


THEME 1: Maintain Economic Development and Fiscal Health



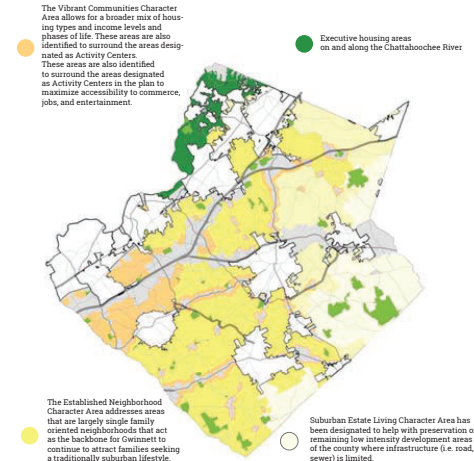
- Policies:**
- Promote Mixed-Use, Nodal Development Along Major Corridors
 - Promote Office Use as Part of Larger, Mixed-Use Developments
 - Coordinate with Department of Water Resources (DWR) on Placement of Water and Sewer in Conjunction with the 2050 Sewer Master Plan
 - Promote University Parkway (SR 316) as Gwinnett's Innovation District
 - Employ Debt Financing, User Fees, Public-Private Partnerships, and Other Methods to Finance Major Infrastructure
 - Encourage Redevelopment/Renovation of Existing, Aging Retail Centers, and Promote New Retail as Part of Mixed-Use Developments

THEME 2: Foster Redevelopment



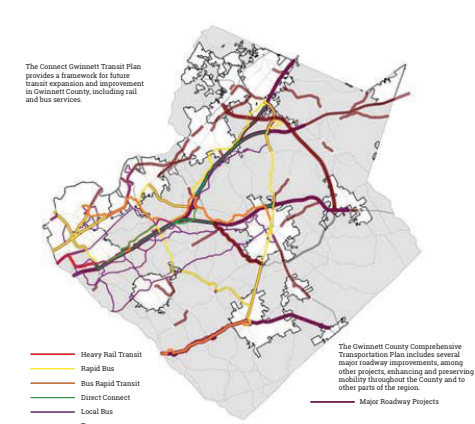
- Policies:**
- Institute a Variety of Redevelopment Incentives and Bonuses
 - Promote Densification in Specific Areas Designated for Mixed-Use Through Rezoning and Increased Infrastructure Capacity
 - Use Tax Allocation Districts (TADs)
 - Promote Shared Infrastructure Facilities
 - Allow Corner Convenience Stores in Defined Residential Nodes

THEME 4: Provide More Housing Choices



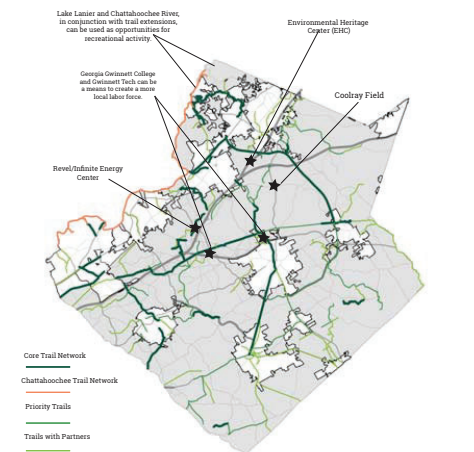
- Policies:**
- Promote Policies that Encourage Housing for All Income Levels and Phases of Life
 - Expand Rehabilitation Assistance to Homeowners
 - Expand Senior Housing Options

THEME 3: Maintain Mobility and Accessibility



- Policies:**
- Enhance Signal Coordination and Intelligent Transportation Systems (ITS)
 - Promote Inter-Parcel Access on Arterials in New Development and Redevelopment, to Decrease Curb Cuts
 - Enhance Incident Management Traffic Control Center
 - Establish a Road Connectivity Requirement for New Development
 - Create Transit Oriented Development (TOD) at Proposed Transit Stations/Hubs
 - Support the Recommendations and Policies in the Transit Development Plan
 - Adopt and Promote Land Use Policies that Support Recommendations and Policies in the Comprehensive Transportation Plan

THEME 5: Keep Gwinnett a "Preferred Place"



