

City of Snellville 2030 Comprehensive Plan: Community Assessment

October 9, 2006



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Technical Addendum

(found on the compact disc included at the end of this document)

1. Introduction
2. Population
3. Economic Development
4. Housing
5. Natural and Cultural Resources
6. Community Facilities and Services
7. Intergovernmental Coordination
8. Transportation

1 Introduction

1.1 Purpose

The primary purpose of this report is to lay the foundation for the update of the City of Snellville Comprehensive Plan. In particular, it provides a comprehensive review of the issues and opportunities that will affect the future growth of the community. This report is based on an analysis and inventory of existing conditions, land use patterns, public policies, and planned improvements. Community leaders recognize that this planning effort can play a critical role in directing growth in a manner that is consistent with the community's vision for the future.

Another purpose of this report is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning" as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of a Comprehensive Plan in accordance with these standards is an essential requirement in maintaining Snellville's status as a Qualified Local Government.



1.2 Scope

As required in the DCA Standards, this report includes four basic components:

1. List of issues and opportunities that the community wants to address
2. Analysis of existing development patterns
3. Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives
4. Analysis of supportive data and information

In its coverage of these four components, this report is written in an executive summary-like fashion so that citizens and decision makers can quickly review the essential elements and major findings of this planning effort.

Most of the detailed findings of this assessment are included in a "Technical Addendum." A digital copy of this "Technical Addendum" is provided on compact disc attached to the back of this report.

1.3 Methodology and Schedule

As required by the DCA Standards, this Community Assessment is primarily the product of a review of City policies, plans, regulations, and development patterns. The study area for this Assessment is the incorporated area of the City of Snellville, an area of approximately 6,700 acres.

This Community Assessment document is the first major step in preparation of Snellville's Comprehensive Plan. The following schedule, **Figure 1**, outlines the remainder of the process. This document and the Community Participation Program will be submitted to the DCA for approval. This will be followed by a 30-day comment and review period by the Atlanta Regional Commission (ARC) and the DCA.

Upon approval of both documents, work on the Community Agenda will commence. The Community Agenda is the most important part of the plan; it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. To kick off the effort, a Community Visioning Meeting will be held in December. This will be followed by the Community Development Scenario Workshop in January 2007. These two community involvement events will provide the public support and input critical to a successful Comprehensive Plan. An Open House is scheduled for April 2007 to present the preliminary recommendations to the public.

Upon completion of the Community Agenda, the City will begin the adoption process, including another ARC and DCA review period. Adoption of the Comprehensive Plan is anticipated by December 2007, two months ahead of the City's February 2008 deadline.

Figure 1: Project Schedule

Month	Ref #	Task	2006										2007										2008	
			Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
	1.0	Project Initiation and Administration	★				★		★	★		★	★	★	★	★					★			
	2.0	Prepare Community Assessment (CA)																						
	2.1	Identification of Issues and Opportunities (12 interviews)																						
	2.2	Analysis of Supporting Data and Information																						
	2.4	Analysis of Existing Development Patterns																						
	2.5	Analysis of Consistency with QCO																						
	2.6	Review and Revision of CA*																						
	3.0	Prepare Community Participation Program (CPP)																						
	4.0	CA and CPP Transmittal & Agency Review																						
	4.1	Planning Commission (PC) Public Hearing																						
	4.2	City Council (CC) Public Hearing																						
	4.3	Transmittal of CA & CPP																						
	4.4	Regional and State Review and Response																						
	5.0	Community Visioning & Participation																						
	5.1	Form Community Planning Committee (CPC)																						
	5.2	Visioning Workshop																						
	5.3	Focus Groups/Speakers Bureaus																						
	5.4	Scenario Workshop																						
	5.5	Open House																						
	5.6	Outreach Tools																						
	6.0	Draft Community Agenda																						
	6.1	Community Vision																						
	6.2	List of Final Opportunities and Issues																						
	6.3	Future Development Map																						
	6.4	Future Development Narrative																						
	6.5	Future Land Use Plan Map																						
	6.6	Implementation Program																						
	6.7	Recommended Goals and Policies																						
	6.8	STWP																						
	6.9	Draft Document Production																						
	6.10	Open House (same as 5.5)																						
	6.11	Summary of Comments & Revisions to Documents																						
	7.0	Adoption Process																						
	7.1A	Planning Commission (PC) Public Hearing																						
	7.1B	City Council (CC) Public Hearing																						
	7.1C	Transmittal of Community Agenda																						
	7.2	Regional and State Review and Response																						
	7.3	Adoption																						
	7.4	Preparation of Final Deliverables																						
		DCA Deadline for Comprehensive Plan Update Adoption 2.28.08																						

- ★ **Project Management Team (PMT) Meetings**
- 8.1.06 April - kickoff
- 10.17.06 Aug - draft review
- 11.21.06 Oct - transmittal review & public participation kickoff/pre CPC mtg.
- TBD Nov - pre visioning workshop
- TBD Jan - post visioning / pre scenario
- TBD Feb - post scenario discussion
- TBD Mar - future development plan review
- TBD April - draft plan delivery / pre open house
- TBD May - post open house - STWP review
- TBD June - post pc and cc mtg - final revision discussion
- TBD Nov - post ARC/DCA review - comment discussion - final revisions

- ★ **Community Planning Committee (CPC) Meetings**
- 10.30.06 Oct - kick-off / pre visioning workshop
- TBD Jan - post visioning workshop - pre scenario workshop
- TBD March - post scenario review - hybrid discussion
- TBD April - future development plan review
- TBD May - post open house - plan

- Key Project Dates**
- 4.20.06 Project Management Plan to PMT
- 4.28.06 Deadline for PMT data to JJG
- 7.17.06 1st Draft of CA & CPP for PMT Review
- 8.1.06 Deadline for PMT comments
- 8.14.06 2nd Draft CA & CPP for transmittal hearings
- 9.26.06 CA & CPP Presentation to Planning Commission
- 10.9.06 CA & CPP Presentation to City Council
- 12.5.06 Visioning Workshop
- 2.02.07 Land Use Scenario Working Paper
- 4.06.07 1st Draft of Agenda for PMT Review
- 5.07.07 Deadline for Open House and PMT comments
- 5.25.07 2nd Draft of Agenda for transmittal hearings

2 Community Profile

The City of Snellville is located in southern Gwinnett County and is a member of the ten-county Atlanta Regional Commission. The city is located approximately twenty-five miles northeast of Atlanta and approximately seven miles south of Lawrenceville, the county seat (**Figure 2**). Snellville encompasses approximately 6,700 acres (10.46 square miles). The city's 2000 population of 15,351, as reported by the U.S. Census, ranks it amongst Gwinnett County's largest municipalities. The 2005 Census Bureau estimate for the city's population shows an increase to 18,774.

3 Issues and Opportunities

In order to be effective, the Comprehensive Plan must identify and provide workable strategies for addressing the issues and opportunities facing the community. The Technical Addendum of this document is the first step taken towards identifying the issues and opportunities facing Snellville. The data and current conditions detailed in the addendum are summarized in this section into a series of succinct issue and opportunity statements. The list provided here is only a potential list of the issues that may warrant further study during the planning process. It is anticipated that the list will be modified and revised through the public participation sessions, which will occur during subsequent planning phases. A final, locally agreed upon list of issues and opportunities the city intends to address during the planning period, will be included in the Community Agenda produced at the conclusion of the planning process.

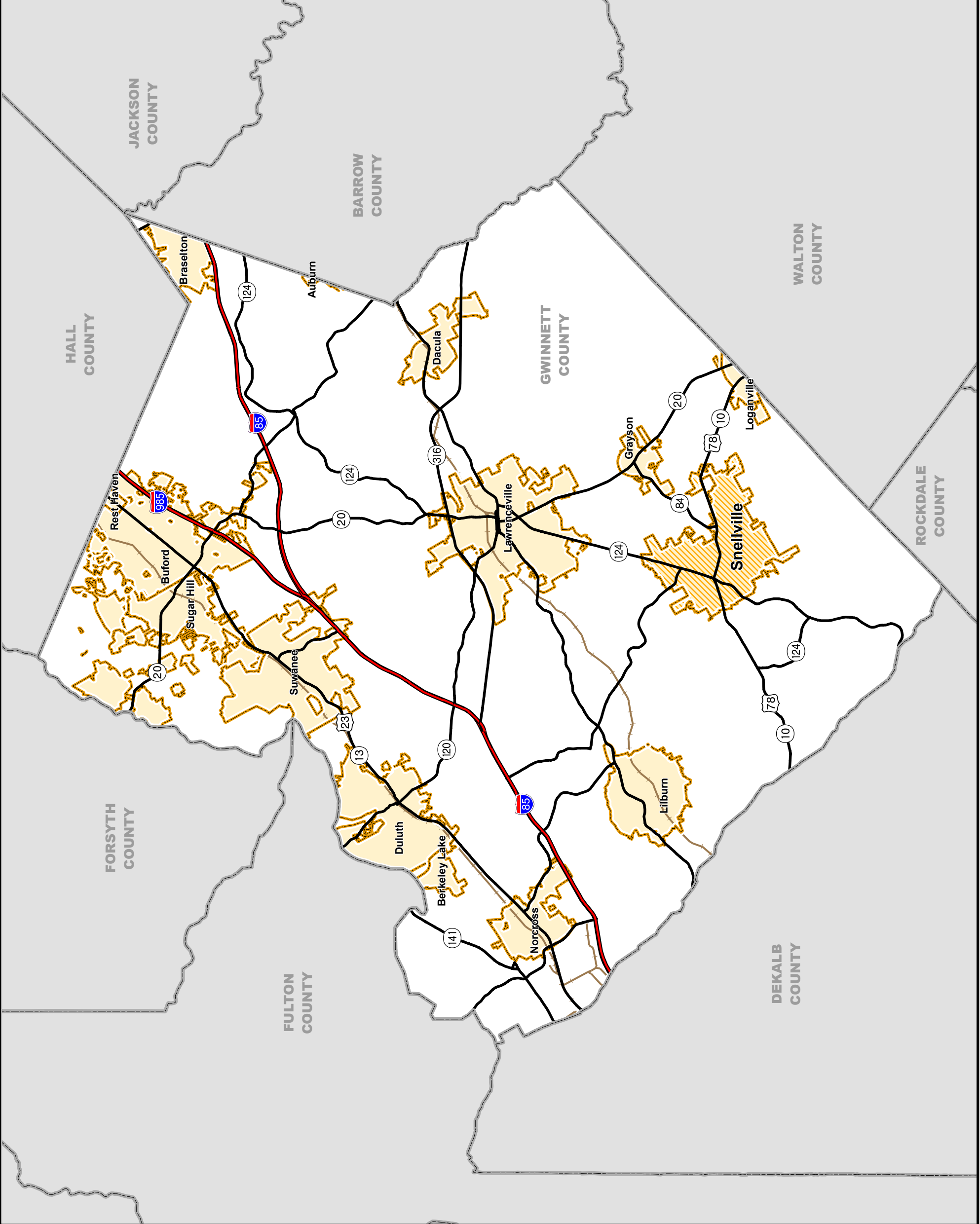
The following issues and opportunities list is organized according to the areas or "elements" of the comprehensive plan: population, economic development, housing, natural and cultural resources, community facilities, transportation, land use, and intergovernmental coordination. The major trends related to each element are listed followed by the issues and opportunities resulting from the trends.

The statements included here will be discussed at length with a Community Planning Committee (CPC) formed to guide the development of the Community Agenda. These statements will also be provided for public feedback during the community participation phase of the planning process. Through these discussions and public response, a series of strategies and implementation programs will be developed to address the final list of issues and opportunities included in the Community Agenda. These strategies and implementation programs will also inform the Short Term Work Program component of the Comprehensive Plan.

Location Map



- Interstate
- US/State Highway
- Railroad
- City of Snellville
- City Boundary
- Gwinnett County Boundary
- Other County Boundary



3.1 *Population*

Trend: The city's population has increased significantly and is anticipated to continue growing at a rapid rate. Like most areas of the region the city's population is aging; however projections show that the city will continue to have a large population of young families throughout the planning period.

Issues:

- **Cost of New Households:** Family households and corresponding single-family housing development are among the most costly development types for the city in terms of requirements for infrastructure and services.
- **Competing Needs:** The needs and desires of young family and older "empty-nester" households vary and may compete for resources in city budgets and among city programs.

Opportunities:

- The city is committed to managing growth and development pressures through thoughtful planning. Recent planning efforts such as the Town Center Overlay District, 2003 LCI study and related Master Plan for the City's core are examples of proactive planning.
- The projected growth of older households may create a market for housing alternatives to the single-family subdivisions that are currently the dominant land use in the city.

3.2 *Economic Development*

Trend: Although Snellville has benefited from the Atlanta region's remarkable economic growth over the past twenty years it has largely done so without much determined economic development planning.

Issues:

- **Commuter Community:** Approximately 82 percent of Snellville residents work outside of the City. In the absence of a continuous sidewalk networks, public transportation systems and additional local professional jobs, Snellville residents have little option but to drive to their place of employment outside the City. As a result of the heavy reliance upon automobiles by workers, the average commute experienced by Snellville residents is 34 minutes. Snellville should strive to develop greater local employment opportunities, in addition to its continued improvements to local multi-modal transportation options.

□ **Economic Development**

Staff: The City has many plans and projects aimed at revitalization and economic development. The City's FY07 budget includes the addition of a full-time staff position for economic development.



Eastside Medical Center – largest employer in Snellville

□ **Community Identity:** As a predominantly suburban city, Snellville does not have a discernable character or identity. The development of an identity or “brand” for the

City could help economic development initiatives and provide a tool for promoting the City as a quality community in which to live and do business within the Atlanta region and beyond.

Opportunities:

□ **Economic Development Programs and Incentives:** Snellville has historically enjoyed a robust economy without the assistance of extensive local economic development programs or incentives. As Snellville continues to grow, it may be necessary to create a sophisticated economic development strategy including a variety of incentives to recruit new businesses. Currently, economic growth in Snellville is anticipated to occur in the service and retail sectors, which are relatively low-paying sectors. With the help of an economic development program and incentives, Snellville may be able to recruit higher-paying employment sectors to the area.

□ **LCI Implementation:** Stemming from its 2003 LCI Study, the city has many accomplished, ongoing and planned projects related to downtown revitalization and infill. There is potential for leveraging the recent civic improvements in the Town Center to bring infill and new commercial, office and residential developments.

□ **Traditional Community:** Snellville has a long standing tradition of being a close knit community with a strong quality of life. Quality of life is a key to fostering a vibrant and sustainable economy. Maintenance and continued strengthening of the city's amenities and services will help preserve the city's quality and sustain its stable neighborhoods. Continuing to keep the community safe, and expanding

its parks and conservation areas will also help maintain quality of life and attract new residents and businesses to the city.

- **Community Events:** Promotion of the downtown could be done with appropriate festivals and events. A thoughtful marketing campaign consisting of advertising and events will raise the profile of the community, and its interest to entrepreneurs and developers.
- **Fiber-Optic Infrastructure:** A key component of the City's economic development strategy could be the promotion of the area's extensive fiber-optic network. The high-tech infrastructure strength in Snellville is comparable to that found in other metro-Atlanta employment centers and should be used as a business recruitment tool for the community.

3.3 Housing

Trend: The continued growth of Snellville's population and changing demographics will create many challenges and opportunities for the City's housing market.

Issues:

- **Neighborhood Maintenance:** The city has a number of older housing developments; while many of these are stable neighborhoods, there are some instances of property maintenance issues. To ensure the ongoing stability of the city's neighborhoods, continued code enforcement, community policing and property maintenance support programs are needed.
- **Elderly Residences:** Snellville's elderly population is expected to grow tremendously over the coming decades. Unfortunately, the availability of affordable housing for the elderly is extremely limited within Snellville. Snellville must adopt a strategy to accommodate the anticipated increase in the need for affordable housing for the elderly.

Opportunities

- **Strong Housing Demand:** Over the next quarter-century, over 6,000 new housing units will likely be needed in Snellville. This future demands represents an increase of nearly 90 percent over the city's existing housing inventory. Snellville should take advantage of this opportunity to promote more sustainable growth that addresses the community's commuter nature and strained environment.
- **Town Center District:** As part of the City's plans for its Town Center District the city has approved a 10+ acre mixed use development, Wisteria Square, which

will include urban style lofts and condominiums that will provided some much needed diversity to the city's housing market.

- **Signature Community Program.** A seniors housing initiative is being undertaken as part of the Signature Community Program. This initiative is aimed at crafting zoning regulations that promote the development of senior friendly housing.

3.4 Natural Resources

Trend: Snellville's growth has placed stress on the community's natural resources. As Snellville becomes a more mature community, greater efforts should be undertaken towards minimizing the environmental impact of future growth.

Issues:

- **Water Quality:** All four of Snellville's primary streams currently suffer from fecal coliform bacteria contamination and are thus in noncompliance with the Clean Water Act. With urban runoff identified as the likely cause of the contamination, Snellville should consider strategies for reducing future pollution to the area's streams. This strategy should be coordinated with the city's Stormwater management efforts.

Opportunities:

- **Recharge Protection:** Snellville currently has no formal program for the protection of water recharge areas. With significant recharge areas to the north and west of Snellville, it is vital that the City prevent contamination to these sites. Snellville should also work with neighboring communities to protect the integrity of water recharge areas.
- **Baker's Rock Park:** Snellville is home to several endangered plant species that are unique to the region. Most of these plants are located near Baker's Rock. Snellville should work towards creating a passive park around the Baker's Rock area. Such an initiative would not only further protect endangered species, but would also contribute to the community's greenspace.

3.5 Cultural Resources

Trend: The widening of US 78 that occurred years ago destroyed many of the original stone buildings located at the cross roads of US 78 and SR 124. With the rapid development Snellville has recently experienced, many of the few remaining



Snell & Sawyer Store

historic resources have the potential to be threatened.

Issues:

- ❑ **Development Threats:** The City's rapid development pace, puts both historic and archaeology sites in danger.

Opportunities:

- ❑ **Snellville Historical Society:** The Snellville Historical Society is in the process of compiling detailed histories on buildings and sites within the City and has long term plans to develop an inventory of cultural resources both existing and lost.
- ❑ **History Center:** The Society has plans to create a central location for the general public to research the history of the City of Snellville, its community and buildings.
- ❑ **Resource Inventory:** An inventory of existing structures should be compiled using state guidelines and copies of the inventory should be housed both at the Snellville Historical Society and at the Georgia Department of Natural Resources – Historic Preservation Division's files.
- ❑ **Ordinances:** Provisions could be added to the City of Snellville code to protect archaeological sites through the development review process.
- ❑ **Traditional Building Materials:** Encourage the use of granite in new buildings as a tribute to the historic building material of the community.

3.6 *Community Facilities and Services*

Trend: Snellville prides itself on providing quality services to residents and businesses while maintaining one of the lowest tax rates in Gwinnett County. However, a growing population which is becoming more diverse brings additional and changing service demands.

Issues:

- ❑ **Increasing Demand for Services:** Meeting the service demands of a growing and changing population is challenging. The City has more than doubled in size since 1980, and with that growth has come increasing demands for public services. Careful planning and coordination with the County regarding the services it provides to Snellville is required to ensure adequate services are available over the next 20 years.

- ❑ **Stormwater Management.** Snellville has not joined the County's Stormwater Utility and does not have a designated source of funds for a local stormwater management program. A reliable source of funds must be identified to pay for the expected costs of maintaining and monitoring the City's stormwater infrastructure.
- ❑ **Political Volatility.** There are often competing opinions among city leaders which can stymie progress. A unified city vision is needed to move many of Snellville's initiatives and programs forward.
- ❑ **Reactive Citizenry:** There is some feeling among city leaders that local citizens tend to be reactive versus proactive when addressing change in the City. The local government should continue to maintain strong communication links with citizens and civic organizations. As new residents and businesses move to Snellville there may be a need for additional outreach efforts to encourage newcomers to become active participants in the local civic life.

Opportunities

- ❑ **Oak Road Property:** The city is currently working on plans for a 4.5 acre passive park located in Oak Road's residential corridor. The city is coordinating efforts related to this park with its implementation of DCA's Signature Community Program. The location of the park within a neighborhood and the process through which the City is involving citizens in the park's development is an example of its strong commitment to quality of life.

- ❑ **Briscoe Park Master Plan:** The city has begun implementation of its 2003 Recreation Master Plan which includes many improvements to the city's signature park. The Recreation Department is using SPLOST to fund current implementation phases but will need \$5.5 million in additional funding, which could include the next (2008) SPLOST, to complete the park improvements.



- ❑ **City Center Construction:** The construction of the new City Hall and Senior Center has provided much needed government and community space in the city as well as fostered the development of a discernable city center. There is the

opportunity to relocate the Police Department into this area which would provide greater visibility for this community service.

- ❑ **Safe Community.** One of the city's greatest assets is its excellent Police Department. The high level of safety and community involvement in the department's public safety programs helps to attract and support new businesses and residents to the community.
- ❑ **Open and Responsive Civic Government.** Snellville's leaders and local government staff have a strong relationship with the City's citizens. There are good lines of communication between City Hall and citizens and staff and leaders are committed to working with residents to develop creative solutions to the City's issues.



Snellville Police Headquarters

3.7 Transportation

Trend: With the steady population growth of the City and the surrounding area, traffic congestion and safety has been steadily getting worse.

Issues:

- ❑ **Congestion:** Find a way to alleviate congestion throughout Snellville, especially along US 78 and SR 124, without destroying the small town feel of the City.
- ❑ **Connectivity** - Find a way to improve connectivity between the various sectors of the city that will allow cross-town movements without encouraging excessive cut-through traffic.
- ❑ **Access Management:** Use access management techniques to alleviate the traffic along the two major commercial corridors US 78 and SR 124
- ❑ **Alternative Modes:** Create new transportation facilities such as multi-use trails, bike lanes, and sidewalks that allow for non-motorized modes of travel and which could improve transit feasibility in the long term.

- ❑ **Safety.** The crash and injury rates on both US 78 and SR 124 are higher than the state average for similar facilities.

Opportunities:

- ❑ **Intersection Redesign:** Explore comprehensive redesign options not only for the intersection of US 78 and SR 124 and their immediate surroundings but a broader reworking of the entire city network to preserve the small town feel of the downtown core as a historic and pedestrian friendly environment.
- ❑ **Senior and Express Bus Transit:** Though traditional transit service has had very little local support in Snellville. However, there is a need and some opportunity in working with the County for senior transportation and possibly Express Bus Transit to job centers closer to downtown Atlanta. As the County studies and expands these types of transit services, the City should work closely with the County DOT and poll its own citizens to see if it should share in their investment and offerings to their citizens.



- ❑ **Land Use Alternatives:** As the city redevelops its Downtown in keeping with the findings of the LCI, it will be given the opportunity to alter the traditional auto-centric transportation patterns. By promoting more mixed-use development and by creating a live-work-play environment downtown, the City will be reducing the demand for automobile trips and improving the pedestrian environment.

3.8 Land Use & Development

Trend: Historically, Snellville has been a part of the suburban fabric of Gwinnett County, but as the wave of Atlanta’s growth moves further outward, redevelopment of the City’s older shopping centers is offering new opportunities for Snellville to define itself as a unique destination and a more self-sustaining community.