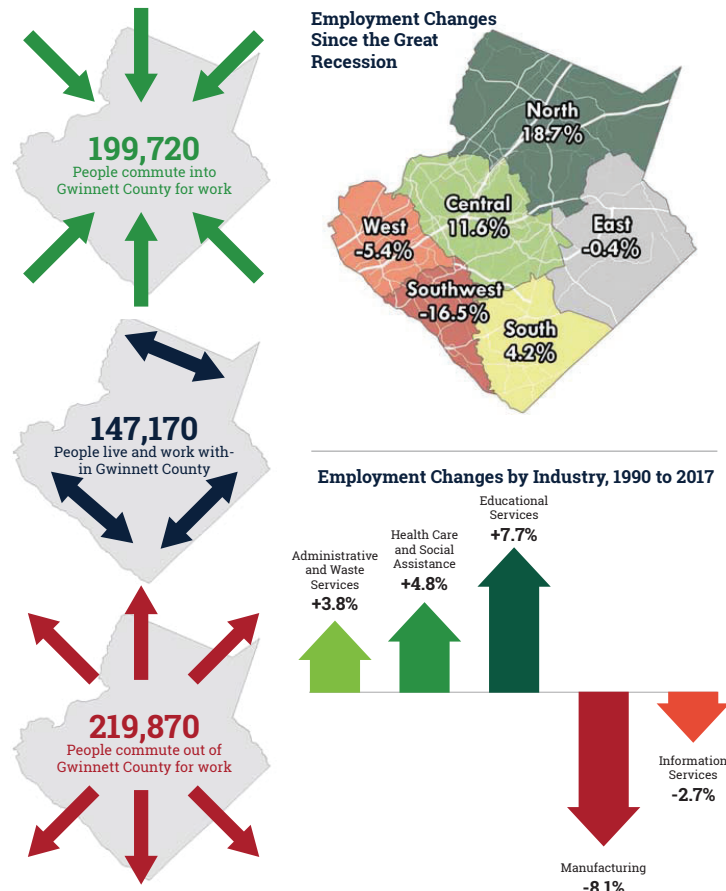
- Policies:**
- Improve the Walkability of Gwinnett's Activity Centers and Neighborhoods
 - Support and Promote the Expanded Four-Year College
 - Invest in Youth Enrichment Programs
 - Draft Design Guidelines for Areas That Are Ready for Redevelopment or New Development
 - Provide Venues to Celebrate the Cultural Diversity of the County
 - Expand Presence of the "Arts Community"
 - Provide Incentives for Enhanced Open Space & Trails
 - Create Trail Connections Between Existing Parks, Schools, Libraries, and Other Community Facilities as Appropriate



Plan Development



ECONOMIC DEVELOPMENT

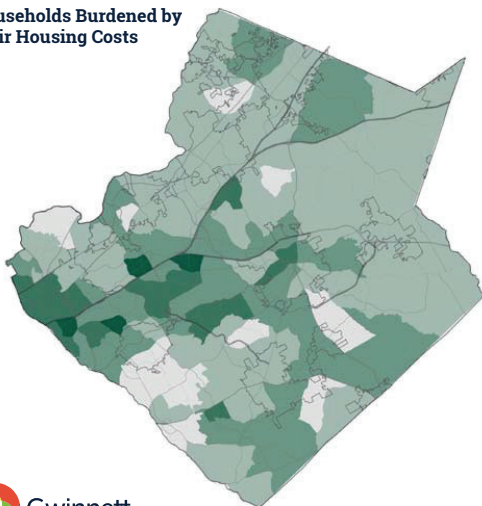


Gwinnett County Workforce and Employment by Industry Sector

Sector	Workforce	Employment
Retail Trade	47,303	51,520
Health Care and Social Assistance	40,060	29,210
Accommodation and Food Services	34,803	29,399
Administration & Support, Waste Management and Remediation	31,863	32,643
Professional, Scientific, and Technical Services	30,573	26,852
Educational Services	28,823	27,532
Wholesale Trade	27,264	34,668
Manufacturing	23,447	25,685
Finance and Insurance	18,041	16,115
Construction	15,373	18,635
Information	14,193	12,039
Transportation and Warehousing	13,217	8,216
Public Administration	11,443	7,202
Other Services	9,615	8,419
Management of Companies and Enterprises	8,441	8,967
Real Estate and Rental and Leasing	6,448	6,128
Arts, Entertainment, and Recreation	4,602	3,019
Utilities	1,023	346
Agriculture, Forestry, Fishing and Hunting	375	211
Mining, Quarrying, and Oil and Gas Extraction	129	83

HOUSING

Households Burdened by their Housing Costs



Housing Recommendations

(from the County's Consolidated Plan)

- Institute a variety of redevelopment incentives and bonuses
- Promote densification in specific areas designated for mixed-use through TDRs, rezoning, increased infrastructure capacity
- Create transit oriented development (TOD) at appropriate sites through proactive zoning
- Establish and provide access to more executive housing areas
- Preserve existing workforce housing
- Expand maintenance and rehabilitation assistance to homeowners and small businesses
- Support expanded housing opportunities for seniors
- Promote major mixed-use developments

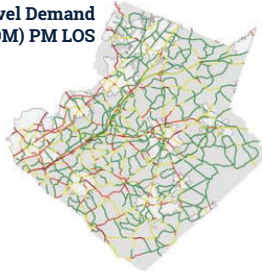


Plan Development

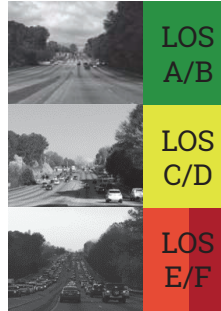


TRANSPORTATION

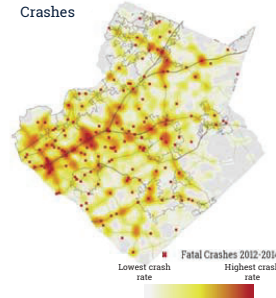
2015 Travel Demand Model (TDM) PM LOS



2040 TDM PM LOS (only includes improvements with committed funding)

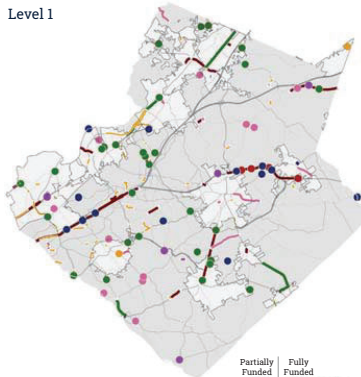


Crashes

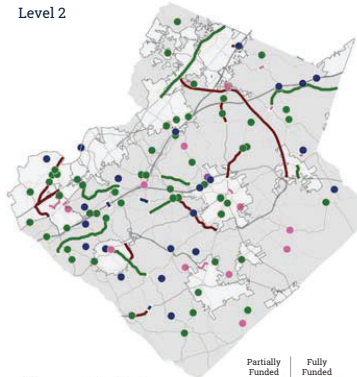


Comprehensive Transportation Plan Recommendations

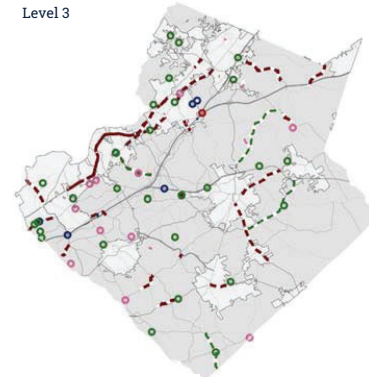
Level 1



Level 2



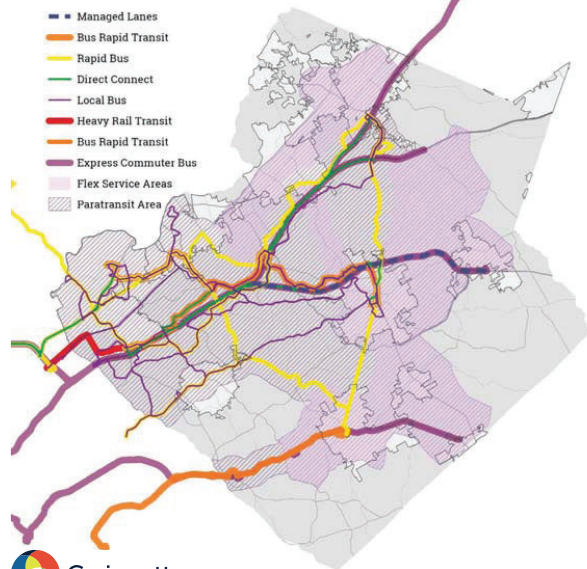
Level 3



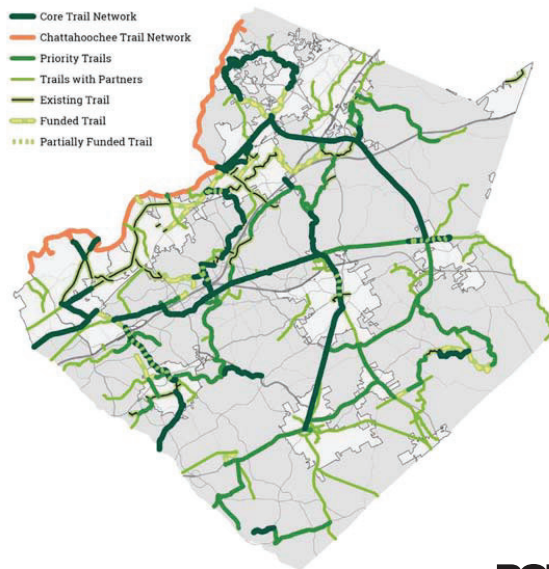
- | | | |
|------------------|--------------|---|
| Partially Funded | Fully Funded | |
| | | Bridges, Culverts and Transportation Drainage |
| | | Intersections |
| | | Major Roads |
| | | Road Safety and Alignment |
| | | School Safety |
| | | Sidewalks and Pedestrian Safety |