Issues:

- ❑ **Aid to struggling areas.** Create opportunities for reinvestment and redevelopment in older declining areas of the city.
- ❑ **Quality Development.** Assure the quality of new development to set the City apart from the rest of the County and attract new businesses and residents.
- ❑ **Redevelopment US 78.** Aging and vacant strip shopping centers need to redevelop in order to maintain the City's tax base and reduce crime.
- ❑ **Controlling the amount and type of growth in the Sphere of Influence.** Snellville's planning commission chair works with the County Planning Commission to review rezoning decisions within the City's sphere of influence. The County Planning and Development Department provides information on proposed rezoning in the sphere to the City for review. But greater coordination may be necessary to ensure the quality and surrounding development.

Opportunities

- ❑ **Reserve land for industrial and office / professional growth.** Within the Future Land Use Plan, include adequate space for the growth of non-retail employment-related uses.
- ❑ **Encourage traditional neighborhood development.** Traditional neighborhoods developments may not be viable in every context, but they should be required when developing adjacent to or within the Town Center area.
- ❑ **Protect natural resources within developments.** Promote the use of the conservation subdivision ordinance and create and incentive to create greenway connections.



Traditional Neighborhood Development (TND) – A development approach that fosters compact, walkable communities. The planning and urban design of new TND developments take their form from the structure and layout of pre-World War II (i.e., 1940s and earlier) neighborhoods, with their human, walkable scale and lively mix of uses. TND neighborhoods typically include small-lot, single-family homes, multi-family residences, and neighborhood commercial developments within easy walking distance of one another.

3.9 Intergovernmental Coordination

Trend: The decreasing availability of state and federal funds requires that the City maintain a high level of coordination with county, regional and state officials.

Issues:

- ❑ **Regional transportation planning.** To ensure the proper coordination and execution of much needed transportation improvements, City officials need to continue to be actively involved in transportation planning activities at the Atlanta Regional Commission, Georgia Regional Transportation Authority, and Georgia Department of Transportation.
- ❑ **Intergovernmental agreements.** The City relies upon the County for many of its services. As the city continues to grow and state and federal regulations change, the city needs to ensure that proper agreements are in place with other local jurisdictions and the regional and state governments to ensure adequate delivery of public services to its citizens.
- ❑ **Land use conflicts that result from annexation.** The City needs to continue to work closely with the County Board of Commissioners and the County Planning and Development Department to avoid potential land use conflicts within its Sphere of Influence.
- ❑ **Special Purpose Local Option Sales Tax Renewal:** City officials need to work closely with the County to help ensure that this important source of capital improvements funding is used effectively.
- ❑ **Consistency with Service Delivery Strategy:** As Snellville, Gwinnett County and the other cities in Gwinnett work through the process of updating their Comprehensive Plans, needed changes in service delivery will certainly be identified. Open communication and dialogue with the County will have to be maintained throughout this planning process. Additionally, the cities' Service Delivery Strategy will need to be updated following the Comprehensive Plan process to accurately reflect necessary changes in service delivery agreements. Some areas that have been identified for further study include police protection, transportation and parks and recreation.

Opportunities:

- ❑ **Create an Annexation Policy:** Snellville needs a clear annexation policy to define when annexation is or is not in its best interest and to define its expectations for prospective developers. Work closely with surrounding jurisdictions and state and regional planning agencies to ensure that new community facilities and services built within this sphere of influence support the

10/09/06

needs of local residents and businesses and are compatible with the provisions of this plan.

- **Actively participate in local regional planning efforts.** Both Gwinnett County and the Atlanta Regional Commission are continually undertaking new planning efforts that can and will have an impact on the future of the City. The City needs to stay in touch with these efforts and actively participate in them.

4 Analysis of Existing Development Patterns

In order to adequately develop the community’s vision for future development, an understanding of its historic development and existing land use patterns is necessary. For a future vision to be achievable, it must be grounded in the reality of the current environment. This section provides a brief synopsis of the historic development of the City of Snellville, an analysis of Existing Land Use, and a discussion development patterns including the Character Areas of the city and areas which may require Special Attention during the planning process.

4.1 Existing Land Use

An existing land use map is a representation of what is on the ground at a given point in time. For purposes of this analysis, the City of Snellville Existing Land Use Map (**Figure 5**) shows what is on the ground as of June 2006. The map is based on a number of field surveys undertaken in the Spring of 2006, an analysis of aerial photography, and tax assessor data. The map illustrates what land uses are within the City of Snellville and surrounding area. These uses were categorized using a variation of the standard category system prescribed by the DCA. **Figure 4** shows the amount of land categorized under each use within the City.

The uses represented in **Figure 5** are categorized using a system classification based on the of land use categories defined in the DCA Local Planning Standards. The definitions of the uses found in each category are provided in **Figure 3** below. Note several definitions at the bottom of the table only apply to land uses in the unincorporated county.

Figure 3: Existing Land Use Categories

Use	Overview
Vacant/ Undeveloped	Land not developed for a specific use or land that was developed for a particular use but that has been abandoned for that use. Includes woodlands or pastureland, undeveloped portions of residential subdivisions and industrial parks and locations of structures that have been vacant for some time and allowed to become deteriorating or dilapidating.
Residential	Property used for housing, includes three sub-categories: Low Density, Medium Density, and Multi-family. The definitions of these subcategories are as follows.
<i>Low-Density Residential</i>	<i>Single-family residential areas with less than 4 units per acre.</i>
<i>Medium-Density Single-Family Residential</i>	<i>Single-family residential areas with between 4 and 10 units per acre.</i>
<i>Multifamily Residential</i>	<i>Multifamily residential areas with 3 or more dwellings units attached in a single structure with a net housing density of 4 to 10 units per acre, such as .</i>
Commercial/Retail	Property where business and trade are conducted. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

Figure 3: Existing Land Use Categories

Use	Overview
Office / Professional	Properties that accommodate business concerns that do not provide a product directly to customers on the premises, or do not, as a primary activity involve the manufacture, storage or distribution of products. This category includes small single-occupant structures, as well as large office parks with a variety of tenants in multi-story buildings.
Industrial	Property used for warehousing, distribution, trucking and manufacturing which are primary uses.
Public / Civic	Areas housing local government's community facilities, general government, and institutional land uses. Examples include schools, city halls, landfills, health facilities, houses of worship, libraries and police and fire stations.
Transportation/ Communications/ Utilities (TCU)	Areas containing uses such as power generation plants, sewage and water treatment facilities, radio towers, telephone switching stations, or similar uses. While just a subcategory of TCU, road right-of-way is actually the largest component of the Snellville TCU category in terms of area.
Park/ Recreation/ Conservation	Areas of the community that have been developed or are proposed to be developed for park or recreation use or are designated as open space. There are three subcategories of PRC: Parks/Recreation, Conservation, and Lakes.
<i>Parks/Recreation</i>	<i>A subcategory of PRC that contains areas used for active recreation, such as parks and ballfields</i>
<i>Conservation</i>	<i>A subcategory of PRC that includes areas actively reserved to preserve some natural or cultural resource, or simply held in a conservation easement never to be developed.</i>
<i>Lakes</i>	<i>Water features typically used for Recreation.</i>
Under Construction	Properties that were under construction during the time of the land use survey.
Agricultural/Forestry (Outside City Limits only)	Land used for agricultural purposes such as cropland or livestock production and all land used or potentially used for commercial timber production. Also includes residential uses on 5 acres or more.
Estate Residential (Outside City Limits only)	Single-family residential uses on 1 acre or more.

Figure 4: Existing Land Use, City of Snellville and Surrounding Area, June 2006

Existing Land Use Category		Acres within City Limits	% of City Total
Standard Category	Sub-Category		
Residential		3,983.90	59.47%
	Low Density Residential	3,509.39	52.27%
	Medium Density Residential	367.40	5.48%
	Multi-family Residential	92.29	1.38%
Transportation/Communication/Utilities		856.77	12.79%
	Road Right-of-Way	838.97	12.52%
	Other Transportation/Communication/Utilities	17.80	0.27%
Commercial/Retail		582.38	8.69%
Undeveloped/Vacant		428.92	6.40%
Parks/Recreation/Conservation		388.01	5.79%
	Parks/Recreation	262.37	3.92%
	Lakes	70.07	1.05%
	Conservation	55.57	0.83%
Public/Civic		240.00	3.58%
Office/Professional		164.07	2.45%
Industrial		69.99	1.04%
Under Construction		42.07	0.63%
Agriculture/Forestry		0.00	0.00%
Total Incorporated area of Snellville		6,699.22	100.00%

Source: Jordan, Jones & Goulding, Inc

The City of Snellville began as a crossroads community and remains that today. The City is laid out in a radial pattern with its center at the intersection of Main Street (Highway 78) and Scenic Highway (Highway 124). Lenora Church Road, Ronald Reagan Parkway, Oak Road, Skyland Drive and Grayson Parkway all branch off these two major streets contributing to the radial pattern and directing traffic through the center of town.

Crossroads communities have always been locations for area residents to purchase goods and services and Snellville continues to carry out that function today. While the center of town is no longer the center of trade, the two major thoroughfares are lined with commercial and retail establishments. These are exclusively suburban in style, catering to passing motorists with large parking lots, commercial signage and easy access from the main roads. Nearly 9% of the City's land area contains a retail commercial use. Like commercial/retail uses, office/professional uses are located along the major thoroughfares. Another 2% of Snellville's land area is occupied by these uses.

Public and Civic land uses comprise 240 acres (4%) of the City's land area. City Hall is located just east of the center of town near the intersection of Main and Oak Streets and is the most important civic building in the city. Emory's Eastside hospital, located in the northwestern quadrant of the city, is an important institutional structure, as well the city's largest employer.

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City houses of worship are the largest component of the institutional land use category and are prominently located on the city's major thoroughfares.

Almost 6% of the City's land area is utilized as parks, recreation and conservation space. The City's most important park, T.W. Briscoe Park, is located in the southern part of the City on Lenora Church Road. The other dominant recreational areas are the privately owned and operated Summit Chase Golf and Country Club and the non-profit South Gwinnett Athletic Association, located at the far eastern and western sides of the City respectively.

Residential areas are the largest and most significant land use within Snellville, comprising 59% of the City's land area. Low-density residential is the predominant use within the City and occupies 88% of the total residential land area or 52% of the City's total land area, primarily in the form of planned subdivisions. Approximately 5% of the City is occupied by medium-density residential areas, most of which have been developed since 1987. These are scattered around the city, with the highest concentration along the northwestern boundary. The City's few multifamily developments are situated on 92 acres to the south and east of Briscoe Park.

After single-family housing, the second largest land use feature in Snellville is land held for road right-of-way (ROW). ROW occupies over 12% of the City's total land area and is counted as a subcategory of Transportation/ Communication/ Utilities (TCU). Other TCU uses such as power substations and cell towers only occupy 17 acres, or less than 1 percent of the City's total land area.

All of the industrial uses within Snellville are light industry and are limited in the City, due in part to the lack of railroad and airport access. An industrial park is located, along with other similar uses, in the southern portion of the City. Other industrial sites are near the City's eastern edge. Together these sites make up 70 acres, approximately 1% of the City's land area.

Vacant and undeveloped land is scattered throughout the city, comprising only 6% of the total land area of the city. Several large parcels are available for residential development and an array of smaller parcels along the major thoroughfares are available for commercial/retail or office/professional development. At the time of the land use survey, there were 42 acres of land under construction. Most of this new construction was single-family residential, but a few smaller commercial parcels were also under construction as well. Though the state Local Planning Requirements call for an inventory of agricultural and forestry uses, there are no areas of the city currently being used for this purpose. In short, the City's supply of raw developable land is in small supply. Most of the new construction in and around Snellville will take place in the form of redevelopment in the downtown or along the fringes of the city in the unincorporated area, unless the city adopts a more aggressive annexation policy.

City of Snellville 2030 Comprehensive Plan

- Medium Density Residential
- Mobile Home Park

Existing Land Use

- Under Construction
- Commercial/Retail
- Office/Professional
- Industrial/2,000
- Public/Civic



- Agricultural/Forestry
- Park/Recreation
- Conservation
- Transportation/Communication/Utilities
- Undeveloped
- Railroad
- Sphere of Influence for Snellville
- Gwinnett County Boundary
- Other County Boundary

- US/State Highway
- Major Road
- Road
- River/Stream
- Lake/Pond
- City Boundary

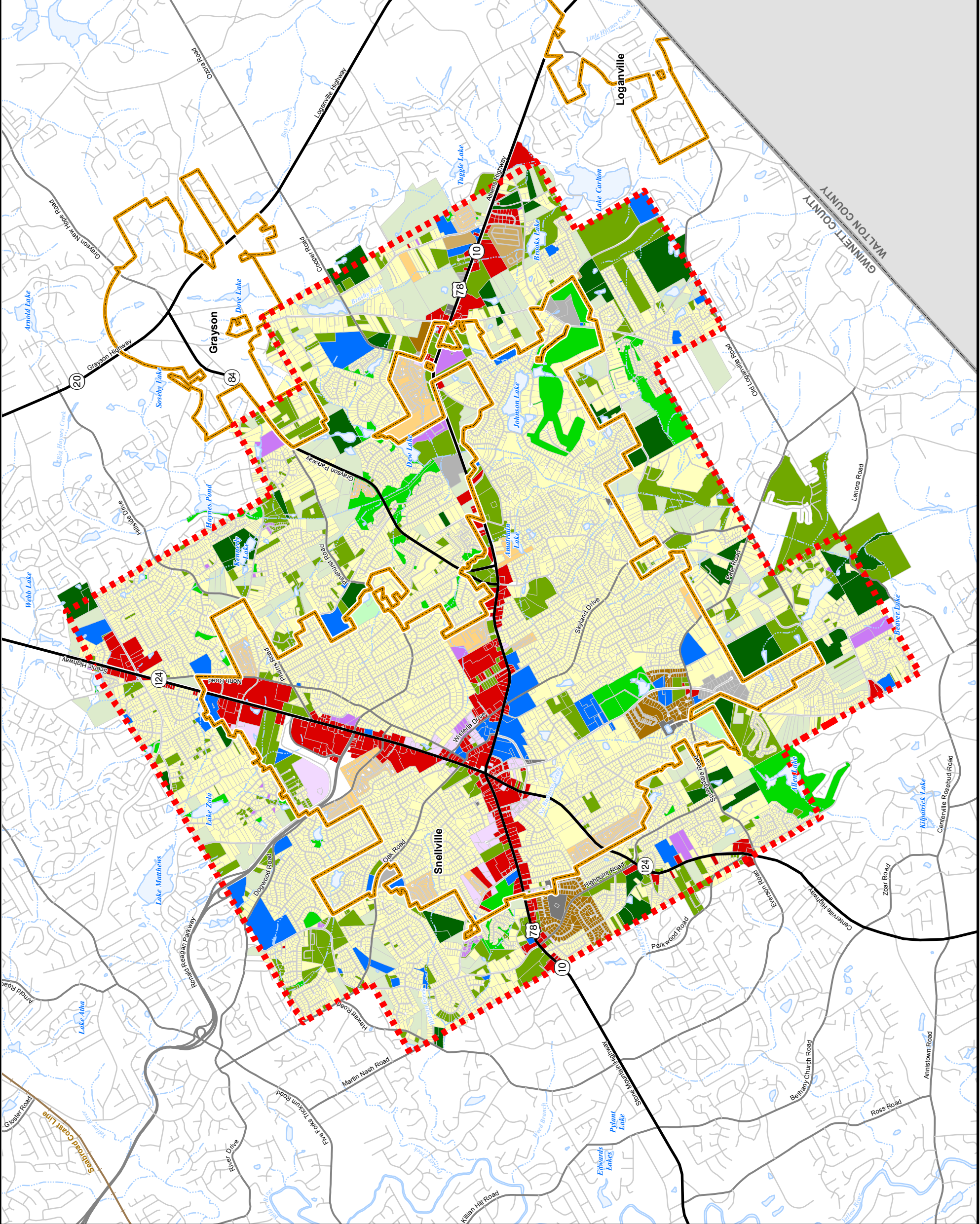


Figure 5

As can be seen in **Figure 5**, most of the land area surrounding the city is built out, particularly to the west and north of the city. The area where annexation of undeveloped land is most likely to occur is to the east along US 78 toward Loganville and to the south toward Temple Johnson Road. The area east of the City along US 78 has been the focus of recent development interest. This new construction is taking the form of both new subdivisions and commercial development. Another area outside Snellville that has experienced rapid development is Scenic Highway just north of the City. This new development includes a new commercial lifestyle center now under construction at the corner of SR 124 and Webb Gin House Road.

4.2 Areas Requiring Special Attention

Snellville's growth and development will have significant impacts on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. This section summarizes the locations of some likely impacts of growth, including areas where growth should be avoided. Also included are areas in need of additional investment because of aesthetics, pollution, or disinvestment. These are areas where future growth should be directed. **Figure 6** displays the general location of these some of these areas.

The DCA has identified the following seven special conditions and requires that they be addressed where they exist within the community:

- Natural or cultural resources
- Areas where rapid development or change in land use is likely to occur
- Areas where the pace of development has and/or may outpace the availability of public facilities and services
- Redevelopment areas
- Large abandoned structures or sites
- Infill development opportunities
- Areas of significant disinvestment and/or under-utilized areas

Through a review of the City's Existing Land Use and the Technical Addendum, the following areas have been determined to warrant special attention.

4.2.1 Significant Natural Resources

The City of Snellville contains natural resources such as streams, lakes, groundwater recharge zones, water supply watersheds, greenspace, and floodplains. The proper management of these resources is important to sustain the anticipated future growth. The most significant of these areas are the floodplains and the groundwater recharge areas.

4.2.2 Areas Where Development or Change of Land Use is Likely to Occur

The City of Snellville is projected to see a significant population increase over the next 20 years. However there are few large undeveloped lots which can be subdivided to accommodate the influx of new residents. Therefore redevelopment of existing area will be necessary; the areas most likely to see change within the planning period include the US 78 corridor and the

Downtown/Town Center area. Additionally, the community may accommodate additional residential development in the outlying areas through future annexations.

4.2.3 Areas where the pace of development may outpace the availability of public facilities and services

New development and redevelopment can put a strain on the existing infrastructure if not designed and managed accordingly, but for the most part the City has adequate infrastructure in place to accommodate the growth. The one service area, however, that is most likely to suffer from more growth is transportation. In particular, US 78 and SR 124 are already operating at unacceptable levels of service and the continued growth of the community is likely to only exacerbate the situation. **Figure 8-2 in the Technical Addendum** shows the locations of current traffic congestion.

4.2.4 Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness

The majority of disinvestment and redevelopment opportunities in the City of Snellville are located on the Highway 78 Corridor. Efforts are underway now through the activities of the Highway 78 Community Improvement District (CID) to take advantage of them. The Hwy 78 CID has already been successful in acquiring federal funds for improvements to the Highway, acquiring SPLOST money for sidewalk projects, and in supporting the Operation Fixing Broken Windows program.

Also located along the Highway 78 Corridor and the focus of much of the City's recent attention, including the 2003 Livable Centers Initiative (LCI) study, is the Town Center District. The City is actively working to redevelop the NE Quadrant of the US 78/SR 124 intersection into a live-work-play activity center that will provide the city a better sense of identity, help to redevelop downtown as a commercial center and attract new business and residents to the community. The City opened its new City Hall and Senior Center in January 2006 near the intersection of US 78 and Oak Road which will be an anchor and catalyst for this redevelopment effort.

Reinvestment and maintenance of the City's residential areas is also a goal of the community and several aging residential neighborhoods are in need of special attention. One area in particular is North Road, which is parallels SR 124 to the east, and has been experiencing development pressure to redevelop from residential to office uses. Another neighborhood that was identified by local officials was Norton Estates near the intersection of 78 and 124. It is hoped that these areas and other can be further defined and identified through the public involvement process for this plan.

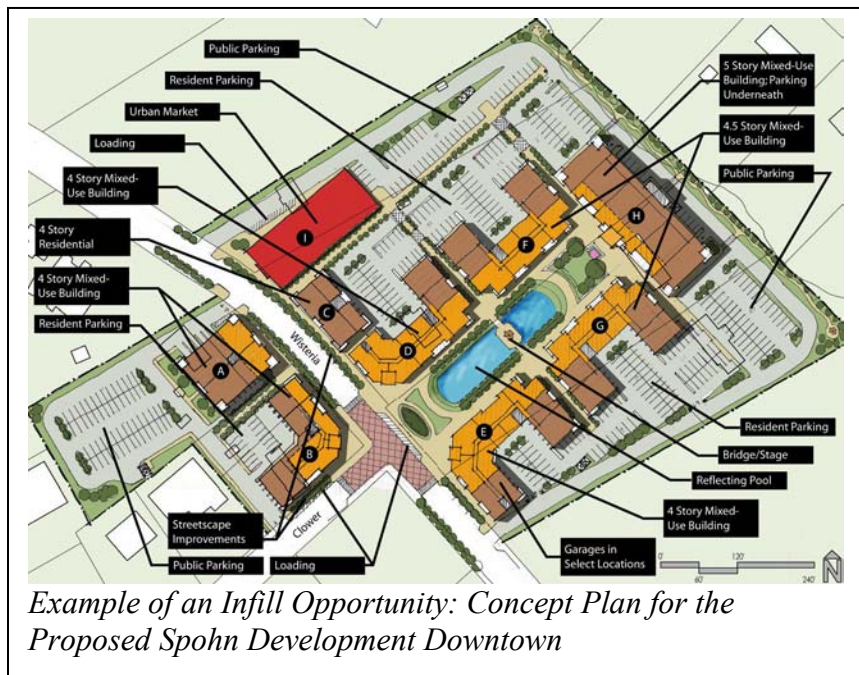
4.2.5 Large Abandoned Structures or Sites

The City of Snellville does not have any significant abandoned structures or sites. However, there are a number of vacancies within shopping centers along the US 78 East Corridor (east of US 78 and SR 124) and the Scenic Highway North corridor (north of US 78); an overabundance of retail development in the City is a contributing factor to these vacancy rates. Additionally,


there are underutilized, older shopping center along the Highway 78 corridor that may have potential as restoration/redevelopment projects.

4.2.6 Areas with Significant Infill Development Opportunities

As described earlier, there is a significant opportunity for infill development in the downtown area of Snellville. Placing an emphasis on infill development in this area will create a more vibrant downtown and minimize the impacts that continued sprawl could have on the quality of life for Snellville's residents.