- | | | |
|------------------|--------------|---|
| Partially Funded | Fully Funded | |
| | | Bridges, Culverts and Transportation Drainage |
| | | Intelligent Transportation Systems (ITS/ATMS) |
| | | Major Roads |
| | | Road Safety and Alignment |
| | | School Safety |
| | | Sidewalks and Pedestrian Safety |

Connect Gwinnett Transit Plan Recommendations



Gwinnett Trails Plan Recommendations

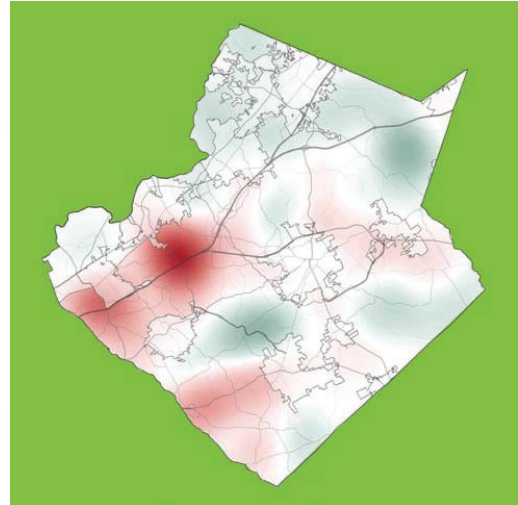


Plan Development

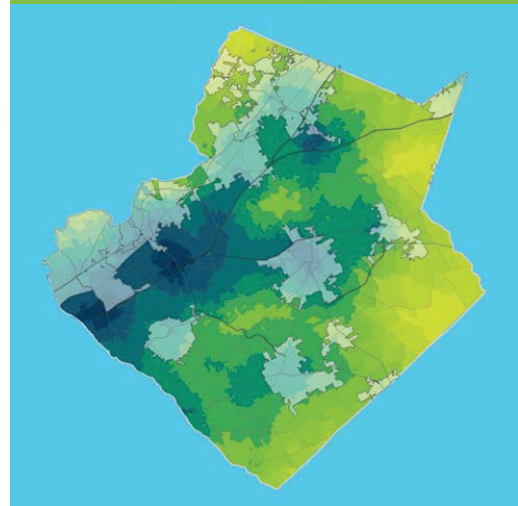
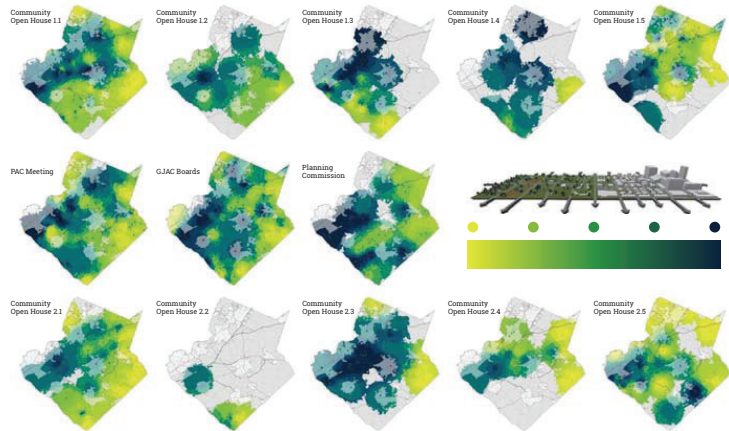
OPPORTUNITY FOR CHANGE



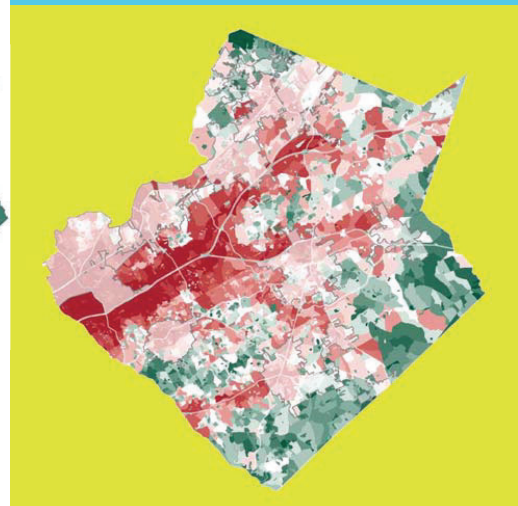
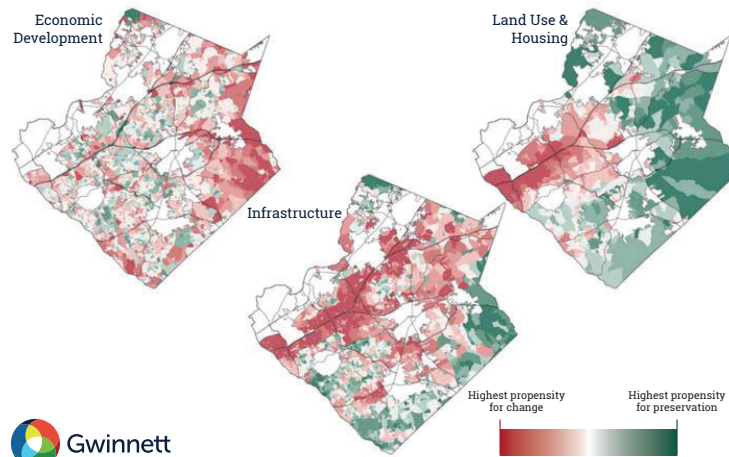
Change and Preserve Preferences



Urban Scale Preferences



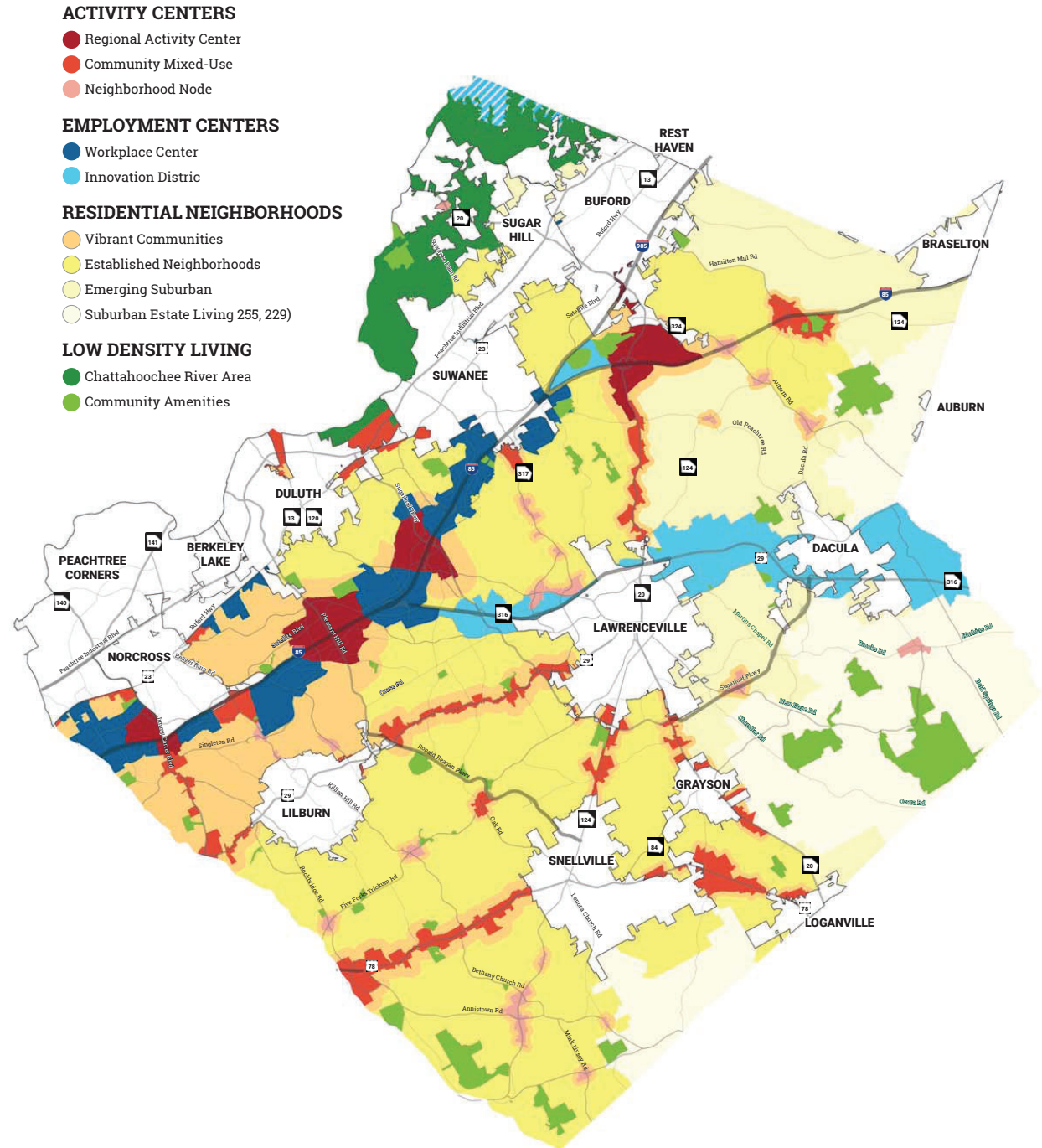
Likelihood of Change Analysis



Implementation



DRAFT FUTURE DEVELOPMENT MAP (FDM)



Implementation

CHARACTER AREA DESCRIPTIONS



Activity Centers

Regional Activity Centers

The Regional Activity Center character area is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. The dominant focus of Regional Activity Centers are major activity centers for Gwinnett County and the broader region and would include a combination of retail, office, and residential uses and possibly transit. To encourage a pedestrian friendly, walkable, live/work/play environment around these activity centers, new development or redevelopment can be achieved using a variety of building types, ranging from single-story to high rise buildings. Specifically, residential development should encompass mid to high rise buildings.