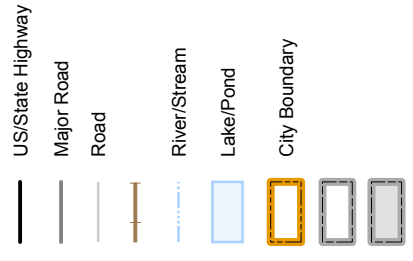


City of Snellville 2030 Comprehensive Plan

 Baker's Rock
**Areas Requiring
Special Attention (LCI)**
 100-Year Floodplain
 Groundwater Recharge Area
 Feet
 Commercial Vacancies 4,000
 Less than 20%
 Greater than 20%
 Stand Alone

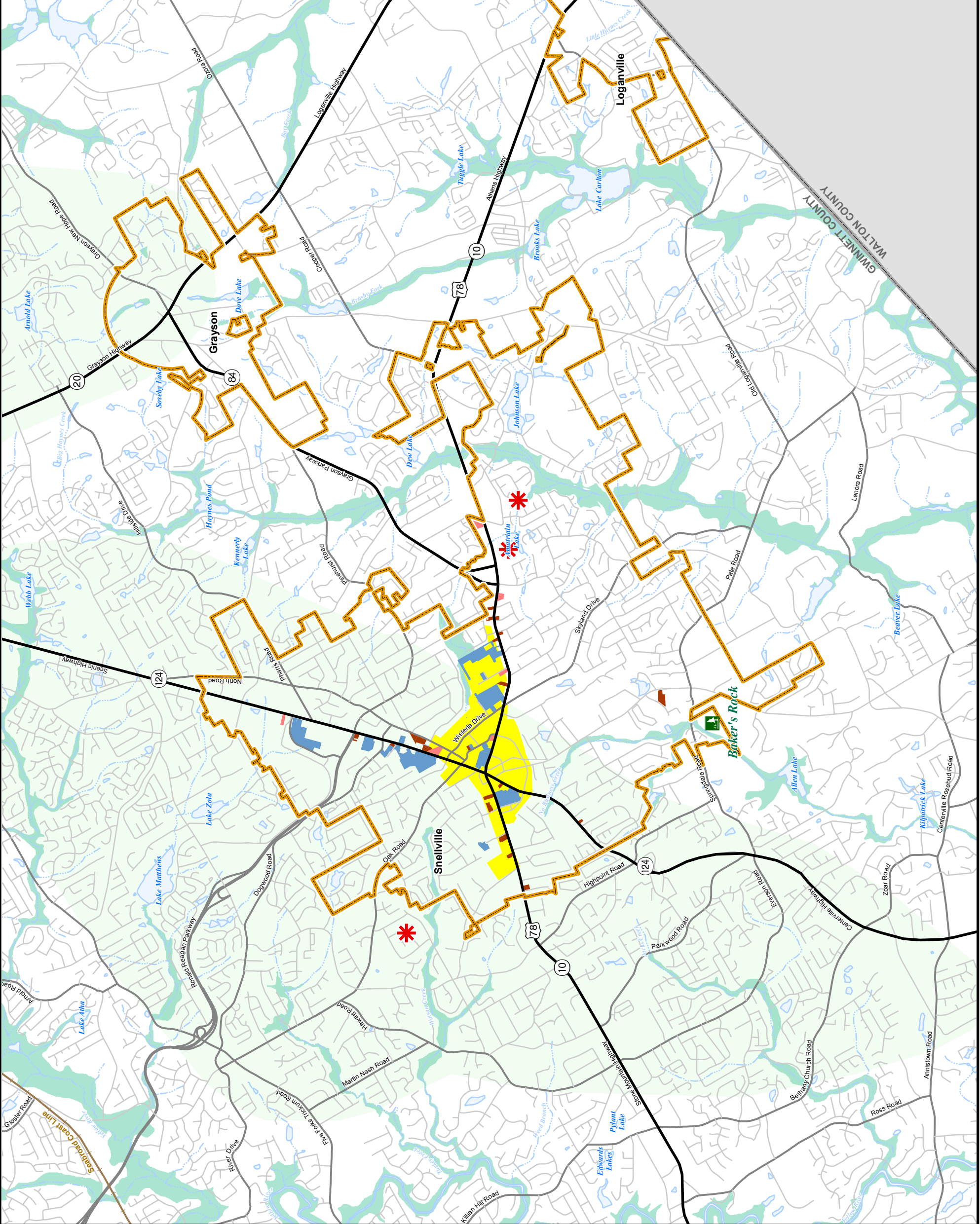


Railroad
 Gwinnett County Boundary
 Other County Boundary




**JORDAN
JONES &
GOULDING**

Figure #



4.3 Recommended Character Areas

The use of character areas in planning acknowledges the visual and functional differences that exist today among the districts and neighborhoods of Snellville. They help guide future development through policies and implementation strategies that are tailored to each situation. These recommended character areas can be used to define areas that (1) presently have unique or special characteristics that need to be preserved; (2) have potential to evolve into unique areas; or (3) require special attention because of unique development issues.

When reviewing this character area discussion, it is important to recognize that the designated character may not be accurate for every property or parcel within the specified area. Rather the designation is a reflection of the defining character of the entire area. In some cases, different character areas are defined for existing land use and future land use in order to highlight appropriate transitions as the community evolves. **Figure 7** provides a description of these character areas and **Figure 8** is a map showing their location.

It is anticipated that the delineation and description of these areas will be further developed and refined through the public involvement process and various community workshops. The Community Agenda will include a revised version of this map: the Future Development Map, which will be accompanied by description of the appropriate future land uses in each character area as well as short-term activities and long term policies for achieving the community’s state vision for the area.

Figure 7 Character Area Descriptions

Character Areas (Color on Map)	Description/Location	Existing and Potential Development Strategies
Downtown (Brown)	Northeast quadrant of the US 78 and SR 124. The majority of this area is in the Town Center District, which underwent the 2003 LCI study and houses the new City Hall. The LCI study calls for the redevelopment of this area into a live-work-play activity center.	<ul style="list-style-type: none"> • Livable Centers Initiative and supplemental studies and funding • Town Center Overlay District to promote mixed-use and traditional urban building form. • Architectural guidelines • Promote pedestrian orientation and the development of pedestrian-friendly transportation improvements. • Focus of public and community destinations (such as the recently opened City Hall and Senior Center) • Promote downtown residential uses. • Buildings oriented to the street and parking in rear.

Character Areas (Color on Map)	Description/Location	Existing and Potential Development Strategies
Highway 78 West Area (Dark Gray)	Oriented to the Hwy 78 corridor. Characterized by declining commercial and residential areas, traffic congestion, poor connectivity, poor signage, and lack of architectural consistency. Subject of current Hwy 78 CID redevelopment efforts.	<ul style="list-style-type: none"> • Hwy 78 CID • Signage Controls • Architectural guidelines • Access Control/Interparcel Access • Operation Fixing Broken Windows Program • Sidewalk improvements • Elimination of reversible center turn-lanes on Hwy 78 • Streetscape of Hwy 78 • Construct better gateway treatments to the City
124 S / Centerville Hwy (Light Gray)	Oriented to Scenic Hwy which was recently widened. Predominantly single-family residential with limited highway-oriented commercial uses. No sidewalks except on Hwy 124	<ul style="list-style-type: none"> • Build more sidewalks and possibly a multi-use trail to link to downtown • Build community park or civic uses to help provide better unified identity and community focus • Allow more neighborhood commercial to reduce auto trips • Promote traditional neighborhood development to provide greater housing variety • Construct better gateway treatments into the City
Lenora Church Rd. (Purple)	Oriented to the Lenora Church Road, Contains a good mix of community uses including Briscoe Park, the Library, Recycling Center, School, Police Station, and new Fire Station. One of the few industrial areas in the City is located here. Housing values and income are among the lowest in the City. Area also contains Baker's Rock, a city Conservation Area.	<ul style="list-style-type: none"> • Better pedestrian facilities needed to link park and other civic uses surrounding residential. • Construct multi-use trail to link park to downtown and surrounding residential • Protect endangered natural resources at Baker's Rock from encroachment from new development • Encourage property maintenance – Operation Fixing Broken Windows Program • Streetscaping program along Lenora Church Road • Improve wayfinding system (signage) to civic uses.
Summit Chase (Gold)	Very stable, high-end residential area. Country club oriented area – golf course community. South of Summit Chase, there is older large lot residential with a more open, almost rural feel	<ul style="list-style-type: none"> • Maintain residential character and encourage property maintenance. • Improve pedestrian and bicycle connections to the Country Club and commercial uses along US 78. • Protect riparian buffers along Big Haynes Creek

Character Areas (Color on Map)	Description/Location	Existing and Potential Development Strategies
Highway 78 East Corridor (Teal)	Characterized by a mix of older and new commercial strip centers. Some new infill residential breaks up the commercial uses, along with some residential conversions to office and commercial uses. New townhome developments are currently underway here.	<ul style="list-style-type: none"> • Access management and streetscaping improvements • Sidewalk Connectivity Program • Property Maintenance • Extension of Hwy 78 CID • Construct better gateway treatments into the City. • Better signage controls
Britt Elementary Cluster (Blue)	Predominately single-family residential in character. Contains South Gwinnett High School, Snellville Middle School, and Britt Elementary.	<ul style="list-style-type: none"> • Provide better pedestrian and bicycle connections to the schools. • Construct a small-scale neighborhood park • Encourage property maintenance • Encourage traditional neighborhood development infill to provide a greater variety of housing types.
Brookwood District (Beige)	Well established, single-family residential neighborhood with some infill of medium density residential and office uses. Brookwood High School and Brookwood Elementary located just outside City limits. Also contains Oak Road Park. This area is one of the most affluent, with high home values and incomes.	<ul style="list-style-type: none"> • Provide better pedestrian and bicycle connections to the schools and Oak Road Park • Encourage property maintenance • Improve wayfinding system to surrounding commercial and civic uses. • Maintain residential character • Adopt architectural standards
Scenic Highway North (Pink)	Oriented to SR 124, and characterized by roadway oriented big box commercial. Includes largest employer in the City, Eastside Medical. Development is new and auto-oriented, not pedestrian friendly.	<ul style="list-style-type: none"> • Improve inter-parcel connectivity • Screen dumpsters and unsightly accessory uses • Signage controls • Maintain architectural standards • Construct better gateway treatments to the City, direct attention to Downtown. • Provide better pedestrian connections to surrounding residential areas. • Ensure occupancy rates remain high to avoid vacant and/or underutilized retail centers
Temple Johnson Rd (Light Yellow – Outside City Limits)	Predominately large lot residential uses with a rural character just south of the City. Active area for new development of smaller lot residential subdivisions.	<ul style="list-style-type: none"> • Work with County to maintain rural character. • Discourage construction of low quality development. • Encourage street connectivity • Encourage preservation of stream buffers.

Character Areas (Color on Map)	Description/Location	Existing and Potential Development Strategies
Gateway to Grayson (Orange – Outside City Limits)	Dominated by large lot residential with a semi rural character, and well established neighborhoods within the city. Northern portion is oriented to Webb Gin House Road. Area has some connectivity issues. Emerging single family residential development. Neighborhood residential character is starting to erode along North Road as conversions to office uses are happening. Good connectivity in area to North Road but not to Hwy 78 or downtown.	<ul style="list-style-type: none"> • Work with County and the City of Grayson to maintain residential character. • Support large-lot residential development and discourage non-residential encroachment. • Encourage street connectivity • Construct better gateway treatments into the City. • Provide better pedestrian and bicycle connections to Downtown • Build community park to help provide better unified identity and community focus/ • Encourage property maintenance • Improve wayfinding system to surrounding commercial and civic uses.

City of Snellville 2030 Comprehensive Plan

- Sports Facility
- Park

Character Areas



- Character Areas**
- Centerline Highway
 - Highway 78 East Corridor
 - Highway 78 West Area

- Downtown
- Gateway to Grayson
- Lenora Church Road
- Brookwood District
- Scenic Highway North
- Britt Elementary Cluster
- Summit Chase
- Temple Johnson Road

- Railroad
- Gwinnett County Boundary
- Other County Boundary

- US/State Highway
- Major Road
- Road
- River/Stream
- Lake/Pond
- City Boundary

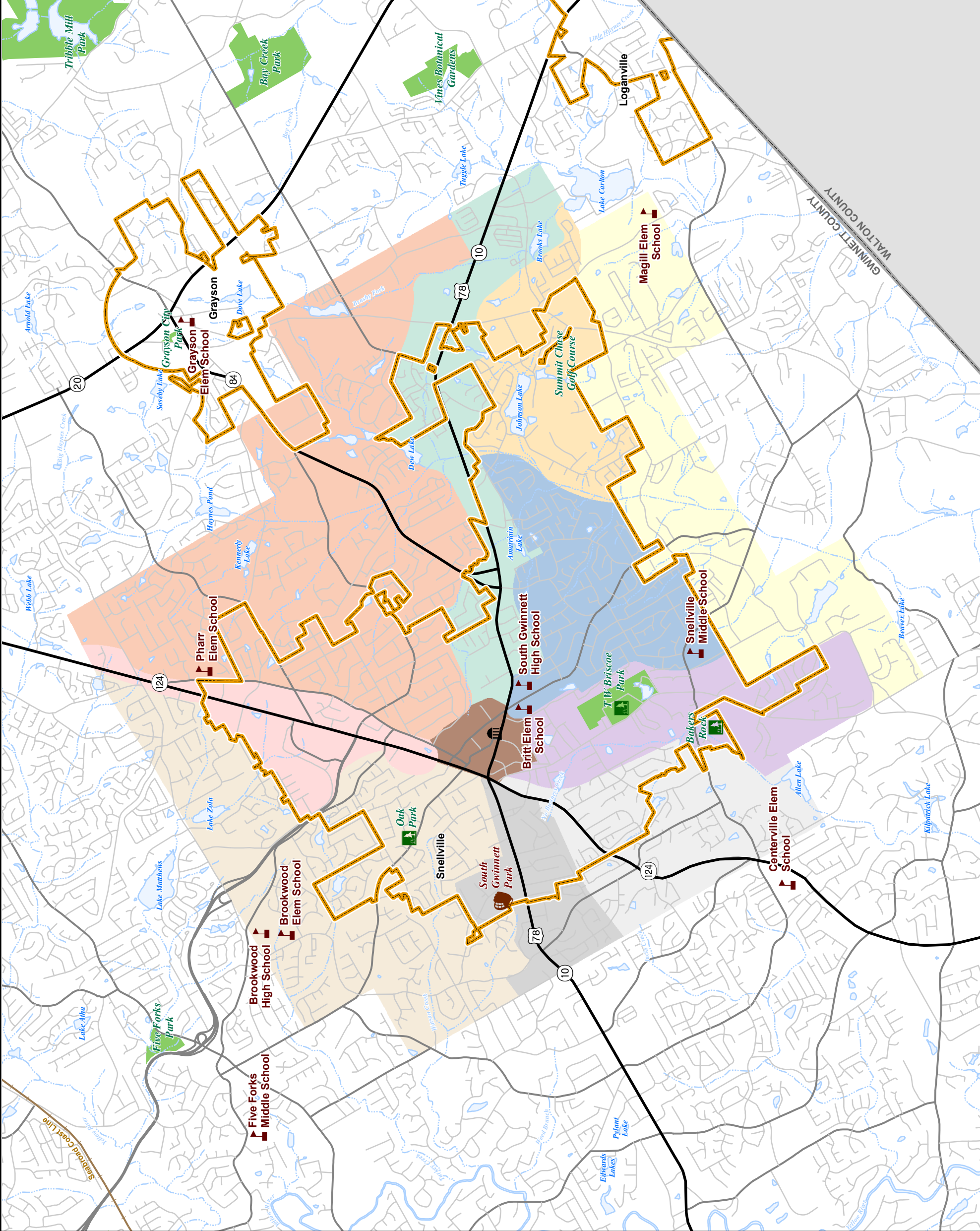


Figure #

5 Analysis of Consistency with Quality Community Objectives

The Quality Community Objectives (QCO) are a series of guiding statements adopted by the Board of the Department of Community Affairs (DCA) to further elaborate statewide planning goals. They have been developed based on growth and development issues identified by the DCA as existing in numerous communities and regions throughout the state. The purpose of this assessment is to evaluate the consistency of the City's current policies, activities and development patterns with these objectives, and to highlight areas where improvements can be made. Potential strategies for improvement will be explored during the Community Participation phase of the planning process and will help form the final "locally agreed upon" implementation program for the Comprehensive Plan included in the Community Agenda. As the assessment shows, the City is already addressing most of the QCO and will continue to do so through the continuation of many current initiatives into the planning period.

5.1 Development Patterns

Sense of Place	
<p>Objective: Traditional downtown areas should be maintained as the focal point of the community. For newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment</p>	
<p>Overview: The widening of Hwy 78 and the retail developments along both Hwy 78 and SR 124 (Scenic Highway) have drastically changed the City of Snellville and have shifted the focus away from the City's center. However, through its 2002 Comprehensive Plan and the subsequent 2003 LCI Study, Snellville has begun the process of establishing a Town Center, that is envisioned to become a core business district for the city with residences, offices, commercial uses and civic buildings developed at a scale that is convenient for walking and biking, which will help in creating a sense of place for the community.</p>	
Assessment	Comments
<p>If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.</p>	<p>City is working on creating a sense of place through new developments such as the new City Center building and the Wisteria Square mixed-use development</p>
<p>We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.</p>	<p>Although Snellville has no historic sites or buildings on the National Register of Historic Places or local historic markers, a list of sites that are potentially significant on the local level has been compiled through information gathered from members of the Snellville Historical Society. The Society hopes to assemble detailed histories on these buildings and structures.</p>
<p>We have ordinances to regulate the aesthetics of development in our highly visible areas.</p>	<p>Yes, many of the City's overlay and underlying zoning district regulations include design requirements. The City has also included specific design requirements for designated "high visibility lots" within its zoning code.</p>
<p>We have ordinances to regulate the size and type of signage in our community.</p>	<p>Yes</p>
<p>We offer a development guidebook that illustrates the type of new development we want in our community.</p>	<p>Snellville does not have a guidebook; however the City's current Codes and Development Regulations do provide graphics representing desired design components.</p>
<p>If applicable, our community has a plan to protect designated farmland.</p>	<p>Not Applicable</p>

Traditional Neighborhoods	
Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.	
Overview: As a City which developed primarily during the post-war era, most areas of Snellville reflect a suburban, auto-oriented aesthetic. However, today the City promotes new development and redevelopment that exhibits more community facilitating and pedestrian friendly traditional design principals.	
Assessment	Comments
If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	Yes, the City's Town Center Overlay District provides for the development of a mixed commercial, residential and entertainment district at the core of the City.
Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	Yes, the Residential Village Overlay District allows for neo-traditional development. Use of this overlay is not by right and requires rezoning, which is a process of approximately three months
We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	Yes, the City's Tree Ordinance specifically requires the planting of street trees in all residential districts. Additionally, the Town Center and Hwy 78 Corridor, Conservation Subdivision, and Residential Village Overlay District requirements require the planting of street trees in these specific areas.
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	Yes, through the City's Tree Replacement Fund (Tree Bank), Snellville has been able to undertake a number tree planting projects in public areas and has plans to continue adding trees in the vicinity of civic buildings as funds are available.
We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	Yes, Snellville's police department has initiated a "Broken Window's" initiative to help keep the city clean and safe. Additionally, the police department actively fulfills its role as the City's code enforcement agency.
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes, the City of Snellville Public Works Department is responsible for maintaining most sidewalks and rights-of-ways in the City. Additionally, the City Codes include requirements for property owners to maintain the vegetation to the curb,
In some areas several errands can be made on foot, if so desired.	This is a goal of the City's emerging Town Center area. Walking is an option in other areas of the City; however crosswalk, sidewalk and right-of-way improvements would increase its desirability
Some of our children can and do walk to school safely.	Yes, but more could be done to improve pedestrian safety through improvements to the existing network and the addition of additional sidewalks and multi-use trails.
Some of our children can and do bike to school safely.	Yes, but more could be done to improve bicyclist safety through the construction of bike lanes, and multi-use trails.
Schools are located in or near neighborhoods in our community	Yes, there are three Gwinnett County public schools located in Snellville; all are located in close proximity to neighborhoods. Additionally, several are located just outside the City limits.

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Infill Development	
Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.	
Overview: As a predominantly built out community, infill development is key to increasing the vitality and vibrancy of the City, and most of the City's codes support infill development.	
Assessment	Comments
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development	Yes, the City completed such an inventory in May 2006.
Our community is actively working to promote brownfield redevelopment	There are no known brownfields in Snellville.
Our community is actively working to promote greyfield redevelopment	Yes, the City in coordination with the Hwy 78 CID is actively working to redevelop a number of old strip style shopping centers in the City.
We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	Yes, the City's Corridor and Town Center Overlay Districts promote development of this kind.
Our community allows small lot development (5,000 sq. ft. or less) for some units.	Yes, most of the city's non residential zoning districts allow for small lots, including the Civic / Institutional, Neighborhood Business, General Business, Highway Service Business districts, and the Town Center Overlay District. The Residential Village, Conservation Subdivision, and Townhome districts have no minimum lot size.

Transportation Alternatives	
Objective: Alternatives to transportation by automobile, including mass transit, bicycle, and pedestrian facilities should be made available in each community. Greater use of alternate transportation should be encouraged.	
Overview: Through recent planning efforts, Snellville is developing a greater understanding of the necessity of multi-modal transportation options. In support of this, many of the City's recent and planned transportation improvement projects are pedestrian-oriented. While there is currently a low level of support for transit in the community, there are long range plans for park and ride lots in the City.	
Assessment	Comments
We have public transportation in our community.	No, three local route were included in the original 2001 plans for the Gwinnett County Transit service, but none have been implemented to date.
We require that new development connects with existing development through a street network, not a single entry/exit.	The City's Development Regulations require new developments to connect with existing street networks. Multiple points of entry/exit are required for larger developments.
We have a good network of sidewalks to allow people to walk to a variety of destinations.	The City has a good network of sidewalks; however, connectivity could be improved to allow for walking to be a viable option for reaching more destinations.
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes
We require that newly built sidewalks connect to existing sidewalks whenever possible.	Yes
We have a plan for bicycle routes through our community.	Yes, there are plans for bicycle trail on Lenora Church Road to connect to the City's major recreation facility, Briscoe Park.
We allow commercial and retail development to share parking areas whenever possible.	The City's Parking and Load Requirements allow for shared parking when the associated primary development will not be used on Sundays or at night. There may be opportunities to develop additional shared parking requirements, especially in the City's overlay districts.

Regional Identity	
Objective: Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.	
Overview: Snellville is well linked to the character of the Atlanta metropolitan region through its development pattern, retail offerings, and the presence of a major medical facility.	
Assessment	Comments
Our community is characteristic of the region in terms of architectural styles and heritage.	Yes, Snellville is similar to many other suburban Atlanta communities developed during the same era.
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Not Applicable. There is no significant agricultural activity within Snellville or the Atlanta metropolitan area today.
Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	Yes, as a well established small city in the Atlanta region, Snellville strives to promote and preserve locally owned and operated businesses. With the City's abundance of national retail chains, this is an area that could be improved further and is one goal of the LCI study.
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	No.
Our community promotes tourism opportunities based on the unique characteristics of our region.	Tourism is not a principle economic driver in Snellville. The City is more focused on promoting itself as a location to work, shop, and recreate to other Atlanta area residents.
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	Yes, Snellville is home to the regionally significant medical facility, Emory Eastside Medical Center. The City is also the cultural center of southern Gwinnett, and provides numerous commercial, entertainment, and cultural opportunities for county residents. The Snellville area is also the home of several prominent schools, including South Gwinnett and Brookwood High Schools.

5.2 Resource Conservation

Heritage Preservation	
Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.	
Overview: Heritage Preservation has become a sense of pride for many members of the Snellville community. The Snellville Historical Society, founded in 1996, has been actively documenting the local history of Snellville's citizens, businesses, schools, churches, and homes. The Historical Society has a growing membership of approximately 136 members as of 2006.	
Assessment	Comments
We have designated historic districts in our community.	None identified
We have an active historic preservation commission.	Not needed, few eligible historic buildings remain in Snellville. An active Historic Preservation Society is documenting and researching local history and existing structures
We want new development to complement our historic development	Using local, historically used materials such as granite in new development should be encouraged. LCI district attempts to establish a more historical town layout.