Community Mixed-Use

The Community Mixed-Use Character Area is intended for areas located along major corridors, including Jimmy Carter Boulevard, Lawrenceville Highway (US Highway 29), Scenic Highway (State Route 124), Stone Mountain Freeway/Athens Highway (US Highway 78), Buford Drive/Grayson Highway (State Route 20), and Sugarloaf Parkway. Future development and redevelopment should focus on making these corridors more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium to high density residential uses concentrated at major intersections. Between the higher intensity activity centers, the corridors should redevelop as lighter intensity mixed-use centers with lower residential densities.



Neighborhood Nodes

The Neighborhood Node character area is intended for smaller commercial/retail nodes at various intersections located throughout the County. Mainly serving the residents of the surrounding residential neighborhoods, these nodes will less likely draw customers from a large area. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining retail, low intensity office uses and medium density residential uses in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them. As the county continues to develop, and the comprehensive plan is updated, additions to this category should be expected as a means of creating new neighborhood nodes.



Employment Centers

Workplace Centers

The Workplace Center Character Area is for predominantly employment oriented uses and includes office parks, industrial parks, and locations for freight oriented and logistic uses. However focus should be put on attracting a larger share of the region's service employment in these areas to offset anticipated shrinking in manufacturing, light industrial, and retail employment and help maintain Gwinnett's overall household incomes. While reserving these lands to focus on employment uses, these elements should be supported where appropriate by opportunities for residential uses and multi-use oriented commercial areas.



Innovation District

The Innovation District is intended where the predominate use is research and development, technological uses, industrial parks, and areas where there are colleges and universities. Therefore, it lies predominantly along University Parkway (State Route 316) which has been designated as a Research and Development Corridor by the County. This corridor includes Georgia Gwinnett College, Gwinnett Technical College, Gwinnett Medical Center, and Gwinnett County Airport. Briscoe Field serves mainly private aviation and corporate jets. The proximity of these elements provides the opportunity for an enterprise-type relationship between the colleges, the medical center, and research and development companies. These elements should be supported where appropriate by opportunities for uses including residential and multi-use oriented commercial uses. The F. Wayne Hill Water Reclamation Plant and Resource Center is designated within the Innovation District due to the focus on development of innovative water treatment techniques.



Residential Neighborhoods

Vibrant Communities

The Vibrant Communities Character Area is intended to serve as a transition between neighborhood nodes and mixed-use activity centers and surrounding, established single-family residential areas, and is generally located away from the primary intersections where the various types of activity centers and nodes are located. Dependent on the setting, zoning pattern and intensity of development characterizing these various locations throughout the County, new development and redevelopment in Vibrant Communities may contain a mix of housing types, including small lot single-family housing, multi-family housing, townhomes, and senior housing. These will function as a buffer between neighborhood nodes/mixed use areas and the larger lot established residential areas. The extent of this transitional area as depicted on the Future Development Map is both flexible and conceptual in nature, and is intended as a general guide in making zoning decisions based on the scale and intensity of surrounding development.



Established Neighborhoods

The Established Neighborhoods Character Area designates well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The intention of this character area is to underscore areas where changes in land use are not anticipated or encouraged, and any new development proposals should be consistent in scale, architecture, and use with surrounding properties.



Emerging Suburban

The Emerging Suburban Character Area designates areas that are currently mainly residential, but have not yet matured into established communities due to relatively large amounts of remaining undeveloped land. They are expected to experience new development during the 20-year planning period contemplated by the Unified Plan. These areas generally rely on the nearby activity centers to provide goods and services. Most Emerging Suburban areas are located on local, collector, or minor arterial roads rather than major arterials and corridors. As this character area develops, it is likely that Neighborhood Nodes would be designated at key intersections.



Suburban Estate Living

The Suburban Estate Living Character Area is one of the last remaining character area types that would provide large tracts of land for greenfield development and include some remnants of agricultural uses. This area is intended to convey the County's desire to preserve its historical and agricultural character so that new development is low in intensity, and consist primarily of large residential lots. For many residents of these areas, these are the last communities in Gwinnett County that reflect its character before rapid development began in the 1980s. These areas may also have less intense infrastructure, such as less sewer service and fewer roads.



Low Density Living

Chattahoochee River Area

The Chattahoochee River Area is the designation used for unincorporated areas along the Chattahoochee River and Lake Lanier. Due to its location along the river, and its natural landscape, development in this area should remain as low density residential to protect the water quality and environmental character of the Chattahoochee River and Lake Lanier. These areas have access to neighboring communities to fulfill residents' need for more intense commercial and service needs.



Community Assets

This Character Area is reserved for designating public owned county facilities, county owned parks, including recreation centers, activity buildings, aquatic centers, ball/soccer fields, playgrounds, pavilions, paths, etc.; other greenspace and conservation areas; and trails and greenways; and other types of green space, including lands within the Chattahoochee River that are under federal ownership.



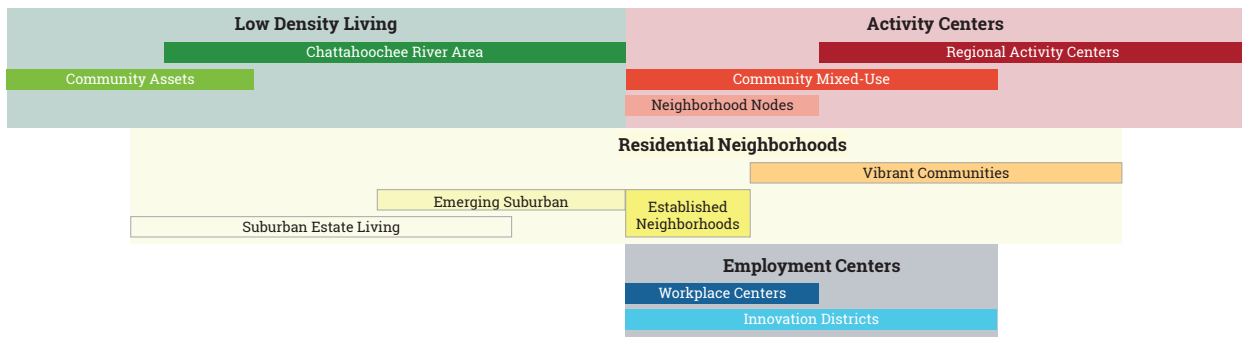
Implementation



URBAN SCALE



CHARACTER AREAS



BUILDING TYPES



TYPICAL STREETS



PARK TYPES



Implementation



SHORT-TERM WORK PROGRAM

THEME 1: Maintain Economic Development and Fiscal Health

- Make proactive investments in designated mixed-use centers (e.g., upgrade roads and sewers, parking structures, civic buildings, landscaping, etc.)
- Revisit UDO Permitted Use Table and Supplemental Table to streamline zoning and development approval process
- Enhance forecasting ability to determine land use and fiscal implications of land use changes
- Consider amending mixed-use zoning district regulations to require/encourage incorporation of more office use
- Continue to implement the strategy to upgrade University Parkway to a limited access highway
- Begin strategic implementation of improvements to support Research & Development (R&D) growth, potentially in one, or more than one, of the Focus Areas (Riverside Focus Area, Sugarloaf West Focus Area, Cedar Road Focus Area, Sugarloaf East Focus Area) from Sector Plan
- Foster "enterprise" relationship with Georgia Gwinnett College, Gwinnett Technical College, and Gwinnett Medical Center to encourage the transition of promising research ideas into successful businesses
- Follow the implementation strategy to develop an R&D Overlay District with specific development regulations. Study the Innovation District Character Area.
- Determine costs for capital improvement projects
- Continue to issue bonds to cover infrastructure costs
- Conduct market forecast to determine the existing and anticipated market demand for commercial/retail uses along targeted corridors
- Determine priority retail centers for redevelopment – study vacancy rates and recommend sites

THEME 2: Foster Redevelopment

- Update revitalization studies
- Determine the desired amount and character of development of targeted areas
- Consider new mixed-use zoning districts in appropriate character areas and promote redevelopment incentives that exchange increased Floor-Area Ratio (FAR) for community space
- Make complimentary, proactive investments in redevelopment areas designated for higher densities
- Support small business activities through development of Small Business Research Center and staff support
- Secure bonds for projects
- Change applicable policies and ordinances to allow multi-parcel owners to create and use shared stormwater and parking facilities
- Develop a program to promote shared infrastructure facilities options to developers
- Evaluate future wastewater treatment capacity needs and location(s) for new and/or expanded water reclamation facilities
- Amend the County Zoning Resolution to allow for convenience shopping in medium and high-density residential areas if certain criteria for parcel size, aesthetics, etc. are met