Open Space Preservation	
Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.	
Overview: The City has initiated programs and adopted measure to enhance access to open space and the conservation of green space for the enjoyment of all citizens and visitors.	
Assessment	Comments
Our community has a green space plan.	As a nearly built out municipality, Snellville has a limited supply of areas available for green space preservation. However, the City actively identifies and pursues the ownership of areas appropriate for conservation and recreation development. Additionally, the City promotes conservation of green spaces through the requirements of various zoning districts.
Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.	Yes, Snellville uses both methods to preserve green spaces in the City.
We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	The City has pursued assistance from state entities and the Gwinnett Open Land Trust to help preserve natural resources, such as Bakers Rock, a 30-acre granite outcrop that is home to many endangered plant species.
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes, Snellville's Conservation Subdivision Overlay District requires the preservation of open spaces in perpetuity through the use of conservation easements that meet the standards of O.C.G.A. Section 44-5-60

Environmental Protection	
Objective: Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.	
Overview: Through its municipal code, development regulations, and zoning ordinance Snellville has established a strong commitment to environmental protection.	
Assessment	Comments
Our community has a comprehensive natural resources inventory.	Yes, the City's Comprehensive Plan serves as an inventory of Snellville's natural resources.
We use this resource inventory to steer development away from environmentally sensitive areas.	Yes, information included in the Comprehensive Plan has informed the City's development ordinances and led to the adoption of environmental ordinances that regulate development in flood plains, and establish stream buffers. Additionally, the City's zoning code requires the conservation of green space in a number of residential and mixed-use areas.
We have identified our defining natural resources and taken steps to protect them.	Yes.
Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	With the exception of regulations for Groundwater Recharge Areas, the City has adopted ordinances that comply with all applicable sections Department of Natural Resources' Environmental Planning Criteria
Our community has a tree preservation ordinance which is actively enforced	Yes, the City's Tree Preservation Ordinance is enforced by the City Arborist. The City's current Director of Planning and Zoning is a certified arborist and fulfills this role with the assistance of the City Planners and development inspectors.
Our community has a tree-replanting ordinance for new development.	Yes, the City's Tree Preservation and Landscape Ordinances outlines tree planning requirements for development sites.
We are using stormwater best management practices for all new development	Yes, the City's Development Regulations include provisions for stormwater management.
We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	Yes, to the extent applicable; Snellville has adopted land development regulations which steer development away from environmentally sensitive areas such as floodplains and stream buffer areas.

5.3 Social and Economic Development

Growth Preparedness	
Objective: Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs	
Overview: Snellville has a strong track record of community planning which it is continuing through the current Comprehensive Plan Update process. City staff and leaders continually revisit plan documents and use them as a primary tool for community decision making.	
Assessment	Comments
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
Our local governments, the local school board, and other decision-making entities use the same population projections.	No. However through the Comprehensive Plan process, there will be an opportunity to share and discuss the city's current projections with the County and Gwinnett County Public Schools
Our elected officials understand the land-development process in our community	Yes
We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	Yes
We have a Capital Improvements Program that supports current and future growth.	Yes, but it will need to be updated to be consistent with projections
We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	Yes. However as Snellville is an older community, it is primarily built-out. Therefore redevelopment is the primary focus of community driven efforts. Additionally, due to the built-out nature of the city there are few natural resources to which development poses a danger.
We have clearly understandable guidelines for new development.	Yes
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	Yes, the Snellville Planning and Development Department maintains a webpage with information related to development in the city. Additionally, there are brochures on a number of development related topics available to the public.
We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. .	Yes, the all agendas and minutes for Planning Commission, Board of Appeals, and City Council meetings are posted on the City's website. The Planning & Development Department also utilized an e-mail distribution list to notify the public of such issues.
We have a public-awareness element in our comprehensive planning process	Yes, an expansive Community Participation Program has been developed for the planning process, including the use of flyers, and website updates.

Appropriate Businesses	
Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.	
Overview: Snellville is fortunate to be the local medical and retail center for southern Gwinnett County. Eastside Medical Center is the City's largest employer and serves as a magnet for other medical offices and facilities. In like fashion, the large massing of "big box" commercial and retail space along Scenic Highway attracts more retail and supportive services to the City. However, most Snellville residents are employed in the "Management, Professional and Related" or the "Sales and Office" categories, so there is some unmet need for additional professional jobs in the City. The City and local economic development organizations are working to recruit these types of businesses to the City.	
Assessment	Comments
Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	The Downtown Development Authority is active in the implementation of the mixed-use Town Center project as described in the LCI. There is no "Business Development Strategy" report.
Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	The mixed-use Town Center promotes a balance of business types. Also, the Hwy 78 CID addresses the imbalance of retail to other business types. The CID recommends a reduction of retail development along the corridor.
We have a diverse jobs base, so that one employer leaving would not cripple our economy.	Yes

Employment Options	
Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.	
Overview: Retail jobs are the predominant employment option in Snellville, however the residents of the city are primarily employed in professional and office jobs. While there are a number of healthcare and professional services related jobs available in the City, local organizations are working to develop a greater balance of employment options in Snellville.	
Assessment	Comments
Our economic development program has an entrepreneur support program.	The Gwinnett Chamber of Commerce addresses this need.
Our community has jobs for skilled labor.	Yes, however the recruitment of additional jobs in skilled labor fields would assist in creating additional local employment opportunities for Snellville residents.
Our community has jobs for unskilled labor.	Yes
Our community has professional and managerial jobs.	Yes, to some extent. However the recruitment of additional jobs of this nature would assist in creating additional local employment opportunities for Snellville's well educated and highly skilled residents.

Housing Choices	
Objective: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.	
Overview: A range of housing size, cost, and density is provided in Snellville. Housing costs in Snellville are less than in Gwinnett County. There are multi-family developments and new townhomes are currently being constructed. However, it is still not possible for all who work in the community to also live in the community. There is a shortage of affordable housing in Snellville. Also, there is a need for more housing for special populations, especially for homeless persons and victims of domestic violence.	
Assessment	Comments
Our community allows accessory units like garage apartments or mother-in-law units.	No.
People who work in our community can also afford to live in the community.	Housing in Snellville is relatively affordable for most members of the local workforce, lower paying retail and service jobs which are growing in Snellville may not provide wages high enough for individuals to own a home in the City.
Our community has enough housing for each income level (low, moderate and above-average).	Yes.
We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	The Town Center Overlay District, which encompasses most of the City's center, attempts to establish a more historical town layout. Several new residential developments outside the downtown area are also built to traditional standards.
We have options available for loft living, downtown living, or "neo-traditional" development.	Yes, loft style residences are permitted in the Town Center Overlay District, and the Wisteria Square project under development in this district will include a number of these units. The City's Village Overlay district promotes traditional development focused on a central square and connected through a grid street network.
We have vacant and developable land available for multifamily housing.	There are some vacant parcels appropriate for residential development within the City; however none are currently zoned to permit multifamily residences.
We allow multifamily housing to be developed in our community.	Yes, multifamily residences are permissible in a number of the City's zoning districts.
We support community development corporations that build housing for lower-income households.	Currently, there are no such organizations in Snellville.
We have housing programs that focus on households with special needs.	There are several organizations that work on housing for persons with special needs. However, there is evidence of some unmet need for emergency shelter and low income housing
We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	While there is no minimum lot area in several of the residential zoning districts, a minimum floor area of 1,700 sq. ft. is required for single family residences and 1,200 sq. ft. for townhomes.

Educational Opportunities	
Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.	
Overview: Snellville is home to some excellent schools in the Gwinnett County public school system and there are a wealth of job specific and higher education opportunities available in the Snellville area.	
Assessment	Comments
Our community provides workforce training options for its citizens.	Gwinnett Technical College provides many training options for the residents of Snellville. There are also two private business schools in Gwinnett, the Asher School of Business in Norcross and the Gwinnett College of Business in Lilburn. For those seeking basic job training opportunities, there are also programs available in the County, through Job Training Partnership Act (JTPA), Gwinnett Senior Services, Gwinnett Correctional Institute, and the Georgia Department of Family and Children Services (DFACS).
Our workforce training programs provide citizens with skills for jobs that are available in our community.	Yes. However, the need to recruit additional professional jobs to the city has been recognized. The City is the center of medical services in south Gwinnett, and the need for more medical workforce training has been identified.
Our community has higher education opportunities, or is close to a community that does.	Yes, the University of Georgia and Perimeter College offer degree programs in Arts, Sciences, Business, Education and Nursing through the Gwinnett University Center, which is located off of GA Highway 316 and Collins Hill Road, just north of Lawrenceville. A brand new institution, Georgia Gwinnett College, also opened in 2006 at the Gwinnett University Center.
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Yes, there are a number of opportunities in Snellville and the surrounding area. However, there appears to be an unmet need for additional professional job opportunities.

5.4 Governmental Relations

Regional Solutions	
Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.	
Overview: Snellville has developed and seeks to continually foster its relationships with other local governments and regional institutions. The City is cognizant of the need to work with other entities to address regional problems such as traffic.	
Assessment	Comments
We participate in regional economic development organizations.	Yes, Snellville works closely with the Gwinnett Chamber of Commerce and the Hwy 78 CID.
We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues	Yes, the City coordinates with the ARC, Gwinnett County, DNR, NGWMD and other entities to address environmental issues.
We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	Yes, the City coordinates with Gwinnett County on a number of services.
Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	Yes, the City has a designated "sphere of influence" outside its borders in which it reviews and comments on development issues.

Regional Cooperation	
Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.	
Overview: Snellville has continually worked with Gwinnett County, other local municipalities and regional institutions to address issues that affect the city and areas beyond its borders.	
Assessment	Comments
We plan jointly with our cities and county for comprehensive planning purposes.	No, Snellville has chosen to develop its plan separately from Gwinnett County. However, the City's plans will be coordinated with the County plan.
We are satisfied with our Service Delivery Strategy	Through the Comprehensive Plan process, opportunities to update the SDS are being identified. It is anticipated that the City will work with the County to update agreements as needed towards the end of the planning process.
We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies	Yes, Snellville City Government coordinates with the ARC, Hwy 78 CID, Snellville Downtown Development Authority, Gwinnett County Planning Commission, Gwinnett Municipal Association, the Gwinnett Convention and Visitors Bureau and other local and regional institutions. Additionally, Snellville actively partners with the Clean Air Campaign, Clean Water Campaign, and Georgia Urban Forest Council to address environmental quality issues. Communication with the Gwinnett County Public Schools is one area where improvements can be made.
We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	Yes. Snellville is able to make regular contact with neighboring jurisdictions through the Georgia Municipal Association, the Gwinnett Municipal Association, the Metro Atlanta Mayors' Association, the Gwinnett Planning Committee, among other groups.

**Snellville 2030 Comprehensive Plan:
Technical Addendum to the Community Assessment**

October 9, 2006



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Section I: Supporting Analysis of Data and Information

1 Introduction

This Technical Addendum has been prepared following the guidelines of the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the “Analysis of Supportive Data and Information” in the *Community Assessment*. All of the maps associated with this document can be found at the end in the “Atlas of Supportive Maps.”

2 Population

This section provides an inventory of Snellville’s population growth trends and demographic characteristics. An understanding of the City’s general population characteristics is a critical first step in completing the comprehensive plan. Historic population data illustrate the community’s total population trends in terms of age characteristics, race characteristics, and educational attainment levels. Analysis of these numbers allows the community to see changes that have occurred in the population over time and helps shape assumptions of how population will continue to change in the future. This is key information for determining future community needs with regard to infrastructure, provision of city services, jobs and economic development, housing, and patterns of future land development and redevelopment over the planning horizon.

2.1 Total Population

2.1.1 Historic Population

Snellville’s population is growing. Since 2000, the City has added an additional 3,423 residents, a growth of 22.3 percent (**Figure 2-1**). Several annexations in the early part of the 5-year 2000 – 2005 period and a spate of new construction contributed to this growth. Despite the City’s recent growth spurt, its average annual growth rates generally have been lower than those of Gwinnett County (County) and its percent share of the County’s total population has been steadily declining until the most recent 5-year period (**Figures 2-2 and 2-3**).

Figure 2-1 Historic Population of Snellville and Gwinnett Co.

Year	1970	1980	1990	2000	2005
Snellville	1,990	8,514	12,084	15,351	18,774
Gwinnett County	72,349	166,808	352,910	588,448	693,900
State of Georgia	4,587,930	5,462,982	6,478,216	8,186,453	9,072,576

Sources: 1970 -2000 Census, 2005 GA - Census, 2005 Snellville and Gwinnett from ARC

Figure 2-2 Average Annual Growth Rates

	1980-1990	1990-2000	2000-2005
Snellville	4.2%	2.7%	4.5%
Gwinnett Co.	11.2%	6.7%	3.6%
State of Georgia	1.9%	2.6%	2.2%

Sources: 1980 -2000 Census, 2005 GA - Census, 2005 Snellville and Gwinnett from ARC

Figure 2-3 Historic City Share of County Population

	1980	1990	2000	2005
City Share of County Population	5.1%	3.4%	2.6%	2.7%

Sources: US Census Bureau for 1980 through 2000 and ARC 2005 estimates

2.1.2 Population Growth in Area Counties

Recently, Snellville has been growing faster than the Atlanta Region: 4.5 percent annual growth versus 2.2 percent annual growth. Snellville's growth places it ahead of two thirds of the region's counties.

Figure 2-4 Population Trends in Atlanta Region Counties

County	Total Pop. 2000	Total Pop. 2005	Average Annual Chg. 2000 - 2005	Annual % Change 2000 - 2005
Atlanta Region	3,429,379	3,813,700	76,864	2.20%
Cherokee County	141,903	179,300	7,479	5.30%
Clayton County	236,517	263,900	5,477	2.30%
Cobb County	607,751	643,700	7,190	1.20%
DeKalb County	665,865	700,500	6,927	1.00%
Douglas County	92,174	112,900	4,145	4.50%
Fayette County	91,263	101,500	2,047	2.20%
Fulton County	816,006	874,100	11,619	1.40%
Gwinnett County	588,448	693,900	21,090	3.60%
Henry County	119,341	167,000	9,532	8.00%
Rockdale County	70,111	76,900	1,358	1.90%

Source: ARC, 2006

2.1.3 Seasonal Population

According to the 2000 Census there are three housing units in the city classified as "seasonal, recreation or occasional use." Additionally, because of the lack of remaining farms in Snellville, it is considered unlikely that there are any notable seasonal populations.

2.1.4 Daytime Population

The concept of the daytime population refers to the number of people who are present in an area during normal business hours, including workers. This is in contrast to the "resident" population present during the evening and nighttime hours. Information on the expansion or contraction experienced by different communities between nighttime and daytime populations is important for many planning purposes, one of the most prominent being transportation. Daytime population is the total population plus people commuting into the area for work minus residents of the area commuting out for work. In 2000, the daytime population of Snellville was 113% of its nighttime population. **Figure 2-5** shows the calculation of the 2000 Census Estimated Daytime Population for the City of Snellville.

Figure 2-5 City of Snellville Estimated Daytime Population, 2000

Total resident population	Total workers working in Snellville	Total workers living in Snellville	Estimated daytime population	Daytime population change due to commuting		Workers who lived and worked in Snellville	
				Number	Percent	Number	Percent
1	2	3	$4=(1+2)-3$	$5=4-1$	$6=(5/1)*100$	7	$8=(7/3)*100$
15,351	9,764	7,747	17,368	2,017	13.1	1,390	17.9

Source: Census 2000 PHC-T-40. Estimated Daytime Population and Employment-Residence Ratios: 2000

2.1.5 Snellville Population Projections

A review of the City's 2002 Comprehensive Plan update shows that population projections done at that time were very accurate, underestimating the City's 2005 population slightly more than 1/10 of 1 percent (based on 2005 ARC estimate). Additionally, these projections took the City's land use opportunities and constraints into consideration, such as the opportunity for development is the City's mixed-use zoning, the constraints of the small amount of remaining vacant acreage (+/- 350 acres) in the City, and the City's pattern of limited annexations, some of which have included residences.

Because of their accuracy and their consideration of local land use issues, it was considered reasonable to base 2030 population projections for the City of Snellville on those included in the 2002 Plan. The 2002 projections were extrapolated by means of linear regression to produce projections for the years 2025 and 2030, which were not included in 2002. These projections are shown in **Figure 2-6**.

Figure 2-6 Population Projections for Snellville

	2000	2005	2010	2015	2020	2025	2030
Snellville	15,351	18,744	23,339	27,888	32,370	34,413	35,830
Gwinnett County	588,448	639,900	723,263	790,668	858,073	922,546	987,019

Sources: 2000 -Census, 2005 -ARC Estimates, Snellville 2010-2030 JYG, Gwinnett Co. 2010-2030 ARC

The City's projected 2030 population of 35,830 represents a net gain of 17,086 residents over the next two decades and a population increase of 91.2 percent. This is much higher than the 54.2 percent population increase expected for Gwinnett County. Snellville's growth rate is higher because of redevelopment opportunities within Snellville at higher densities and the probability of annexation,

2.2 Age

2.2.1 Age Distribution

When considering how the City will grow in the future, it is also important to consider how age groups within the population have changed in the recent past and how the distribution of population across various age cohorts may shift in the future. **Figures 2-7 and 2-8** summarize the age characteristics of Snellville's population between 1990 and 2000. There was growth in every age cohort except 25 to 35 year olds during the 1990s. Moreover, the City's older age cohorts (45 years +) have shown the some of the greatest gains in both real population and percent share of the population. This may denote a trend towards aging in place that may be

expected to continue well into the next planning period with the growing number of “Baby Boomers” reaching retirement age. Other implications of an aging population include increased priority of healthcare and senior-oriented services, and, as driving becomes less feasible, transportation alternatives such as pedestrian facilities and transit services.

Figure 2-7 Historic Age Distribution for Snellville

Category	1990	2000	% Change 1990 - 2000	% of 2000 Population	Cumulative % of 2000 Population
0 – 4 Years Old	838	977	16.59%	6%	6%
5 – 13 Years Old	1,995	2,361	18.35%	15%	22%
14 – 17 Years Old	643	739	14.93%	5%	27%
18 – 20 Years Old	510	539	5.69%	4%	31%
21 – 24 Years Old	551	578	4.90%	4%	35%
25 – 34 Years Old	1,686	1,594	-5.46%	10%	45%
35 – 44 Years Old	2,339	2,606	11.42%	17%	62%
45 – 54 Years Old	1,581	2,571	62.62%	17%	79%
55 – 64 Years Old	871	1,504	72.68%	10%	89%
65 and over	1,070	1,882	75.89%	12%	101%

Source: US Bureau of the Census

Figure 2-8 Historic Age Distribution for Snellville by Cumulative Percentage

Category	1990	Cumulative % of 1990 Population	2000	Cumulative % of 2000 Population
< 4 Years Old	838	7%	977	6%
< 13 Years Old	1,995	23%	2,361	22%
< 17 Years Old	643	29%	739	27%
< 20 Years Old	510	33%	539	30%
< 24 Years Old	551	38%	578	34%
< 34 Years Old	1,686	51%	1,594	44%
< 44 Years Old	2,339	71%	2,606	61%
< 54 Years Old	1,581	84%	2,571	78%
< 64 Years Old	871	91%	1,504	88%

Source: US Bureau of the Census, City of Snellville

2.2.2 Future Trends in Age Distribution

Figure 2-9 Projected Population by Age – Snellville

Category	2000	2010	2015	2020	2025	2030
Total	15,351	23,339	27,888	32,370	34,413	35,830
Under 10 Years Old	2,083	3,023	3,768	4,549	4,902	5,170
10 to 19 Years Old	2,369	2,854	3,433	4,012	4,449	4,816
20 to 29 Years Old	1,451	3,245	3,560	3,778	4,043	4,236
30 to 39 Years Old	2,171	1,988	3,047	4,285	4,181	3,979
40 to 49 Years Old	2,597	2,974	2,891	2,618	3,570	4,501
50 to 59 Years Old	2,187	3,558	3,786	3,876	3,351	2,721
60 to 69 Years Old	1,096	2,996	3,770	4,588	4,342	3,987
70 to 79 Years Old	876	1,501	2,321	3,279	3,670	4,005
80 and over	521	1,200	1,312	1,387	1,906	2,416

Source: US Bureau of the Census, JIG

Figure 2-10 Projected Share of Population by Age – Snellville

Category	2000	2010	2015	2020	2025	2030
Total	100%	100%	100%	100%	100%	100%
Under 10 Years Old	14%	13%	14%	14%	14%	14%
10 to 19 Years Old	15%	12%	12%	12%	13%	13%
20 to 29 Years Old	9%	14%	13%	12%	12%	12%
30 to 39 Years Old	14%	9%	11%	13%	12%	11%
40 to 49 Years Old	17%	13%	10%	8%	10%	13%
50 to 59 Years Old	14%	15%	14%	12%	10%	8%
60 to 69 Years Old	7%	13%	14%	14%	13%	11%
70 to 79 Years Old	6%	6%	8%	10%	11%	11%
80 and over	3%	5%	5%	4%	6%	7%

Source: US Bureau of the Census

Figure 2-11 Projected Cumulative Share of Population by Age – Snellville

Category	2000	2010	2015	2020	2025	2030
Under 10 Years Old	14%	13%	14%	14%	14%	14%
10 to 19 Years Old	29%	25%	26%	26%	27%	28%
20 to 29 Years Old	38%	39%	39%	38%	39%	40%
30 to 39 Years Old	53%	48%	50%	51%	51%	51%
40 to 49 Years Old	70%	60%	60%	59%	61%	63%
50 to 59 Years Old	84%	76%	73%	71%	71%	71%
60 to 69 Years Old	91%	88%	87%	86%	84%	82%
70 to 79 Years Old	97%	95%	95%	96%	94%	93%
80 and over	100%	100%	100%	100%	100%	100%

Source: US Bureau of the Census

Population projections by age cohort are not readily available for cities. As such, the primary limit of population projections is the lack of mortality and birth rates at the City level. Additionally, in a fast-growing area such as Snellville, the demographic characteristics of

residents who move to the City in future years are not precisely known. Nonetheless, a simple projection of future age distribution can be computed using County records.

It is anticipated that the population of Snellville will become significantly older during the current planning period. By 2030, the share of Snellville residents 60 years and older will double, approaching nearly one-third of the City's total population (29 percent). Such a substantial demographic shift undoubtedly will produce important consequences throughout Snellville.

Importantly, the proportion of children and young adults in Snellville is not anticipated to experience considerable change over the next 25 years. In 2000, individuals age 19 and younger represented 29 percent of Snellville's population. In 2030, the share of Snellville's population composed of this age cohort is expected to fall just 1 percent to 28 percent.

With Snellville's older population likely to experience explosive growth and the City's youth population remaining stagnant, the percentage of middle-age adults is anticipated to drop precipitously through 2030. The percentage of Snellville residents age 30 to 59, currently 45 percent of the population, is expected to fall to 31 percent of the population by 2030.

Snellville's shrinking middle-age population will produce age distribution resembling an inverted bell curve. The City will need to adjust to the changing housing, transportation, and services needs of its growing population of older adults.

2.3 Households

2.3.1 Household Size

Figure 2-12 compares historic, current and projected future average household sizes for the state, Gwinnett County and Snellville. Generally, Snellville has had larger households than the county or state; however, this is anticipated to change over the next two decades when household sizes in the county will outpace the city. Overall, household sizes are expected to continue the declining until 2020 when they may begin to increase. In 2030 households in Snellville are expected on average to be about the same size or slightly larger than they were in 2005.

Figure 2-12 Household Size (Snellville, Gwinnett, GA)

Year	1980	1990	2000	2005	2010	2015	2020	2025	2030
Snellville	3.35	3.03	2.87	2.83	2.80	2.79	2.79	2.82	2.85
Gwinnett	3.00	2.77	2.88	2.84	2.81	2.80	2.80	2.83	2.86
Georgia	2.84	2.66	2.65	2.61	2.59	2.57	2.58	2.60	2.63

Sources: US Bureau of the Census, Woods & Poole Economics, and JJG

2.3.2 Household Type

A household includes all the persons who occupy a housing unit. The number and types of households present in a community are important, because they reflect the needs for different types of housing units and various community services such as schools, parks, and medical services.

Figure 2-13 shows that the majority of households in Snellville are married couples, and that this type of household is more prevalent at the City level than at the County or State level. Despite the concentration of married couples, the incidence of children is lower in Snellville than in the County. One explanation for this may be the City's comparatively older population; 12 percent of Snellville residents are over 65 versus 5 percent at the County level. This assumption is supported by the larger percentage of 65+ households living alone in Snellville compared to Gwinnett County.

Figure 2-13 Distribution of Household Types, 2000

	Snellville	Gwinnett Co	Georgia
Total Households	100%	100%	100%
Married couple families	70.3%	61.2%	51.5%
Married couple families with children	32.5%	34.1%	24.4%
Female householder, no husband present with children	4.5%	6.3%	8.6%
Householder living alone	15.0%	18.4%	23.6%
Householder living alone, 65 and over	7.2%	3.1%	7.0%

Source: US Bureau of the Census

2.4 Race and Hispanic Origin

Snellville's population became more diverse during the 1990s (**Figures 2-14 and 2-15**). However, the City has continued to be much more homogenous than Gwinnett County or its neighboring counties. The Census reports Hispanic origin separately, because it is not a race but an ethnicity. Generally, the Atlanta region has seen an explosion of Hispanic immigrants in the past decade; and this has been felt specifically in Gwinnett County, where the population is now 11 percent of Hispanic origin. It is interesting that this trend has not been felt heavily in Snellville.

Figure 2-14 Historic Racial Trends

	White		African-American		Hispanic Origin		Asian	
	1990	2000	1990	2000	1990	2000	1990	2000
Snellville	98%	90%	1%	5%	1%	4%	1%	2%
Gwinnett	91%	73%	5%	13%	2%	11%	3%	7%
Cobb	88%	72%	10%	19%	2%	8%	2%	3%
DeKalb	54%	36%	42%	54%	3%	8%	3%	4%
Fulton	89%	81%	10%	15%	1%	2%	1%	2%

Source: US Bureau of the Census

Figure 2-15 Regional Trends in Race and Hispanic Origin

	Change 1990 vs 2000			
	White	African-American	Hispanic Origin	Asian
Snellville	-9%	818%	426%	188%
Gwinnett	-20%	158%	354%	149%
Cobb	-17%	91%	268%	73%
DeKalb	-33%	29%	167%	33%
Fulton	-9%	50%	100%	100%

Source: U.S. Bureau of the Census

Over the next twenty years, Snellville’s population is expected to become even more diverse as the influx of racial minorities and individuals of Hispanic origin continues (see **Figure 2-16**). By 2030, nearly one in six Snellville residents will likely be African-American. Additionally, the percentage of Snellville’s population of Hispanic origin will be nearly triple the rate observed in 2000, increasing from 3.5 percent of the population to approximately 10 percent of the population.

Figure 2-16 Projected Trends in Race and Hispanic Origin - Snellville

	2010	2020	2030
White	86.2%	82.3%	78.5%
African-American	9.0%	12.1%	15.0%
American Indian, Eskimo, or Aleut	0.2%	0.2%	0.2%
Asian or Pacific Islander	1.4%	1.3%	1.3%
Other race	3.2%	4.1%	5.0%
Hispanic Origin	5.1%	7.2%	9.7%

Source: JJG

2.5 Income and Poverty

2.5.1 Income

Figure 2-17 compares the distribution of annual incomes by household in Snellville to Gwinnett County. Although incomes are increasing at a higher rate in the County, Snellville has remained comparatively more affluent with 2.1 percent more households with annual incomes over \$100,000 and almost 6 percent less households with annual incomes under \$50,000. **Figure 2-18** compares per capita incomes in the two jurisdictions; it is interesting that while the County had a higher per capita income in 1990, per capita incomes in Snellville have now outpaced the County by nearly \$1,000 or 4 percent. **Figure 2-19** compares the median household income of Snellville to Gwinnett County and neighboring jurisdictions. Importantly, Snellville’s household median income is significantly higher than all comparison jurisdictions.

Figure 2-17 Household Income Distribution, 1990 and 2000, Snellville & Gwinnett Co.

	Snellville			Gwinnett County		
	1990	2000	Change	1990	2000	Change
Total	100.0%	100.0%	n/a	100.0%	100.0%	n/a
Less than \$19,999	11.3%	7.1%	-37.2%	13.8%	8.5%	-38.4%
\$20,000 - \$49,999	42.4%	26.0%	-38.7%	46.2%	30.4%	-34.2%
\$50,000 - \$99,999	38.3%	44.9%	17.2%	34.4%	41.3%	20.1%
\$100,000 or more	8.0%	21.9%	173.8%	5.5%	19.8%	260.0%

Source: U.S. Bureau of the Census

Figure 2-18 Per Capita Income Comparison, 1990 and 2000, Snellville & Gwinnett Co.

	Snellville			Gwinnett County		
	1990	2000	Change	1990	2000	Change
Per Capita Income	\$ 17,523	\$ 25,992	48.3%	\$ 17,881	\$ 25,006	39.8%

Source: U.S. Bureau of the Census

Figure 2-19 Median Household Income, 1989 and 1999

	1999	1989
Snellville	\$67,715	\$46,875
Cobb	\$58,289	\$41,297
DeKalb	\$49,117	\$35,721
Fulton	\$47,321	\$29,978
Gwinnett	\$60,537	\$43,518

Source: US Census Bureau, Census 2000

2.5.2 Poverty

Figure 2-20 presents a comparison of statistics related to persons living in poverty. In every category, except persons over 65, Snellville had a lower percentage of population living in poverty than the County, Atlanta Metropolitan Statistical area (MSA), or State in 1999. In Snellville, only 3 percent of the population was living in poverty; and less than 2 percent of families with children were living in poverty.

Figure 2-20 Percent Below Poverty* Level in 1999

	Snellville	Gwinnett County	Atlanta MSA	Georgia
Families in Poverty	2.1%	3.8%	6.9%	9.9%
Families in Poverty with related children	1.7%	3.0%	5.4%	7.7%
Families in Poverty with female householder and no husband present	1.0%	1.4%	3.9%	5.7%
Families in Poverty with female householder and no husband present with related children	1.0%	1.2%	3.4%	5.0%
Persons in Poverty	3.0%	5.7%	9.4%	13.0%
Persons in Poverty Under 18	0.9%	1.8%	3.2%	4.6%
Persons in Poverty Over 65	0.5%	0.3%	0.7%	1.3%

Source: US Census Bureau, Census 2000

* Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

2.6 Education

The following figure indicates the educational attainment percentages for Snellville, the County, and trends in the Atlanta MSA. Educational attainment levels are analyzed to provide direction for the types of economic development strategies that may be appropriate for the City.

Snellville has a higher percentage of residents with a high school diploma than the County, MSA, or State and a comparable percentage of residents with graduate or professional degrees. The presence of an educated workforce is likely one of the main factors contributing to the overall affluence of the City as lower educational attainment levels lead to lower wages and incomes. Adults who have not completed high school usually find it difficult to find employment outside of the minimum wage-paying jobs.

Figure 2-21 Educational Attainment

	Snellville	Gwinnett Co.	Atl. MSA	Georgia
Less than 9th grade	2%	5%	5%	8%
Some high school, no diploma	7%	8%	11%	14%
High school graduate	26%	22%	24%	29%
Some college, no degree	27%	24%	22%	20%
Associate's degree	9%	7%	6%	5%
Bachelor's degree	21%	24%	22%	16%
Graduate of profession degree	7%	7%	7%	6%
% high school graduate or higher	91%	87%	84%	79%
% bachelor's degree or higher	29%	34%	32%	24%

Source: US Census Bureau, Census 2000

3 Economic Development

The City of Snellville is fortunate to be part of a very strong regional economy that offers excellent job opportunities for its residents and a strong tax base. Following is an inventory and analysis of the local economy; including its economic base, labor force, economic development resources, and economic trends.

Much of the economic data in this element is available only at the County level. Municipal data for the City of Snellville is included where available and comparable to the County and State data during the same period. It is important to recognize that an area's economic development must be regarded and addressed in a sufficiently broad scope. Most local municipal economies do not function in economic isolation, but rather interact with several economies that shape and determine the overall economy of an area or county.

3.1 Economic Base

3.1.1 Sector Employment

The service and retail trade sectors dominate the City of Snellville's economy as they do Gwinnett County and the State. The services sector includes establishments primarily engaged in providing services for individuals, businesses, governments, and other organizations. Service industries include the following: hotels and other lodging places; personal services; business services; automobile repair and automobile services; motion pictures; entertainment; health services; legal services; private education services; private social services; private museums and zoos; membership organizations; professional services; and private household employment.

The top ten employers are listed in **Figure 3-1**, eight of which are in either the service or retail trade sectors. Most employers are located on Scenic Highway. The services and retail trade found there are predominantly residential services; including medical care, food, hardware, and clothing. In fact, one of the largest agglomerations of retail space in all of Gwinnett County lies at the northern edge of the City along Scenic Highway. There are over 2 million square feet of retail in this area.

Figure 3-1 Top Employers in (2006)

Employer	Number of Employees
Emory Eastside Medical Center	1190
E.R. Snell Contractors	600
Wal-Mart	470
The Home Depot	166
SAM'S Club	160
Target	160
Lowe's	150
City of Snellville	115
Best Buy	109
TOMCO Equipment Co.	94

Source: City of Snellville

In 2002, there were 159 retail businesses in Snellville. **Figure 3-2** shows the number of establishments, sales, payroll, and number of employees. These establishments employed 3,755 persons with a payroll total of \$66,786,000 and receipts totaled \$687,887,000. Health care and social assistance was the second largest category with 126 establishments.

Figure 3-2 Snellville Economic Base (2002)

Industry Description*	Number of Establishments	Sales, shipments, receipts, or revenue (\$1,000)	Annual payroll (\$1,000)	Number of employees
Retail trade	159	687,887	66,786	3,755
Health care & social assistance	126	na	na	na
Professional, scientific, & technical services	90	42,020	12,914	488
Other services (except public administration)	80	29,952	9,464	488
Accommodation & food services	59	55,967	15,346	1,359
Wholesale trade	33	67,709	5,176	138
Administrative & support & waste management & remediation service	30	10,739	3,361	191
Real estate & rental & leasing	28	17,875	2,045	93
Information	14	N	4,978	167
Arts, entertainment, & recreation	11	6,512	1,772	156
Educational services	9	na	na	na

*NAICS Code, na: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

Source: U.S. Bureau of the Census, 2002 Economic Census

Figures 3-3, 3-4, and 3-5 show the County, State, and National trends in sector employment. These tables include the share of total employment each sector comprised or is projected to comprise from 1990 to 2030. In 2000, the County’s dominant sectors were Services (23 percent), Retail Trade (19 percent), Wholesale Trade (13 percent), Manufacturing (11 percent), Construction (8 percent), and State and Local Government (8 percent). As a share of total employment, the greatest changes between 1990 and 2000 were a 4 percent decline in manufacturing jobs, a 2 percent decline in state and local government jobs, and a 6 percent increase in the service sector jobs. The rest of the County’s sectors were relatively static. Behind all of these percentages, however, was a large degree of job growth. For example, even though the share of manufacturing jobs declined, the total number of manufacturing jobs actually increased from 26,000 to 37,000. Woods and Poole forecasts for Gwinnett County employment indicate a continuation of the trends of the 1990s: continuing decline in the share of local government and manufacturing jobs and increasing share of service sector jobs. The forecast also predicts a decrease in retail’s share of employment.

Compared with the State, Gwinnett County has a specialization in the wholesale trade, retail trade, and construction sectors. The County is relatively weak in the transportation/communication/utilities (TCU) and manufacturing sectors. Gwinnett’s strongest sector is wholesale trade. The County has 13 percent of its employment within this sector compared with the State’s 4.5 percent. While the trends in Gwinnett County do not necessarily reflect those within the City, according the 2000 Census, 53 percent of city residents are employed within Gwinnett County and are thus directly affected by the County’s employment opportunities.

Figure 3-3 Sector Employment, Gwinnett County

Gwinnett County	1990		2000		2010		2020		2030	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Total Employment (1000s)	182.74	100.0%	352.76	100.0%	442.28	100.0%	551.79	100.0%	660.94	100.0%
Farm Employment	0.52	0.3%	0.44	0.1%	0.42	0.1%	0.40	0.1%	0.38	0.1%
Agricultural Services	2.27	1.2%	5.21	1.5%	9.06	2.0%	12.10	2.2%	15.15	2.3%
Mining	0.21	0.1%	0.43	0.1%	0.53	0.1%	0.52	0.1%	0.51	0.1%
Construction	14.48	7.9%	29.93	8.5%	34.42	7.8%	41.55	7.5%	48.66	7.4%
Manufacturing	26.50	14.5%	37.42	10.6%	36.70	8.3%	43.95	8.0%	51.12	7.7%
TCU (Transportation, Communications, Utilities)	5.03	2.8%	12.89	3.7%	20.29	4.6%	27.44	5.0%	34.55	5.2%
Wholesale Trade	24.76	13.6%	44.01	12.5%	48.72	11.0%	58.61	10.6%	68.46	10.4%
Retail Trade	35.33	19.3%	66.80	18.9%	74.84	16.9%	86.54	15.7%	98.23	14.9%
FIRE (Finance, Insurance, Real Estate)	13.56	7.4%	26.05	7.4%	34.38	7.8%	41.44	7.5%	48.53	7.3%
Services	42.20	23.1%	103.07	29.2%	152.30	34.4%	205.20	37.2%	257.88	39.0%
Federal Civilian Government	1.77	1.0%	3.82	1.1%	4.55	1.0%	5.82	1.1%	7.09	1.1%
Federal Military Government	1.57	0.9%	1.98	0.6%	1.67	0.4%	1.81	0.3%	1.96	0.3%
State and Local Government	14.54	8.0%	20.72	5.9%	24.41	5.5%	26.42	4.8%	28.43	4.3%

Source: Woods and Poole Economics, Inc. (2005)

Figure 3-4 Sector Employment, State of Georgia

State of Georgia	1990		2000		2010		2020		2030	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Total Employment (1000s)	3,689.35	100.0%	4,892.29	100.0%	5,527.81	100.0%	6,346.14	100.0%	7,165.42	100.0%
Farm Employment	74.29	2.0%	67.26	1.4%	66.89	1.2%	65.62	1.0%	64.35	0.9%
Agricultural Services	31.51	0.9%	55.93	1.1%	72.54	1.3%	88.69	1.4%	104.91	1.5%
Mining	10.60	0.3%	9.55	0.2%	9.41	0.2%	9.74	0.2%	10.08	0.1%
Construction	212.38	5.8%	301.58	6.2%	334.41	6.0%	388.85	6.1%	443.35	6.2%
Manufacturing	572.40	15.5%	601.28	12.3%	561.49	10.2%	586.90	9.2%	612.43	8.5%
TCU (Transportation, Communications, Utilities)	215.82	5.8%	302.72	6.2%	344.76	6.2%	413.19	6.5%	481.73	6.7%
Wholesale Trade	228.51	6.2%	274.87	5.6%	290.92	5.3%	323.44	5.1%	355.98	5.0%
Retail Trade	605.66	16.4%	816.58	16.7%	903.63	16.3%	1,019.38	16.1%	1,135.16	15.8%
FIRE (Finance, Insurance, Real Estate)	245.00	6.6%	348.05	7.1%	424.71	7.7%	468.51	7.4%	512.36	7.2%
Services	876.67	23.8%	1,419.25	29.0%	1,734.71	31.4%	2,113.44	33.3%	2,492.65	34.8%
Federal Civilian Government	102.99	2.8%	96.89	2.0%	96.88	1.8%	101.72	1.6%	106.57	1.5%
Federal Military Government	90.75	2.5%	94.38	1.9%	93.48	1.7%	96.31	1.5%	99.12	1.4%
State and Local Government	422.79	11.5%	503.96	10.3%	593.99	10.7%	670.36	10.6%	746.74	10.4%

Source: Woods and Poole Economics, Inc. (2005)

Figure 3-5 Sector Employment, United States

United States	1990		2000		2010		2020		2030	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Total Employment (1000s)	139,380.89	100.0%	166,758.78	100.0%	187,135.18	100.0%	212,262.14	100.0%	237,389.28	100.0%
Farm Employment	3,153.00	2.3%	3,113.00	1.9%	3,064.73	1.6%	3,051.93	1.4%	3,039.12	1.3%
Agricultural Services	1,453.96	1.0%	2,121.12	1.3%	2,513.36	1.3%	2,949.61	1.4%	3,385.93	1.4%
Mining	1,044.10	0.7%	784.21	0.5%	808.49	0.4%	879.09	0.4%	949.71	0.4%
Construction	7,261.78	5.2%	9,446.29	5.7%	10,634.27	5.7%	12,160.02	5.7%	13,685.83	5.8%
Manufacturing	19,694.19	14.1%	19,114.82	11.5%	17,335.43	9.3%	17,742.79	8.4%	18,150.15	7.6%
TCU (Transportation, Communications, Utilities)	6,550.61	4.7%	8,244.40	4.9%	9,060.36	4.8%	10,296.97	4.9%	11,533.41	4.9%
Wholesale Trade	6,720.49	4.8%	7,584.13	4.5%	8,146.13	4.4%	9,075.95	4.3%	10,005.78	4.2%
Retail Trade	22,885.51	16.4%	27,222.30	16.3%	29,596.75	15.8%	32,700.85	15.4%	35,804.99	15.1%
FIRE (Finance, Insurance, Real Estate)	10,714.60	7.7%	13,193.72	7.9%	16,276.06	8.7%	18,058.69	8.5%	19,841.32	8.4%
Services	38,670.64	27.7%	52,990.80	31.8%	64,054.99	34.2%	76,828.25	36.2%	89,601.47	37.7%
Federal Civilian Government	3,233.00	2.3%	2,891.98	1.7%	2,792.26	1.5%	2,870.06	1.4%	2,947.92	1.2%
Federal Military Government	2,718.00	2.0%	2,075.02	1.2%	2,002.66	1.1%	2,063.45	1.0%	2,124.35	0.9%
State and Local Government	15,281.00	11.0%	17,977.00	10.8%	20,849.71	11.1%	23,584.48	11.1%	26,319.31	11.1%

Source: Woods and Poole Economics, Inc. (2005)

3.1.2 Sector Earnings

Sector earnings information reveals the collective earnings capacity of each economic sector. This information is an important tool for assessing the relative importance of each sector to the jurisdiction in question. In addition, when a specific sector's earnings percentage is compared to its employment percentage, a sector's earnings strength or weakness can be assessed. Earnings represent the total of wages, salaries and other earned income paid to persons working for the businesses or industries located in a given geographic area. **Figures 3-6, 3-7, and 3-8** include the economic sector earnings for Gwinnett County, the State of Georgia, and the Nation for the years 1990 through 2030.

The service sector has the greatest share of earnings in Gwinnett County. In 2000, it contributed 29.2 percent of the County's earnings. The second highest sector is not retail trade, which garners the second highest number of jobs, but wholesale trade, which is followed by manufacturing. The retail trade sector comprises the fourth highest share of earnings.

Retail trade has a low earnings-to-employment ratio. While the sector contributes 19 percent of the County's jobs, it musters just 10 percent of its earnings. The service sector is also weak in this regard; while containing 29 percent of the employment, it contributes 25 percent of the earnings. As mentioned, these are the two strongest sectors for the City. The implications, however, are not entirely negative.

These jobs do yield neighborhood services that residents of the City demand. Because the City is relatively small, its residents can travel easily to other locations in the County or metro area for higher paying jobs, while having proximate access to the services and shopping near their homes. Also, the large number of retail establishments provides an important source of sales tax revenue for the City.

It is worth noting that the “Wholesale Trade” and “Manufacturing” sectors both have high earnings-to-employment ratios, indicating their employees are compensated well in comparison to other sectors in Gwinnett County. These two sectors, while making up 23 percent of the County’s jobs, comprise 36 percent of the total earnings.

The Services Employment Sector is also the highest earning sector for the State and Nation, accounting for 27.3 percent and 28.5 respectively. Manufacturing is the second highest earnings sector for the State (15 percent) and for the Nation (16 percent).