THEME 3: Maintain Mobility and Accessibility

- Continue to identify areas in need of signal coordination and/or Intelligent Transportation System (ITS) improvements
- Maintain County funding source for improvements
- Installation of ITS improvements
- Support new initiatives such as the interface with GDOTs Navigator System and the County's Smart Commute Program
- Identify and prioritize additional resources for incident management
- Define block lengths for urban and suburban areas
- Adopt a Connectivity Index for all new residential subdivisions
- Develop and incorporate connectivity standards for new development into the Development Regulations
- Identify possible transit alignments (Connect Gwinnett Transit Development Plan)
- Identify areas that would be suitable for Transit Oriented Development (TOD) and station development (Connect Gwinnett Transit Development Plan)
- Create incentives to promote development in TOD areas
- Identify additional areas to be served by transit (Connect Gwinnett Transit Development Plan)
- Evaluate funding sources and strategically pursue state and federal aid for additional transit needs (Connect Gwinnett Transit Development Plan)
- Develop and implement transit promotion campaign (Connect Gwinnett Transit Development Plan)
- Prioritize capacity improvement projects (County Comprehensive Transportation Plan)
- Establish policy that, where feasible, new roadway construction will consider bike lanes and multi-use paths to provide alternative transportation (County Comprehensive Transportation Plan)
- Develop and implement funding plans for projects
- Improve road connections to Fulton/Forsyth per Comprehensive Transportation Plan)

THEME 4: Provide More Housing Choices

- Provide rehabilitation assistance from HUD grant funds and private sources to homeowners and to existing multi-family projects that preserve affordable workforce housing
- Provide financial assistance from HUD grant funds and private sources to private and/or non-profit developers to acquire and rehabilitate substandard single-family housing for sale as affordable workforce housing to qualifying families
- Provide financial assistance from HUD grant funds to private/non-profit developers to construct new single-family or new multi-family projects to provide affordable workforce housing
- Continue code enforcement through Quality of Life Unit to ensure that properties are maintained
- Consider creating a Housing Task Force to evaluate issues related to mixed income multi-family housing, Senior housing, workforce housing, creation of an incentive-based moderately priced dwelling unit (MPDU) ordinance, and housing for persons with special needs
- Provide rehabilitation assistance from HUD grant funds for homeowner occupied dwellings
- Expand program beyond HUD grant funds to include County funds for commercial properties
- Pursue locating and studying Transit Oriented Development (TOD) sites to develop senior housing with transit components
- Appoint an education program manager to coordinate the structure of courses, counseling options, and marketing of the program
- Establish a system to disburse Community Development Block Grant (CDBG) funds through a process to non-profit organizations that assist with low-income citizens, seniors, at-risk individuals, disabled citizens, and others with issues related to housing

THEME 5: Keep Gwinnett a "Preferred Place"

- Implement projects and design guidelines from updated Gwinnett Open Space and Greenways Master Plan
- Design/redesign busy intersections and mid-point crossings to improve pedestrian/bicycle safety
- Coordinate and implement appropriate transportation improvements to maintain safe and efficient access to post-secondary institutions
- Develop a detailed land use plan for areas around colleges in collaboration with the institutions and surrounding jurisdiction(s)
- Encourage open communication between colleges/universities and organizations promoting the SR 316 corridor
- Identify programs to expand
- Identify new programs to offer
- Allocate additional funding resources
- Develop improved links to various ethnic communities
- Develop criteria for promoting existing cultural facilities
- Develop program to increase number of cultural outreach activities
- Support non-profit Artsworks! Organization
- Determine the regulations or incentives/bonus requirements, and revise the Unified Development Ordinance (UDO) accordingly, to provide incentives for open space/trails
- Engage CIDs to encourage inclusion of privately owned and maintained open spaces in areas where park space has traditionally been limited
- Utilize and promote new zoning districts that have incentivized inclusion of open space and trail facilities
- Study and determine appropriateness of making local parkland provision a development requirement or whether it will be linked to development incentives and bonuses



Comment Form

PAC & TAC OPEN HOUSE – August 7, 2018



Please indicate the material your comment is addressing.

- Overview
- Research and Trends
- Our Vision
- Plan Development
- Planning for a Future Reclamation Facility in South Gwinnett
- Gwinnett County Water Resources
- Implementation

Provide comment in space below.

I have continued to be impressed with Pond! They have truly found and presented ALL of those things that are and will continue to be important to Gwinnettians!

DWR - Crown jewel of County Gov't !!! Very proactive and visible, which is important to development and redevelopment.

Comment Form

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- Gwinnett County Water Resources
- Implementation

Provide comment in space below.

While the plan draft includes a number of excellent statements that have the effect of protecting & respecting the environment of Gwinnett County, this should be more prominently included at the strategic level of the plan with a statement in the ~~the~~ vision section, such as:

Theme 5: Keep Gwinnett a "Preferred Place"

- Ensure protection of Gwinnett's environment, recognizing that a healthy environment is the basis of a desirable community.