Figure 3-6 Earnings by Sector, Gwinnett County

Gwinnett County	1990		2000		2010		2020		2030	
	\$	Share	\$	Share	\$	Share	\$	Share	\$	Share
Total Earnings (millions 1996 \$)	5490.08	100.0%	14384.15	100.0%	19363.98	100.0%	26557.64	100.0%	35347.04	100.0%
Farm Earnings	5.36	0.1%	2.45	0.0%	2.19	0.0%	2.58	0.0%	3.00	0.0%
Agricultural Services	42.05	0.8%	116.75	0.8%	247.21	1.3%	365.40	1.4%	513.64	1.5%
Mining	4.65	0.1%	17.88	0.1%	27.35	0.1%	27.23	0.1%	27.19	0.1%
Construction	445.66	8.1%	1238.77	8.6%	1550.52	8.0%	1976.95	7.4%	2478.54	7.0%
Manufacturing	1167.08	21.3%	2523.14	17.5%	2772.89	14.3%	3562.63	13.4%	4285.02	12.1%
TCU (Transportation, Communications, Utilities)	195.85	3.6%	659.30	4.6%	1115.01	5.8%	1663.10	6.3%	2331.42	6.6%
Wholesale Trade	1106.24	20.1%	2658.71	18.5%	3044.17	15.7%	3861.68	14.5%	4787.60	13.5%
Retail Trade	605.84	11.0%	1459.75	10.1%	1678.41	8.7%	2040.07	7.7%	2454.10	6.9%
FIRE (Finance, Insurance, Real Estate)	315.72	5.8%	1069.92	7.4%	1630.67	8.4%	2297.08	8.6%	3135.72	8.9%
Services	1050.70	19.1%	3611.96	25.1%	5912.23	30.5%	9086.48	34.2%	13318.32	37.7%
Federal Civilian Government	77.74	1.4%	229.99	1.6%	314.12	1.6%	432.60	1.6%	566.95	1.6%
Federal Military Government	18.35	0.3%	27.86	0.2%	32.28	0.2%	38.17	0.1%	44.27	0.1%
State and Local Government	454.85	8.3%	767.68	5.3%	1036.94	5.4%	1203.69	4.5%	1401.29	4.0%

Source: Woods and Poole Economics, Inc. (2005)

Figure 3-7 Earnings by Sector, State of Georgia

State of Georgia	1990		2000		2010		2020		2030	
	\$	Share	\$	Share	\$	Share	\$	Share	\$	Share
Total Earnings (millions 1996 \$)	106903.58	100.0%	174965.50	100.0%	212349.87	100.0%	264780.54	100.0%	328410.49	100.0%
Farm Earnings	1460.22	1.4%	1543.18	0.9%	1469.68	0.7%	1833.62	0.7%	2261.93	0.7%
Agricultural Services	507.05	0.5%	1032.61	0.6%	1564.82	0.7%	2111.95	0.8%	2797.82	0.9%
Mining	397.93	0.4%	450.16	0.3%	548.50	0.3%	571.05	0.2%	596.63	0.2%
Construction	6203.77	5.8%	10212.57	5.8%	11820.63	5.6%	14442.07	5.5%	17537.55	5.3%
Manufacturing	18873.40	17.7%	25855.14	14.8%	27063.22	12.7%	30332.64	11.5%	32820.89	10.0%
TCU (Transportation, Communications, Utilities)	9438.45	8.8%	17477.40	10.0%	21441.69	10.1%	27689.41	10.5%	35240.90	10.7%
Wholesale Trade	9576.08	9.0%	15161.08	8.7%	16517.73	7.8%	19276.63	7.3%	22424.99	6.8%
Retail Trade	9840.16	9.2%	15350.78	8.8%	17433.29	8.2%	20619.71	7.8%	24259.59	7.4%
FIRE (Finance, Insurance, Real Estate)	6658.22	6.2%	13557.79	7.7%	17225.55	8.1%	21560.67	8.1%	26798.08	8.2%
Services	23308.62	21.8%	47638.45	27.2%	63761.49	30.0%	87007.06	32.9%	117679.02	35.8%
Federal Civilian Government	4956.89	4.6%	5967.97	3.4%	7095.48	3.3%	8017.20	3.0%	9032.36	2.8%
Federal Military Government	2919.76	2.7%	3624.90	2.1%	4403.47	2.1%	4923.56	1.9%	5432.50	1.7%
State and Local Government	12763.05	11.9%	17093.49	9.8%	22004.33	10.4%	26394.98	10.0%	31528.24	9.6%

Source: Woods and Poole Economics, Inc. (2005)

Figure 3-8 Earnings by Sector, United States

United States	1990		2000		2010		2020		2030	
	\$	Share	\$	Share	\$	Share	\$	Share	\$	Share
Total Earnings (millions 1996 \$)	4302.27	100.0%	6084.93	100.0%	7280.03	100.0%	8946.97	100.0%	10989.87	100.0%
Farm Earnings	54.34	1.3%	41.61	0.7%	40.34	0.6%	49.74	0.6%	60.80	0.6%
Agricultural Services	28.11	0.7%	41.15	0.7%	55.00	0.8%	70.20	0.8%	89.14	0.8%
Mining	46.99	1.1%	57.87	1.0%	64.34	0.9%	72.01	0.8%	80.31	0.7%
Construction	254.11	5.9%	357.30	5.9%	422.95	5.8%	508.05	5.7%	609.35	5.5%
Manufacturing	822.15	19.1%	1001.69	16.5%	1009.28	13.9%	1094.01	12.2%	1149.50	10.5%
TCU (Transportation, Communications, Utilities)	281.31	6.5%	413.24	6.8%	474.94	6.5%	578.90	6.5%	705.18	6.4%
Wholesale Trade	273.34	6.4%	379.93	6.2%	425.59	5.8%	496.81	5.6%	578.34	5.3%
Retail Trade	395.62	9.2%	522.07	8.6%	593.41	8.2%	687.11	7.7%	794.98	7.2%
FIRE (Finance, Insurance, Real Estate)	294.10	6.8%	601.86	9.9%	748.68	10.3%	943.21	10.5%	1180.17	10.7%
Services	1084.72	25.2%	1736.87	28.5%	2294.34	31.5%	3090.53	34.5%	4148.77	37.8%
Federal Civilian Government	165.93	3.9%	186.17	3.1%	210.71	2.9%	232.52	2.6%	256.24	2.3%
Federal Military Government	84.11	2.0%	74.50	1.2%	88.53	1.2%	98.68	1.1%	108.51	1.0%
State and Local Government	517.43	12.0%	670.68	11.0%	851.94	11.7%	1025.22	11.5%	1228.56	11.2%

Source: Woods and Poole Economics, Inc. (2005)

3.1.4 Sector Wages

Figure 3-9 shows the average weekly wages by employment sector. The highest wages in Gwinnett County can be found in the manufacturing and wholesale trade sectors. This underscores the conclusion in the previous section, that these two sectors had the highest earnings-to-employment ratio. The other above-average sectors include FIRE, Mining, TCU, and Federal Government. For 7 out of the 12 sectors, Gwinnett County workers earn the same amount or more than the average worker across the State. While wage growth occurred within all sectors between 1990 and 2000, the differential across sectors was quite disparate. In Gwinnett County, the strongest wage growth occurred in the manufacturing sector, which grew by 84 percent. The FIRE sector grew by 74 percent, which was followed by federal government, services, and wholesale trade – all with decennial growth rates over 60 percent. Snellville’s strong sectors, services and retail trade, ranked fourth and sixth, respectively, in terms of wage growth.

Figure 3-9 Average Weekly Wages

Average Weekly Wages	Gwinnett			Georgia			% Change 1990-2000	
	1990	1996	2000	1990	1996	2000	Gwinnett	Georgia
Agriculture, Forestry, Fishing	\$309	\$377	\$449	\$276	\$336	\$403	45.30%	46.00%
Mining	*	\$767	\$873	\$589	\$741	\$879	*	49.20%
Construction	\$479	\$621	\$756	\$434	\$534	\$655	57.80%	50.90%
Manufacturing	\$586	\$779	\$1,078	\$449	\$588	\$721	84.00%	60.60%
Transportation and Utilities	\$568	\$665	\$871	\$603	\$769	\$949	53.30%	57.40%
Wholesale Trade	\$644	\$827	\$1,043	\$603	\$762	\$988	62.00%	63.80%
Retail Trade	\$252	\$325	\$400	\$236	\$285	\$350	58.70%	48.30%
Finance, Insurance and Real Estate	\$504	\$696	\$875	\$543	\$740	\$967	73.60%	78.10%
Services	\$446	\$546	\$726	\$414	\$519	\$657	62.80%	58.70%
Federal Government	\$490	\$764	\$829	\$543	\$701	\$847	69.20%	56.00%
Local Government	\$427	\$523	\$631	\$386	\$461	\$549	47.80%	42.20%
State Government	\$396	\$407	\$456	\$450	\$517	\$588	15.20%	30.70%
					Average Change**		57.20%	53.50%

*Data not available

**Not weighted by sector

Source: Georgia Department of Labor

3.2 Labor Force

3.2.1 Employment by Occupation

Most Snellville residents were employed in the “Educational, health, and social services” or the “Retail trade” categories (**Figure 3-10**). These two categories comprised about 34 percent of the City’s workforce. As a share of employment, the “Professional, scientific, management, administrative, and waste management services” group and the “Arts, entertainment, recreation, accommodation and food services” categories grew the fastest.

Figure 3-10 Resident Employment by Industry Snellville, Georgia, and the United States

	Snellville		Gwinnett County		Georgia	
	1990	2000	1990	2000	1990	2000
Total Employed Civilian Population	6,271	7,821	203,387	314,471	3,090,276	3,839,756
Agriculture, Forestry, Fishing, hunting & mining	1.2%	0.3%	1.3%	0.2%	2.7%	1.4%
Construction	8.6%	7.8%	7.7%	8.8%	6.9%	7.9%
Manufacturing	12.7%	8.9%	15.0%	12.0%	18.9%	14.8%
Wholesale Trade	6.8%	7.0%	9.3%	6.0%	5.1%	3.9%
Retail Trade	19.1%	14.4%	17.2%	13.4%	16.5%	12.0%
Transportation, warehousing, and utilities	8.9%	4.2%	8.6%	3.9%	8.5%	6.0%
Information	NA	5.0%	NA	5.8%	NA	3.5%
Finance, Insurance, & Real Estate	9.8%	6.9%	9.3%	8.2%	6.5%	6.5%
Professional, scientific, management, administrative, and waste management services	5.1%	12.4%	7.3%	13.0%	4.9%	9.4%
Educational, health and social services	13.2%	19.7%	10.6%	14.0%	14.9%	17.6%
Arts, entertainment, recreation, accommodation and food services	1.5%	4.3%	1.2%	6.4%	1.0%	7.1%
Other Services	8.4%	5.4%	9.0%	5.0%	8.6%	4.7%
Public Administration	4.8%	3.6%	3.4%	3.1%	5.4%	5.0%

Source: U.S. Census Bureau

3.2.2 Participation and Unemployment Rates

Figure 3-11 compares Snellville, Georgia, and the Nation in terms of workforce participation. Overall, 2000 participation rates in Snellville were much higher than either the State or the Nation. This trend was true for both male and female participation. Workforce participation is generally reflective of the level of services required by a community as the unemployed and elderly require greater care. Thus, the generally high rates within Snellville have positive fiscal implications.

Overall, male participation in the workforce is substantially higher than female participation. Participation rates, in general, are expected to decline in the future based on trends for the past decade. The decline in overall participation reflects an aging population with longer life spans and is facilitated by the retiring “Baby Boomer” generation. Trailing and increasing female participation in the workforce has been a trend for decades.

Figures 3-12 and 3-13 compare the unemployment rates for Snellville, area counties, the State, and the Nation over the past 10 years. Snellville’s unemployment rate has remained consistently below that of area counties, the State, and the Nation throughout the past decade. Only Forsyth County has had a lower rate.

Figure 3-11 Employment Status Snellville, Georgia, and the United States

Area	Year	Percentage in labor force	Percentage in Civilian Labor Force	Percentage in Military Labor Force	Male Participation	Female Participation
Snellville	1990	71.7%	99.7%	0.3%	82.9%	61.4%
Georgia		67.9%	97.8%	2.2%	76.6%	59.9%
United States		65.3%	98.6%	1.4%	74.4%	56.8%
Snellville	2000	70.9%	100.0%	0.0%	80.8%	62.1%
Georgia		66.1%	98.4%	1.6%	73.1%	59.4%
United States		66.0%	99.5%	0.5%	73.7%	58.9%

Source: U.S. Census Bureau

Figure 3-12 Unemployment Rates, Snellville

	Snellville
1997	2.5
1998	2.4
1999	2.3
2000	2.2
2001	2.9

Figure 3-13 Unemployment Rates Gwinnett and Nearby Counties, Georgia, and the U.S.

	Barrow	Dekalb	Forsyth	Fulton	Gwinnett	Hall	Rockdale	Walton	Georgia	United States
1997	4.0	4.4	2.1	4.6	2.5	2.9	3.1	4.4	4.5	4.9
1998	4.0	4.1	1.8	4.0	2.5	2.9	2.9	3.2	4.2	4.5
1999	2.8	3.7	1.5	3.7	2.2	2.5	2.4	3.1	3.8	4.2
2000	3.0	3.3	2.4	3.4	2.7	2.9	3.1	3.1	3.5	4
2001	3.8	4.1	2.7	4.2	3.2	3.4	3.4	3.5	4.0	4.7
2002	4.6	5.6	3.8	5.7	4.4	4.1	4.7	4.1	4.9	5.8
2003	4.5	5.5	3.5	5.7	4.2	3.9	4.8	4.1	4.8	6
2004	4.3	5.6	3.1	5.7	4.0	3.9	4.9	4.2	4.8	5.5
2005	4.5	6.1	3.2	6.2	4.5	4.4	5.7	4.5	5.3	5.1

3.2.3 Income and Wages

Figure 3-14 presents the share of personal income by type for Snellville. **Figures 3-15** and **3-16** provide this information for Gwinnett County, Georgia, and the United States. Total personal income has increased significantly in the past decade, a reflection of the increasing population within the County. The relative shares in type of personal income have remained stable in Snellville. In Gwinnett County, wages and salaries increased in their income share from 49 percent to 64 percent. The other significant change was an increase in the share of transfer payments from 4.2 to 5.2 percent. Despite the 14-percent increase, transfer payments are still well behind the State share of 11.2 percent. This is indicative of the lower incidence of families below the poverty line, as well as retired persons receiving social security. The County also has a much lower rate of dividends, interest, and rent as a share of total income (11.9 percent County, 16.3 percent State).

The residence-adjusted income is an important category that reveals the percentage of income earned outside the County, by County residents. **Figures 3-15** and **3-16** reveal the residence adjustment has declined significantly since 1990, and Woods and Poole predict it will continue

to decline over the next two decades. This is a positive trend, exemplifying the increasing opportunities for Gwinnett County residents to shorten their commutes and work closer to their homes.

Figure 3-14 Personal Income, Snellville

Category	1990		2000	
	Total	Share of Total	Total	Share of Total
Total income	\$211,290,985	100.0%	\$384,885,100	100.0%
Aggregate wage or salary income for households	\$171,757,856	81.3%	\$309,554,000	80.4%
Aggregate other types of income for households	\$830,609	0.4%	\$6,899,100	1.8%
Aggregate self employment income for households	\$13,524,146	6.4%	\$17,212,300	4.5%
Aggregate interest, dividends, or net rental income	\$11,278,119	5.3%	\$17,616,200	4.6%
Aggregate social security income for households	\$6,605,730	3.1%	\$14,265,500	3.7%
Aggregate public assistance income for households	\$609,154	0.3%	\$533,900	0.1%
Aggregate retirement income for households	\$6,685,371	3.2%	\$18,804,100	4.9%

Source: U.S. Census Bureau

Figure 3-15 Personal Income Gwinnett County, Georgia, and the United States

Gwinnett County	1990	2000	2010	2020	2030
Personal Income (millions 1996 \$)	\$8,696.43	\$17,781.39	\$23,698.17	\$32,250.31	\$42,744.00
Wages and salaries	\$4,240.57	\$11,326.15	\$15,036.26	\$20,735.99	\$27,748.75
Other labor income	\$784.98	\$1,985.43	\$2,758.58	\$3,700.98	\$4,817.32
Proprietors income	\$464.53	\$1,072.57	\$1,569.14	\$2,120.67	\$2,780.97
Dividend, interest, and rent	\$1,071.80	\$2,116.87	\$2,790.66	\$3,778.51	\$5,016.98
Transfer payments to persons	\$368.11	\$919.65	\$1,689.58	\$2,423.57	\$3,390.71
Less social ins contributions	\$591.52	\$1,526.94	\$2,255.51	\$3,345.11	\$4,732.67
Residence adjustment*	\$2,357.95	\$1,887.66	\$2,109.46	\$2,835.71	\$3,721.94
State of Georgia	1990	2000	2010	2020	2030
Personal Income (millions 1996 \$)	\$133,226.62	\$215,490.91	\$268,819.03	\$337,754.15	\$422,778.25
Wages and salaries	\$80,944.91	\$131,460.57	\$157,234.02	\$197,334.87	\$246,316.43
Other labor income	\$16,742.47	\$25,583.01	\$31,887.66	\$38,774.22	\$46,911.51
Proprietors income	\$9,216.20	\$17,921.91	\$23,228.19	\$28,671.45	\$35,182.55
Dividend, interest, and rent	\$23,132.86	\$35,145.71	\$42,839.67	\$53,407.36	\$66,686.76
Transfer payments to persons	\$14,616.26	\$24,177.67	\$36,847.96	\$48,219.50	\$62,964.65
Less social ins contributions	\$11,294.88	\$18,117.18	\$24,029.55	\$32,429.35	\$42,785.81
Residence adjustment*	(\$131.21)	(\$680.79)	\$811.08	\$3,776.11	\$7,502.15
United States	1990	2000	2010	2020	2030
Personal Income (millions 1996 \$)	\$5,650.07	\$7,878.60	\$9,469.98	\$11,612.42	\$14,283.42
Wages and salaries	\$3,187.67	\$4,514.49	\$5,343.41	\$6,609.79	\$8,171.14
Other labor income	\$670.62	\$887.12	\$1,089.61	\$1,308.80	\$1,571.02
Proprietors income	\$443.98	\$683.32	\$847.01	\$1,028.37	\$1,247.72
Dividend, interest, and rent	\$1,131.40	\$1,437.15	\$1,631.19	\$1,991.39	\$2,450.06
Transfer payments to persons	\$692.16	\$1,013.88	\$1,416.90	\$1,814.55	\$2,332.49
Less social ins contributions	\$474.90	\$656.37	\$858.15	\$1,140.51	\$1,489.03
Residence adjustment*	(\$0.86)	(\$0.99)	\$0.01	\$0.02	\$0.03

Source: Woods and Poole 2005

* Residence adjustment is the net amount of personal income of persons residing in a specific geographic area but receiving the income outside that geographic area. For example, a person who earns income in one county but lives in a different county would have that income counted under residence adjustment; the county in which the person lives would have a positive residence adjustment and the county in which the person works would have a negative adjustment. Residence adjustment adjusts the earned component of personal income, which is establishment-based by place of work, to population, which is by place of residence. Residence adjustment is a net number for a given county; if it is negative, it means that there is net commuting into the county; if it is positive, it means that there is net commuting out of the county.

Figure 3-16 Personal Income Share of Total by Category

Gwinnett County	1990	2000	2010	2020	2030
Personal Income (millions 1996 \$)	100.0%	100.0%	100.0%	100.0%	100.0%
wages and salaries	48.8%	63.7%	63.4%	64.3%	64.9%
other labor income	9.0%	11.2%	11.6%	11.5%	11.3%
proprietors income	5.3%	6.0%	6.6%	6.6%	6.5%
dividend, interest, and rent	12.3%	11.9%	11.8%	11.7%	11.7%
transfer payments to persons	4.2%	5.2%	7.1%	7.5%	7.9%
less social ins contributions	6.8%	8.6%	9.5%	10.4%	11.1%
residence adjustment*	27.1%	10.6%	8.9%	8.8%	8.7%
State of Georgia	1990	2000	2010	2020	2030
Personal Income (millions 1996 \$)	100.0%	100.0%	100.0%	100.0%	100.0%
wages and salaries	60.8%	61.0%	58.5%	58.4%	58.3%
other labor income	12.6%	11.9%	11.9%	11.5%	11.1%
proprietors income	6.9%	8.3%	8.6%	8.5%	8.3%
dividend, interest, and rent	17.4%	16.3%	15.9%	15.8%	15.8%
transfer payments to persons	11.0%	11.2%	13.7%	14.3%	14.9%
less social ins contributions	8.5%	8.4%	8.9%	9.6%	10.1%
residence adjustment*	-0.1%	-0.3%	0.3%	1.1%	1.8%
United States	1990	2000	2010	2020	2030
Personal Income (millions 1996 \$)	100.0%	100.0%	100.0%	100.0%	100.0%
wages and salaries	56.4%	57.3%	56.4%	56.9%	57.2%
other labor income	11.9%	11.3%	11.5%	11.3%	11.0%
proprietors income	7.9%	8.7%	8.9%	8.9%	8.7%
dividend, interest, and rent	20.0%	18.2%	17.2%	17.1%	17.2%
transfer payments to persons	12.3%	12.9%	15.0%	15.6%	16.3%
less social ins contributions	8.4%	8.3%	9.1%	9.8%	10.4%
residence adjustment*	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Woods and Poole 2005

* Residence adjustment is the net amount of personal income of persons residing in a specific geographic area but receiving the income outside that geographic area. For example, a person who earns income in one county but lives in a different county would have that income counted under residence adjustment; the county in which the person lives would have a positive residence adjustment and the county in which the person works would have a negative adjustment. Residence adjustment adjusts the earned component of personal income, which is establishment-based by place of work, to population, which is by place of residence. Residence adjustment is a net number for a given county; if it is negative, it means that there is net commuting into the county; if it is positive, it means that there is net commuting out of the county.

3.2.4 Commuting Patterns

Figures 3-17 and 3-18 summarize the place of work and commuting patterns of Snellville residents. These rates are typical of suburban jurisdictions. The majority of Snellville’s workers do not work in Snellville. In Snellville, where there is no transit and bicycling and walking are often unsafe, residents get to work in their automobiles. In 2000, 94 percent of residents were relying on a private automobile to get to work, with 9 percent of those being carpoolers. 3.9 percent of residents worked from their homes. All other modes – transit, taxi, walking, and biking – comprised less than 2 percent of commuters. The mean commute time for Snellville workers was 34 minutes, slightly higher than the regional average of 31 minutes. Developing a network of pedestrian and bicycle facilities in conjunction with new mixed-use, human-scale development will increase the transportation choices residents have for some of their trips.

Figure 3-17 Labor Force by Place of Work, Snellville

Category	1990		2000	
	Total	Share of Total Workers	Total	Share of Total
Worked in State of residence	6,182	100%	7,747	100%
Worked in place of residence	1,269	21%	1,390	18%
Worked outside of place of residence	4,913	79%	6,357	82%
Worked outside of state of residence	0	0%	0	0%

Source: U.S. Census Bureau

Figure 3-18 Commuting Patterns for Snellville Residents

Travel Mode	Percentage by Mode		Percentage Change
	1990	2000	
Drove alone	87.40%	85.30%	-2.4%
In carpools	9.20%	9.00%	-2.2%
Using public transportation	0.00%	0.30%	-
Using other means	1.00%	0.50%	-50.0%
Walked or worked at home	2.50%	5.00%	100.0%

Source: U.S. Census Bureau

Figure 3-19 shows the destination of Gwinnett County’s commuters. More than half of Gwinnett’s commuters work within the County. The second most common commute is to Fulton County (18 percent), followed by DeKalb (16 percent). Gwinnett, Fulton, and DeKalb account for the vast majority of commute destinations, about 88 percent. Nearly 3 percent commute to Cobb County, and just over 1 percent go to Forsyth.

Figure 3-19 Commute Destinations for Employed Residents of Gwinnett County (2000)

Workplace Location	Count	%
Gwinnett	169,000	53.4%
Fulton	57,737	18.2%
DeKalb	51,481	16.3%
Cobb	8,648	2.7%
Forsyth	3,977	1.3%
Hall	3,015	1.0%
Clayton	1,913	0.6%
Rockdale	1,611	0.5%
Walton	1,207	0.4%
Clarke	895	0.3%
Barrow	894	0.3%
Newton	641	0.2%
Cherokee	582	0.2%
Jackson	537	0.2%
Barton	504	0.2%
Henry	491	0.2%
Other	6,664	2.1%

Source: U.S. Census Bureau

3.3 Economic Development Resources

3.3.1 Development Agencies

Several economic development agencies are working actively in Snellville and Gwinnett County to attract new business and assist existing ones. One of the most active is the Gwinnett County Chamber of Commerce. The following is just a sampling of the many functions that the chamber provides to existing and prospective businesses:

- Resource Center with internet access and economic development resource.
- Assists with site selection and expansions.
- Hosts trade shows, export seminars, and six local area councils.
- Maintains an international business resource center.
- Publishes an annual wages and benefits survey.
- Conducts a Business and Education Partnership program.
- Offers member benefits such as small business insurance plans, reduced rate long-distance telephone service, and member-to-member discounts.

There are also many statewide and regional organizations that assist the Gwinnett Chamber in marketing the community; including the Georgia Department of Industry and Trade and Tourism, Georgia Power, and Jackson EMC.

Another organization in Gwinnett County that serves as a catalyst for economic development is the Council for Quality Growth. Whereas the Chamber’s primary economic development function is to market the County to prospective businesses, the Council functions to promote existing business interests, particularly development oriented businesses. The Council is an association of developers, contractors, and related businesses that serve to promote balanced and

responsible growth. The Council meets once a month to discuss issues of common concern that serve to educate its members about trends, regulatory issues, and changes in codes and state laws. The Council also serves an important function by promoting open communication between its members and local governments, the School Board, the Chamber of Commerce, and other organizations.

The Gwinnett Convention & Visitors Bureau is an organization that promotes tourism in the County. It helps to advertise and coordinate performances and exhibits in the Gwinnett Civic and Cultural Center and hosts special events.

In addition to these organizations, there are a few university sponsored organizations in the community that are set up to assist new businesses in starting up and existing businesses in becoming more productive. These organizations include the University of Georgia Business Outreach Service and the Georgia Tech Industrial Extension Service. The Business Outreach Service helps start-up businesses develop strategic plans, counsels established businesses in identifying new markets, and conducts a variety of seminars for small business owners. The Industrial Extension Service assists manufacturers with production/process improvement, quality systems, information-based technologies, environmental issues, safety, selling to the government, and strategic planning.

In 1982 the City of Snellville created the Downtown Development Authority (DDA). This DDA exists to “promote for the public good and general welfare trade, commerce, industry and employment opportunities” in the downtown area. Although created in 1982, the DDA was inactive for a number of years and has resurfaced recently because of the new mixed-use City Center proposal.

With the powers afforded to it, the DDA will be a very important asset to the City during the redevelopment of the downtown district. The DDA has the authority to use tax revenues, appoint contractors, acquire real estate, initiate long-range plans, borrow money, and serve as the urban redevelopment agency, among other legislatively enabled powers. The City of Snellville retains the power of appointment of the seven directors of the authority and has the power to disapprove the issuance of bonds and other debt incurring agreements. Additionally, the city has the right to grant to or restrict the DDA the power of eminent domain.

3.3.2. Economic Development Programs and Tools

There are very few economic development programs or tools offered in Gwinnett County and the City of Snellville. Historically, the local economy has been so strong, that little or no incentive has been needed to attract new business or industry. The County does have a local development authority that has the power to issue industrial development revenue bonds to support manufacturing expansions and developments. Corporations that utilize the financing through the Development Authority of Gwinnett County are responsible for repaying these debts, so the County government and taxpayers assume no liability. These revenue bonds can lower the cost of borrowing for new and existing manufacturers. In addition, there are several state programs available, such as 100 percent Freeport.

The City collects a percentage of the motel/hotel tax on all occupied motel and hotel rooms within the city. These funds are used to support tourism-related facilities and to promote tourism, conventions, or trade shows within the City. The City uses a portion of this revenue in sponsorship of the South Gwinnett Athletic Association and events such as the annual Deep South Basketball Classic and Snellville Days, which bring thousands of visitors each year into the area.

There are three Community Improvement Districts (CIDs) in Gwinnett County. Each is hoping to put a new face on some of Gwinnett's well-established commercial districts. The Highway 78 CID was established in April 2003 and includes the stretch of Highway 78 from Stone Mountain to Snellville, which encompasses more than 380 properties and 750 businesses. So far, in addition to improving landscaping at public rights-of-way, this group hires off-duty Gwinnett County police officers to patrol the area. Plans call for making the area a major commercial draw by keeping it clean and safe and working with the Georgia DOT to beautify the corridor when it begins a road improvement project next year to remove the reversible lane system from the highway.

The 2005 Special Purpose Local Option Sales Tax, or SPLOST, program began on April 1, 2005, and is expected to raise about \$550 million over 4 years for transportation, public safety, parks, and libraries. The County portion is budgeted conservatively at 90 percent of projected revenues, or \$503 million. Gwinnett's 15 municipalities will share about \$89 million from the 2005 SPLOST program. Under the agreement, Snellville is anticipated to receive over \$11 million.

3.3.3. Education and Training Opportunities

There are a wide variety of both public and private job training programs available in Gwinnett County. These programs begin with the public school system (K-12), which is ranked as one of the finest in the State and includes a network of post-secondary education and training and job assistance centers. The Gwinnett high school curriculum is aimed at developing student skills in both the academic area and the vocational area. Much of the emphasis is placed on guiding students in career choices and providing counseling in alternatives to achieve their chosen careers.

Since 1983, Gwinnett Technical College has provided education, training, and related services to meet the needs of business, industry, and individuals. It offers a wide variety of associate degree, diploma, and certificate options in the areas of arts and sciences, business sciences, health sciences, and industrial technologies. In addition, Gwinnett Tech offers a wide range of programs to aid economic development. The institution has six major programs to assist local businesses:

- Continuing Education for Business & Industry.
- Quick Start Industrial Training.
- Employee Assessment.
- Customized Training.
- Certifications.
- Corporate Training Center.

Besides Gwinnett Tech, there are a number of other opportunities for post-secondary education in Gwinnett, including the new Gwinnett University Center, which opened in 2002. Both the University of Georgia and Perimeter College offer degree programs in Arts, Sciences, Business, Education and Nursing through the Gwinnett Center, which is located off of GA Highway 316 and Collins Hill Road, just north of Lawrenceville. Besides the new University Center, there are also two private business schools in Gwinnett, the Asher School of Business in Norcross and the Gwinnett College of Business in Lilburn.

For those seeking basic job training opportunities, there are also programs available in the County, through Job Training Partnership Act (JTPA), Gwinnett Senior Services, Gwinnett Correctional Institute, and the Georgia Department of Family and Children Services (DFACS).

3.4 Future Economic Trends

Snellville's economic base, labor force and economic development resources are strong according to the latest statistics. Though the City economy is dominated by the service and retail trade sectors, local residents have a wide range of jobs and economic opportunities. Gwinnett County's economy is one of the strongest in the State.

The ongoing community-level planning efforts in Snellville that are aimed at redeveloping the Highway 78 Corridor and enhancing the downtown area will have a positive impact on Snellville's economy. The Town Center, anchored by a new municipal complex, is serving as a stimulus for downtown commercial investment and redevelopment of commercial areas to mixed-use development. This redevelopment is supported by the Town Center Overlay Zoning District.

The CID along US 78 from the DeKalb County line to Scenic Highway (SR 124) is another community-level planning effort that was championed by local business owners. The CID allows businesses and residents in the district to tax themselves to afford improvements that will enhance the appearance and economic viability of the corridor significantly.

Snellville is fortunate to be the local medical and retail center for southern Gwinnett County. Eastside Medical Center is the City's largest employer and serves as a magnet for other medical offices and facilities; and, in like fashion, the large massing of "big box" commercial and retail space along Scenic Highway attracts more retail and supportive services to the City. The service and retail trade sectors dominate the City's economy. It is expected that the service sector will continue to grow County-wide through 2030.

The fiber-optic cable infrastructure strength in Snellville is comparable, or better than that found in other metro-Atlanta employment centers. This infrastructure enables businesses to be connected not only locally, but globally. The presence of this important local resource should be promoted and used as a business recruitment tool for the community

Personal income for residents of the County and State increased significantly over the last decade. Income earned outside the County by County residents has decreased, indicating that a higher percentage of local residents are working in the County rather than commuting outside the County. This trend is expected to continue through 2030.

4 Housing

4.1 Housing Inventory

Following is a series of briefly discussed topics that provide a description of the existing housing conditions for Snellville.

4.1.1 Housing Types

All housing type data comes from the U.S. Census Bureau, which identifies housing type by the amount of units in the structure, rather than classifying type by single- or multi-family. These numbers have been broken down in accordance with DCA standards, which dictate that structures with two or more units per structure are considered multi-family, while all single units are considered single-family.

Figure 4-1 shows that Snellville is comprised of predominantly single-family housing (SFR), at 92 percent of the total housing stock. Meanwhile, multi-family housing comprises 8 percent of the housing stock and mobile homes a minimal 0.1 percent. Between 1990 and 2000, the number of single-family units increased dramatically relative to multi-family. In fact, the number of multi-family actually decreased during that time period (**Figure 4-2**).

Figure 4-1 Housing Unit Types, 1990 – 2000, Snellville

Category	1990		2000	
Total Housing Units	4,185	100%	5,251	100%
Detached SFR	3,628	87%	4,738	90%
Attached SFR	37	1%	90	2%
Duplexes	128	3%	133	3%
3 to 9 Units	363	9%	282	5%
10 to 19 Units	5	0%	0	0%
20 or more Units	0	0%	0	0%
Mobile Home/Trailer	6	0%	8	0%
Boat/RV, Van etc.	18	0%	0	0%

Source: U.S. Bureau of the Census

Figure 4-2 Housing Types, Snellville, Gwinnett County

Housing Type	1980	1990	2000	Change 1980-1990	Change 1990-2000
Total Housing Units	2,566	4,185	5,391	63.1%	28.8%
Occupied Units	N/A	3,940	5,256	N/A	33.4%
Single-Family	2,479	3,665	4,828	47.8%	31.7%
Multi-Family	87	496	415	470.1%	-16.3%
Mobile Homes	N/A	24	8	N/A	-66.7%

Source: U.S. Census Bureau

4.1.2 Age and Condition of Housing Units

In 2000, one third of Snellville’s housing units were 20 to 30 years old. Another 28 percent were 10 to 20 years old. 27 percent were 10 years old or less. The housing stock in Snellville is older than for Gwinnett County as a whole. (Figure 4-3)

Figure 4-4 shows residential building permits issued in Snellville since 2002. There have been nearly 1,000 permits issued for new residential development since January 2002. These new permits represent a significant increase in overall housing stock since the 2000 Census.

Figure 4-5 shows the age and condition of housing stock in Snellville, the Region, and the State. Units built before 1939 and units lacking plumbing facilities are two commonly used measures to determine the prevalence of substandard housing. There are two main observations to be made from the data on units before 1939. First, there is a counter-intuitive increase from 1980 to 1990 in units built before 1939. This increase is likely due to annexations that took place during the 1980s. Second, there are far fewer units built before 1939 in Snellville than there are in the Atlanta MSA and the State of Georgia.

Housing units lacking plumbing facilities are also a very small percentage of Snellville’s housing stock. Both Snellville and the Atlanta MSA have comparable amounts of units lacking plumbing facilities in 1990 at .43 percent and .50 percent of the total housing stock, respectively. Comparatively, the State of Georgia has more than twice as many units without plumbing facilities as the City and the Region.

Considering the overall percentage of the housing stock that falls within the two main categories of substandard housing, the City of Snellville’s housing stock is of high quality. In comparing Snellville to the Region and the State, it can be seen that the city’s housing stock is both newer and more adequately supplied with necessary infrastructure.

Figure 4-3 Age of Housing Units 2000, Snellville

Year Constructed	Snellville		Gwinnett	
	Number	Percent	Number	Percent
1990 – 1999	1,066	22%	72,074	36%
1980 – 1989	1,487	30%	79,588	39%
1970 – 1979	1,761	36%	33,331	17%
1960 – 1969	502	10%	10,022	5%
1950 – 1959	56	1%	3,737	2%
1940-1949	0	0%	1,233	1%
1939 or earlier	32	1%	1,684	1%
Total Units	4,904	100%	201,669	100%

Source: US Census Bureau, Snellville Planning & Development Department
 *As of April 14, 2006

Figure 4-4 Housing Permit Trends, Snellville, 2000-2005

	New Residential	Residential Alteration	Residential Other	Total Residential
2002	208	44	21	273
2003	273	40	22	335
2004	242	23	19	284
2005	202	23	12	237
2006*	37	5	6	48
Total	962	135	80	1,177
Annual Average**	231	33	19	282

Source: Snellville Planning Department

*Year to date as of April 14, 2006 ** 2002 to 2005

Figure 4-5 Housing Age and Condition, Snellville, Atlanta MSA, Georgia

Age and Condition	Snellville			Atlanta MSA			Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Units Built Before 1939	27	42	32	75,467	66,625	66,937	296,662	212,294	192,972
Percent of Total Built Before 1939	1.1%	1.1%	0.6%	9.8%	5.7%	4.2%	14.6%	8.0%	5.9%
Median Year Structure Built	N/A	1978	1982	N/A	1975	1982	N/A	1973	1980
Units Lacking Plumbing Facilities	N/A	17*	N/A	11,551	5,844	N/A	77,077	28,462	N/A
Percent Lacking Plumbing Facilities	N/A	0.43 %	N/A	1.5%	0.5%	N/A	3.8%	1.1%	N/A

Source: U.S. Census Bureau

4.1.3 Housing Occupancy

Snellville's occupancy rate was 97.5 in 2000. The vacancy rate of 2.5 percent is significantly less than for the metropolitan Atlanta Area and the State. (Figure 4-6)

Figure 4-6 Housing Occupancy, Snellville, Atlanta MSA, Georgia

Housing Occupancy	Snellville			Atlanta MSA			Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
% Occupied Units	N/A	94.1%	97.5%	93.5%	90.0%	94.7%	92.3%	89.7%	91.6%
Vacancy Rate	N/A	5.9%	2.5%	6.5%	10.0%	5.3%	7.7%	10.3%	8.4%
Home Owner Vacancy	N/A	3.2%	1.1%	N/A	3.2%	1.7%	N/A	2.5%	1.9%
Rental Vacancy	N/A	13.3%	4.4%	N/A	14.5%	6.1%	N/A	12.5%	8.2%

Source: U.S. Census Bureau

4.1.4 Housing Cost

Figure 4-7 shows that the rate of home ownership in Snellville decreased from 94 percent to 86 percent from 1980 to 2000. The share of rental units more than doubled during that time. Home ownership increased in the Atlanta area and the State of Georgia showing the opposite trend. Three quarters of renters in Snellville spend less than 35 percent of their income on rent. This is significantly less than for the State or the Atlanta area as a whole. This indicates that rents are relatively affordable in Snellville (Figure 4-8). Similarly, Figure 4-9 shows that, while a higher percentage of Snellville's owner-occupied housing have mortgages, mortgage payments account for less than 35 percent of household income for 75 percent of those households with mortgages. Figures 4-10 through Figure 4-13 provide additional statistics showing that, generally, housing is less expensive in Snellville than in Gwinnett County.

Figure 4-7 Trends in Housing Tenure and Cost, Snellville, Atlanta MSA, Georgia

Tenure and Cost	Snellville			Atlanta MSA			Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
% Owner Units	93.8%	84.2%	86.1%	61.4%	62.3%	66.4%	65.0%	64.9%	67.5%
Median Property Value	\$59,500	\$93,675	\$137,200	\$47,700	\$89,300	\$132,600	\$36,900	\$70,700	\$100,600
% Renter Units	6.2%	15.8%	13.9%	38.6%	37.7%	33.6%	35.0%	35.1%	32.5%
Median Monthly Rent (gross)	\$360	\$496	N/A	\$255	\$529	N/A	\$211	\$433	N/A
Owner/Renter Ratio	15.1:1	5.3:1	6.2:1	1.6:1	1.7:1	2.0:1	1.9:1	1.9:1	2.1:1

Source: U.S. Census Bureau

Figure 4-8 Gross Rent as a Percentage of Household Income Snellville & Gwinnett Co.

Gross Rent as a Percentage of Income	Snellville	Atlanta MSA	Georgia
<25%	52.2%	47.0%	45.8%
25-34%	23.1%	19.4%	17.5%
35%-49%	6.6%	12.5%	11.6%
>50%	11.6%	16.0%	16.5%

Source: U.S. Census Bureau

Figure 4-9 Monthly Mortgages as a % of Household Income Snellville, Atlanta MSA, GA

Monthly Mortgage as a Percentage of Income	Snellville	Atlanta MSA	Georgia
Percent of Owner Occupied Housing Units with a Mortgage	83.3%	83.2%	75.3%
<25%	67.6%	63.8%	63.8%
25-34%	17.0%	18.6%	18.0%
35%-49%	8.2%	9.1%	9.1%
>50%	6.8%	8.0%	8.6%

Source: U.S. Census Bureau

Figure 4-10 Specified Owner-occupied Units by Value Ranges, Snellville & Gwinnett Co.

Value	Snellville		Gwinnett Co.	
	2000	%	2000	%
Less than \$50,000	10	0.2	1,054	0.8
\$50,000 to \$99,999	563	13.1	18,076	13.4
\$100,000 to \$149,999	2,237	52.2	57,758	42.8
\$150,000 to \$199,999	992	23.1	31,284	23.2
\$200,000 to \$299,999	396	9.2	19,497	14.5
\$300,000 to \$499,999	73	1.7	5,803	4.3
\$500,000 to \$999,999	17	0.4	1,129	0.8
\$1,000,000 or more	0	0.0	201	0.1
Median (dollars)	137,200	(X)	142,100	(X)

Source: U.S. Census Bureau

Figure 4-11 Monthly Owner Costs for Owner-occupied Units, 1999, Snellville & Gwinnett Co.

	Snellville	%	Gwinnett County	%
Total				
Mortgage	3,571	83.3	119,420	88.6
Less than \$300	0	0.0	164	0.1
\$300 to \$499	54	1.3	1,638	1.2
\$500 to \$699	306	7.1	5,239	3.9
\$700 to \$999	805	18.8	26,851	19.9
\$1,000 to \$1,499	1,714	40.0	54,285	40.3
\$1,500 to \$1,999	535	12.5	20,841	15.5
\$2,000 or more	157	3.7	10,402	7.7
Median (dollars)	\$1,150		\$1,205	

Source: U.S. Census Bureau

Figure 4-12 Monthly Owner Costs as a Percentage of Household Income, 1999, Snellville & Gwinnett Co.

	Snellville		Gwinnett Co.	
	Units	%	Units	%
Less than 15 percent	1,648	38.4	40,925	30.4
15 to 19 percent	871	20.3	28,595	21.2
20 to 24 percent	496	11.6	21,976	16.3
25 to 29 percent	409	9.5	14,881	11.0
30 to 34 percent	262	6.1	8,323	6.2
35 percent or more	580	13.5	19,381	14.4
Not computed	22	0.5	721	0.5

Source: U.S. Census Bureau

Figure 4-13 Monthly Renter Costs as a Percentage of Household Income, 1999, Snellville & Gwinnett Co.

	Snellville		Gwinnett Co.	
	Units	%	Units	%
Less than 15 percent	155	23.1	8,723	15.7
15 to 19 percent	112	16.7	9,538	17.2
20 to 24 percent	83	12.4	8,792	15.8
25 to 29 percent	91	13.6	6,781	12.2
30 to 34 percent	64	9.6	5,108	9.2
35 percent or more	122	18.2	14,444	26.0
Not computed	43	6.4	2,145	3.9

Source: US Census Bureau

4.1.6 Cost-burdened Households

Cost-burdened households are those paying 30 percent or more of their net income on housing costs. Renter and owner households in Snellville are broken down by Median Family Income (MFI) in **Figures 4-14** and **4-15**. In 2000, there were 100 renters and 414 owner-occupied households that had incomes less than 50 percent of MFI in Snellville. Of those, 48 renters and 173 owners were below 30 percent MFI. All renters and nearly all owners below 30 percent MFI were considered cost burdened in 2000. 74 percent of all elderly renters were cost burdened in 2000, with 40 percent of elderly renters spending more than half of their income on housing in Snellville. At the same time, 20 percent of elderly home owners were cost burdened. In total, 26 percent of all renters and 20 percent of all home owners were cost burdened.

Severely cost-burdened households are those that spend 50 percent or more of their income on housing. 40 percent of elderly renters and 10 percent of all renters were severely cost burdened in 2000. 6.3 percent of all owner-occupied households were severely cost burdened in 2000.

Figure 4-14 Cost Burdened Households by Size for Renter Households, Snellville

Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters
Household Income <=50% MFI*	27	65	0	8	100
Household Income <=30% MFI	19	25	0	4	48
% Cost Burden >30%	100	100	N/A	100	100
% Cost Burden >50%	100	100	N/A	100	100
Household Income >30% to <=50% MFI	8	40	0	4	52
% Cost Burden >30%	100	62.5	N/A	100	71.2
% Cost Burden >50%	50	25	N/A	100	34.6
Household Income >50 to <=80% MFI	15	95	25	35	170
% Cost Burden >30%	100	21.1	40	28.6	32.4
% Cost Burden >50%	0	0	0	0	0
Household Income >80% MFI	15	200	80	95	390
% Cost Burden >30%	0	7.5	0	0	3.8
% Cost Burden >50%	0	0	0	0	0
Total Households	57	360	105	138	660
Cost Burden >30	73.7	23.6	9.5	13	23.5
% Cost Burden >50	40.4	9.7	0	5.8	10

Source: Comprehensive Housing Affordability Strategy (CHAS) Data Book

*MFI is median family income

Figure 4-15 Cost Burdened Households by Size for Owner Households, Snellville

Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
Household Income <=50% MFI	225	110	20	59	414	514
Household Income <=30% MFI	108	30	0	35	173	221
% Cost Burden >30%	77.8	100	N/A	71.4	80.3	84.6
% Cost Burden >50%	26.9	100	N/A	71.4	48.6	59.7
Household Income >30% to <=50% MFI	117	80	20	24	241	293
% Cost Burden >30%	18.8	87.5	100	16.7	48.1	52.2
% Cost Burden >50%	12	62.5	0	16.7	28.2	29.4
Household Income >50 to <=80% MFI	184	210	64	58	516	686
% Cost Burden >30%	21.2	69	53.1	67.2	49.8	45.5
% Cost Burden >50%	5.4	26.2	6.3	6.9	14.1	10.6
Household Income >80% MFI	470	2,265	504	280	3,519	3,909
% Cost Burden >30%	9.6	5.7	11.9	12.5	7.7	7.3
% Cost Burden >50%	2.1	0.4	2	0	0.9	0.8
Total Households	879	2,585	588	397	4,449	5,109
% Cost Burden >30	21.6	14.5	19.4	25.9	17.6	18.3
% Cost Burden >50	7.2	5.6	2.4	8.3	5.7	6.3

Source: Comprehensive Housing Affordability Strategy (CHAS) Data Book

Looking at poverty status is another method to gauge cost-burdened households. **Figure 4-16** shows that 444 persons and 89 families lived below poverty level in Snellville in 1999. This represents about 3 percent of all persons and 2 percent of all family households in the City. About 30 percent of people living in poverty in Snellville were children under 18, and about 18 percent were seniors over 65. About half of all families living in poverty were single mothers and 20 percent were single fathers. Married couple families with children accounted for about 33 percent of all poor families. **Figure 4-17** shows that about 7.5 percent of Gwinnett County residents receive Social Security payments and less than 1 percent receive any Supplementary Security Payments or Temporary Assistance to Needy Families. These shares have remained stable since 1997.

Figure 4-16 Poverty Status in 1999, Snellville

	Total	%
Income in 1999 below poverty level: Persons	444	100.0%
Under 5 years	9	2.0%
5 years	0	0.0%
6 to 11 years	61	13.7%
12 to 17 years	61	13.7%
18 to 64 years	235	52.9%
65 to 74 years	30	6.8%
75 years and over	48	10.8%
Income in 1999 below poverty level: Families	89	100.0%
Married-couple family with children	12	32.6%
Married-couple family with no children	17	19.1%
Other family:	60	67.4%
Male householder, no wife present with children	17	19.1%
Female householder, no husband present with children	43	48.3%
Married-couple family:	29	32.6%
With Social Security income in 1999:	9	10.1%
Without Social Security income in 1999:	20	22.5%
Other family without Social Security Income	60	67.4%
Male householder, no wife present:	17	19.1%
Female householder, no husband present:	43	48.3%
Without Social Security income in 1999:	43	48.3%
With public assistance income in 1999	12	13.5%
Without SSI or public assistance income in 1999	31	34.8%

Source: U.S. Bureau of the Census

Figure 4-17 Residents Using Public Assistance in Gwinnett County

Social Security (OASDI) Beneficiaries		Dec-97	Dec-98	Dec-02	
Persons Receiving Benefits	Retirement	24,770	26,260	32,410	
	Survivor	6,605	6,925	7,565	
	Disability	5,705	6,065	7,405	
	Total OASDI	37,080	3,9253	4,7380	
Percent Age 65 or older		67.50%	67.14%	67.61%	
OASDI as a Percent of Total Population ¹		7.41%	7.51%	7.28%	
Total Benefits Paid (x \$1000)		26,963	29,197	40,882	
Percent Change in Total 1997-2002		27.78%			
Supplemental Security Income (SSI)		Dec-97	Dec-99	Dec-02	
Persons Receiving	Adults	Aged	897	1,118	1,402
		Blind/Disabled	2,071	2,292	3,212
	Children		429	451	1,759
	Percent Age 65 or Older		38.50%	41.73%	25.30%
	Total SSI		2,968	3,410	4,083
SSI as a Percent of Total Population ¹		0.59%	0.62%	0.63%	
Amount of Payments (x \$1000)		996	1,199	1,614	
Temporary Assistance to Needy Families (TANF)		1998	1999	2002	
TANF Caseloads		986	740	891	
Percent Change in Avg. Caseloads	1998-99		-24.92%		
	1998-02		-9.63%		
	2001-02		25.85%		
Averages Per Month	Adults	578	346		
	Children	1,762	1,262		
	Total Recipients	2,340	1,608	2,020	
Total as a Percent of Population ¹		0.45%	0.29%	0.31%	
Annual Benefits		\$2,714,092	\$1,928,580	\$2,299,692	

¹Population figures used to calculate this field are Census Bureau Estimates.

Source: Georgia 2000 Information System

4.2 Projected Population and Housing Needs

Population projections provide the basis for estimating Snellville’s future housing needs. The population projections are used to project the number of households. The difference between the number of households and the number of housing units, when adjusted for the need of vacancies to allow a smoothly functioning housing market, is equal to the need for additional housing units.

4.2.1 Projected Population and Households

The population projections and projected household sizes shown in **Figure 4-18** and **4-19** were developed as a part of the population analysis supporting this Community Assessment. Household size in Snellville is projected to continue its downward trend through 2015. In 2015, it is expected to level off and start a slow increase. This trend models County and State trends. To get to the projected number of households in **Figure 4-20**, projected population was multiplied by projected household size. In 2005, there were about 6,634 households in Snellville. This number is projected to more than double to 15,572 by 2030. The growth rate in

households is expected to be 5 percent per year through 2010 then slow to less than 4 percent through 2015. The rate then is projected to slow to less than 1 percent per year by 2030.

Figure 4-18 Population Projections for Snellville through 2030

Year	Population
2000	15,351
2005	18,744
2010	23,339
2015	27,888
2020	32,370
2025	34,413
2030	35,830

Sources: U.S. Bureau of the Census, ARC, JJG

Figure 4-19 Household Size

Year	Snellville	Gwinnett	Georgia
1980	3.35	3.00	2.84
1990	3.03	2.77	2.66
2000	2.87	2.88	2.65
2005	2.83	2.84	2.61
2010	2.80	2.81	2.59
2015	2.79	2.80	2.57
2020	2.79	2.80	2.58
2025	2.82	2.83	2.60
2030	2.85	2.86	2.63

Sources: U.S. Bureau of the Census, ARC, Woods & Poole Economics, Inc.

Figure 4-20 Projected Number of Households for Snellville

Snellville	2005	2010	2015	2020	2025	2030
Total	6,634	8,335	9,995	11,601	12,202	12,572
average annual change		340	332	321	120	74
average annual % change		5.13%	3.98%	3.21%	1.04%	0.61%

Source: JJG

4.2.2 Projected Demand and Need for Housing

The number of housing units that are in demand at any time is equal to the number of households plus the number needed to provide an adequate vacant supply for market turnover. Therefore, to determine the total number of additional housing units that will be in demand in Snellville through the year 2030, the 2000 vacancy rate for housing units (2.50 percent) was applied to the household projection data. The results are shown in **Figure 4-21**. In 2010, the demand for housing units will be 8,543 and 12,886 by the year 2030.

Figure 4-21 Projected Demand for Housing 2005-2030

	Vacancy Rate	2005	2010	2015	2020	2025	2030
Snellville	2.50%	6,799	8,543	10,245	11,891	12,507	12,886

Sources: U.S. Bureau of the Census, JJG

The number of housing units that will be needed is represented by the difference between supply and demand. The supply is considered to be the number of housing units existing in 2005, which is subtracted from the demand projections to estimate housing need. An additional 1,744 units

will be needed to meet the housing demand for Snellville from 2005 to 2010, and an additional 6,086 units will be needed to meet the 2030 housing demand. This represents an increase of 89.5 percent over the number of units supplied in 2005.

4.3 Special Housing Needs

This section of the housing element analyzes special housing needs for Snellville. Interviews with service providers and the analysis of the hard data sources revealed the following about special housing needs in Snellville.

4.3.1 Elderly

In Snellville, the population of persons over 65 has grown by more than 400 percent since 1980. In 2000, persons over 65 accounted for 12.3 percent of the population. About 4 percent of people over 65 in Snellville live below the poverty level. Currently, there are five market-priced assisted living facilities and two at-home care services in Snellville. Affordable housing, specifically for the elderly and persons with disabilities, is rather limited in Gwinnett County. Most facilities available for seniors and persons with disabilities are expensive, and the number of persons who need such housing exceeds the available supply of housing units of this type. The need for affordable and accessible housing will continue to increase as the population ages.

4.3.2 Homeless

There are no population estimates for homeless victims in Snellville. Gwinnett County has experienced a major shortage of adequate and affordable housing for families. The major reason for this is related to the disparity between the average income of families moving into the area and the cost of new and existing housing in the County. In 1999, more than 3,000 people were estimated to be without shelter on any given night. From 1993 through 1999, the Gwinnett Housing Resource Partnership (GHRP) served more than 5,600 households with direct housing services and another 73,000 households with housing information, referrals and education. In 1999 alone, GHRP served nearly 2,000 households with direct housing services and more than 36,000 households with housing information, referrals and education.

The Gwinnett Coalition for Health and Human Services (GCHHS) serves as the linkage among all the Gwinnett County entities that serve the homeless persons or near-homeless persons in need of various types of assistance. The GCHHS brings together all the public and private entities serving persons with housing, emergency assistance, and other needs. The GCHHS provides a hotline for citizens through which they can obtain referrals to appropriate service providers. Gwinnett faces several challenges when addressing homelessness and there are insufficient numbers of decent, safe, and sanitary low-cost housing units in Gwinnett County.

4.3.3 Domestic Violence Victims

The Partnership Against Domestic Violence (PADV) operates the shelter for abused women and their children in Gwinnett County. Also, there are a few non-profit organizations that provide shelter to a limited number of battered women, children, and adults. There are no other general emergency shelters for families or individuals who have lost their housing because of economic or physical disaster. To respond to this need, THE IMPACT! GROUP operates an emergency shelter program in partnership with local hotels and motels, the other agencies serving the

homeless population. THE IMPACT! GROUP coordinates the delivery of shelter, services, and prevention activities. Two other nonprofits serve targeted groups for emergency and transitional shelter -- the PADV and the Gwinnett Children's Shelter. The PADV provides some emergency and transitional housing for women, and women with children, who are escaping domestic violence. The Children's Shelter provides some emergency and transitional housing for children and teens who are awaiting foster care or permanent placement.

4.3.4 Migrant Farm Workers

There is not a notable population of migrant farm workers in Gwinnett County that require housing assistance.

4.3.5 Disabled Persons (Mental and Physical)

According to US Census Data, there are 2,057 people (age 5+) with disabilities in Snellville, representing 14.6 percent of the City's total population. This includes 1,167 who are of working age (16 to 64), of which 74 percent are employed.

4.3.6 HIV/AIDS Patients

AID Gwinnett, Inc. (AGI) was created in 1991 to provide services to individuals with AIDS/HIV and to their families and friends. Services provided by AGI include counseling, case management, transportation, medical services, and housing. Gwinnett County has no specific housing facility for persons with AIDS/HIV and provides housing assistance funds to persons with AIDS/HIV. In 1997, Gwinnett County had the distinction of being the County with the lowest rate per 100,000 people of any of the five major health districts in the Atlanta region. By 2000, the rate of new HIV/AIDS cases was less than 3 per 100,000 persons. This does not create a notable unmet housing need for this group.

4.3.7 Persons Recovering from Substance Abuse

The Gwinnett/Rockdale/Newton (GRN) Community Service Board provides comprehensive mental health and substance abuse services to all citizens of Gwinnett County. Housing for persons with such conditions is provided by the GRN, using leased facilities. The GRN Housing activities include residential services for this special population through family care homes, halfway houses, self-help placements, and emergency homes.

Transitional housing in Gwinnett County (35 units) is provided by THE IMPACT! GROUP, which has 12 units, by Rainbow Village, with 14 units, 1 unit owned/operated by Travelers Aid, and 4 units each leased by the Asian-American Resource Center and Distinguished Women With a Purpose. These organizations provide transitional shelter to families and/or to women with children.

4.4 Jobs-Housing Balance

Figure 4-22 Jobs Housing Balance

	Snellville		Gwinnett County	
	1990	2000	1990	2000
Population	12,084	15,351	352,910	588,448
Housing Units	4,185	5,251	137,608	209,682
Employment	6,271	7,821	203,387	314,471
Employment/Population ratio	0.52	0.51	0.58	0.53
Employment/Housing ratio	1.50	1.49	1.48	1.50

Source: U.S. Bureau of the Census

Jobs-housing balance seeks equilibrium between housing and jobs. The underlying theory is that, as jobs and housing are more evenly distributed and mixed, people will be able to live closer to their jobs and traffic congestion and vehicular traffic will be reduced. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75, with 1.4 considered ideal. At about 1.5, both Gwinnett County and Snellville have good jobs-housing balances (**Figure 4-22**).

Figure 4-23 illustrates supportable housing prices based on income of Gwinnett County wages for workers in the County. The average weekly wage for a worker in Gwinnett County was \$820 in 2005. This wage can support a housing price of \$168,661. As presented earlier, the median property value in Snellville in 2000 was \$137,200. In 2000, the vast majority of owner-occupied units in Snellville were valued below \$150,000. This would indicate that homes in Snellville are affordable to average residents of Gwinnett County.

Commuting patterns are discussed in the Economic Development section of this Community Assessment. Approximately 54 percent of Gwinnett County residents worked within Gwinnett County in 2000.

Figure 4-23 Correlation of Average Weekly Wages to Housing Prices for Gwinnett County Workers (2005)

Industry	Average Weekly Wage	Average Monthly Income	Monthly Income Available for Housing (30%)	Equivalent Housing Price
Goods-Producing Domain	\$968	\$4,195	\$1,258.40	\$199,102
Natural Resources and Mining	\$762	\$3,302	\$990.60	\$156,731
Construction	\$913	\$3,956	\$1,186.90	\$187,790
Manufacturing	\$1,020	\$4,420	\$1,326.00	\$209,798
Service-Providing Domain	\$793	\$3,436	\$1,030.90	\$163,107
Trade, Transportation and Utilities	\$810	\$3,510	\$1,053.00	\$166,604
Information	\$1,327	\$5,750	\$1,725.10	\$272,943
Financial Activities	\$1,052	\$4,559	\$1,367.60	\$216,380
Professional and Business Services	\$869	\$3,766	\$1,129.70	\$178,739
Education and Health Services	\$701	\$3,038	\$911.30	\$144,185
Leisure and Hospitality	\$365	\$1,582	\$474.50	\$75,075
Other Services	\$572	\$2,479	\$743.60	\$117,651
Public Administration	\$846	\$3,666	\$1,099.80	\$174,009
Unclassified	\$980	\$4,247	\$1,274.00	\$201,570
Total, all industries in Gwinnett County	\$820	\$3,553	\$1,066.00	\$168,661
Total, all industries in Atlanta MSA	\$857	\$3,714	\$1,114.10	\$176,271

5 Natural and Cultural Resources

Maps illustrating the location of resources described in this analysis can be found at the end of this report in the “Atlas of Supportive Maps” (Atlas). Note that the “Local Planning Requirements” call for an assessment of Protected Mountains and River Corridors and Coastal Resources. The absence of these resources in Snellville precludes their inclusion in the following analysis.

5.1 Wetlands

As defined by the United States Fish and Wildlife Service, wetlands are defined as lands transitional between terrestrial and aquatic systems where the water table usually is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: 1) the substrate is predominantly undrained hydric soil; 2) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year; 3) at least periodically, the land supports plants specifically adapted to live in wetlands.

Map 5-1 illustrates the locations of wetlands within Snellville. The data included in **Map 5-1** is based on the National Wetland Inventory (NWI) maps prepared by the United States Fish and Wildlife Service for planning purposes. These maps are the official wetland maps of the City of Snellville. The largest concentration of wetlands in Snellville is along Big Haynes Creek. Other smaller wetland areas are located along streams and in some isolated locations in the City.

In Georgia, wetland protection rests with the U.S. Army Corps of Engineers (ACOE), Section 404 of the Clean Water Act, which gives ACOE authority to protect navigation channels and regulates the discharge of dredged or fill material in waters or wetlands. Only wetlands adjacent to navigable waterways are protected under Section 404. Disturbing wetlands through drainage or discharge of fill is prohibited, unless there is "no practicable alternative." Practicable alternatives can consider cost, existing technology, and logistics and can include the acquisition of other suitable property.

Snellville’s Wetland Protection Ordinance complies with the Georgia Department of Natural Resources Environmental Protection Division’s Environmental Planning Criteria, as set forth in Chapter 391-3-16-.03.

5.2 Groundwater Recharge Areas

A groundwater recharge area is any area that facilitates the flow of surface water into an aquifer to recharge it with more water. Significant recharge action replenishes the supply of well water. Additionally, recharge areas provide potential avenues for contaminants to enter the groundwater. It is important, therefore, to recognize the recharge mechanisms for groundwater sources of drinking water.

Map 5-2 illustrates probable groundwater recharge areas in Snellville. Although most of Snellville’s water is delivered from Lake Lanier via the Gwinnett County Water System, some private wells remain in the City and surrounding area. Because of the persistence of private wells, it is important to protect groundwater quality.

The Resources in Hydrologic Atlas 18 (1989 edition) prepared by the Department of Natural Resources (DNR) identifies all "Significant Recharge Areas" in Georgia. The mapping of recharge areas is based on outcrop area, lithology, soil type thickness, slope, density of lithologic contacts, geologic structure, the presence of karst, and potentiometric surface. According to DNR's map of Gwinnett County, there exist large recharge areas to the north and west of central Snellville. Consequently, it is vital that the City undertake efforts to ensure that groundwater is not contaminated by any activities in the recharge area. Snellville also must encourage neighboring communities to take similar action.

5.3 Water Supply Watersheds, Water Sources, and Water Quality

A watershed is the area of land that contributes water runoff to a particular body of water, including streams or lakes. If the body of water is used as a source of drinking water for nearby communities, the watershed is then considered a water supply watershed. Proper stormwater management is necessary to ensure that runoff is controlled prior to running off a site, thus allowing water supply watersheds to provide adequate water for proper treatment.

Of the four principal streams within the City of Snellville, only Big Haynes Creek is designated as a water supply watershed. A reservoir and drinking water intake immediately across the County line serves 70,000 Rockdale County residents. As a result, certain State requirements apply for all new developments within this watershed.

Concurrent with State regulation, in 2005 Gwinnett County and the City of Snellville adopted a stream buffer protection ordinance. Under the terms of the ordinance, all land development activity must maintain a 50-foot undisturbed natural vegetative buffer on both banks of all streams. All impervious cover is prohibited an additional 25 feet beyond the undisturbed natural vegetative buffer. Grading, filling and earthmoving must be minimized within the setback. Also, new septic systems are prohibited in Snellville.

Despite the preceding protective actions, Snellville's primary streams suffer from poor water quality. In 2006, Big Haynes Creek, No Business Creek, Turkey Creek, and Watson Creek were all identified as failing to support their designated uses by the DNR. All four waterways remain in non-compliance with the Clean Water Act for high levels of fecal coliform bacteria, an indicator of harmful pathogens. The presence of coliform bacteria makes swimming and fishing within the streams unhealthy.

Urban runoff is believed to be the source of the fecal coliform bacteria polluting Snellville's waterways. When rain falls on impervious surfaces within the City, it picks up pollutants and carries them into the streams. Common sources include leaky septic systems and sewage pipes and pet waste. All three problems are difficult for communities to address properly. Options include encouraging pet owners to throw pet waste into garbage cans, instead of leaving it unattended, and properly maintaining and inspecting City sewage pipes and private septic systems. Additionally, maintaining and enlarging streamside buffers and retaining and treating stormwater also can prove effective at preventing non-point source pollution.

Figure 5-1 State-listed Impaired Waterways

Stream Name	Location	Use	Evaluation	Criterion Violated	Potential Causes	Actions Required to Improve Water Quality
Big Haynes Creek	Gwinnett County	Fishing/ Drinking Water	Not Supporting	Fecal Coliform Bacteria	Urban Runoff	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution
No Business Creek	Gwinnett County	Fishing	Not Supporting	Fecal Coliform Bacteria	Urban Runoff	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution
Turkey Creek	Gwinnett County	Fishing	Not Supporting	Fecal Coliform Bacteria	Urban Runoff	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution
Watson Creek	Gwinnett County	Fishing	Not Supporting	Fecal Coliform Bacteria	Urban Runoff	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution

Source: Georgia Department of Natural Resources, Environmental Protection Division

5.4 Slopes

As Snellville is in the Piedmont Plateau of Georgia, slopes generally are gentle to moderate. The primary exceptions are slopes near major streams, which can be short and steep. These areas have been subject to geologic erosion for a long time, and the igneous and metamorphic rocks that underlie the areas generally are deeply weathered.

Steep slopes in the City of Snellville are limited in number. Most of the steep slopes in existence are manmade creations, typically the result of development activities. These are located along the south side of Lanier Mountain, adjacent to commercial development along the north side of U.S. Highway 78. Most of these areas are forested or covered with other forms of protective vegetation. Further clearing and development of these lands should be avoided.

The possibility of soil erosion from steep slopes during development is managed through City ordinances adopted pursuant to the Georgia Erosion and Sedimentation Act of 1975 as amended. In particular, steep slopes in excess of 25 percent, as measured over a 20-foot horizontal interval, of at least a 5,000-square foot (sq. ft.) contiguous area, are considered unsuitable for development.

5.5 Floodplain

The 100-year floodplain is defined as those lands subject to flooding that have at least a 1-percent probability of a flooding occurrence in any calendar year based on the basin being fully developed, as shown on the current land use plan. **Map 5-1** shows the locations of the 100-year floodplains in Snellville based on the Federal Emergency Management Agency's (FEMA's) 1983 study. The revised 2005 FEMA flood maps and study currently are being finalized. The revised map and study will be adopted later this year and will supersede the 1983 map.

Development in Snellville must conform to the standards set forth in the flood damage prevention ordinance. Areas within the regulatory 100-year floodplain are defined by the City as unsuitable for development and, therefore, primary conservation areas and are required to be included within the open space. The development of unsuitable land is prohibited and shall not be subdivided for residential occupancy.

Additionally, all development in Snellville must take measures to avoid unnecessary impervious cover. Impervious surfaces exacerbate overland flow, funneling large volumes of rainwater directly into streams. As a result, the probability of flooding increases with the amount of impervious surfaces within a drainage basin.

5.6 Soils

In 1967, a comprehensive soil survey of Gwinnett County was conducted by the United States Department of Agriculture. This in-depth survey identified 26 separate soil series and 11 different soil associations. These associations have been grouped into three classifications of soil types found within the City of Snellville. The characteristics and locations within the City are described below.

Deep Upland Soils: The majority of the City is occupied by deep upland soils, which comprise all upland areas where there is no danger of flooding. These soils are dominantly well-drained, very gently sloping soils that are deep over hard rock. These soils have a clayey to loamy subsoil on ridge tops and interstream divides. These soils are appropriate for almost all uses with very slight adjustments to the area and few limitations. Major problems in this classification arise only in regard to slope. These soils include the Appling-Pacolet-Louisberg, Madison-Pacolet-Appling, Gwinnett-Cecil-Davidson, and Appling-Pacolet-Gwinnett Associations.

Shallow Upland Soils: Shallow upland soils are the second most common soil type in the City. They are found outside of the floodplain, but still within low-lying areas. They buffer the floodplains of Big Haynes Creek, No Business Creek, and Watson Creek.

Levels Soils on Floodplain: These soils show a wide range of drainage capabilities. They are located almost completely within the 100-year floodplain of all the streams within the City. These soils are generally unfit for most permanent development. They serve as a good habitat for wildlife and with proper management can be used for pasture and limited farming. These areas would not be suitable for septic tank usage or landfills. They comprise the smallest area of the three soil groups. Level Soils on Floodplain include the Chewacla-Congaree-Wehadkee Association.

In summary, most of the City lies upon deep upland soils that are suitable for development. The only problem soils within the City lie within or in close proximity to the floodplains and major streams.

5.7 Plant and Animal Habitats

The dominant animal species in the City of Snellville are those that are most able to adapt to human habitation. Suburban, rural estate, and farm areas may include extensive areas of woodlands and field mixed with human activity areas. These natural areas provide homes for many animal species that are capable of co-existing, or even thriving with human activities, nearby. Many species of rodent (rabbits, squirrels, chipmunks, mice, etc.), opossum, moles, shrews, raccoon, bats, salamanders, toads, frogs, turtles, lizards, snakes and birds are found throughout the City.

In order to increase available habitat for many of the species adapted to life in the suburbs, the City now requires all residential subdivisions to set at least 20 percent of the development aside as greenspace. The greenspace must be recorded as a conservation easement, thereby protecting the area in perpetuity. In addition to the benefits for plant and animal species, the greenspace provides residents access to nature and oftentimes trails. As an amenity, it has positive human health benefits in addition to improving property values.

As a result of the growing concern over the conservation of the Nation's native plant and animal life, the United States Congress passed the *Endangered Species Act of 1973*, which provides for the conservation of endangered and threatened species of wild life, fish, and plants. Shortly after the federal *Endangered Species Act of 1973* was enacted, the State of Georgia passed the *Wildflower Preservation Act of 1973* and the *Endangered Wildlife Act of 1973*. As required by these acts, the DNR initiated an effort to list native species of plants and animals that were

considered endangered, threatened, rare or unusual and designate these as “protected species.” The Department of Natural Resources Georgia Heritage Inventory lists and describes habitats of threatened and endangered species. Endangered plant species are listed in Georgia’s Protected Plants. The inventory and protected plants are updated continually.

Rare and endangered plant and animal species that may be located in Snellville are described in the following sections. These listings are compiled from the U.S. Fish and Wildlife Service and from the DNR.

5.7.1 Endangered Animal Species

Bald Eagle (*Haliaeetus leucocephalus*) - The bald eagle is the second largest North American bird of prey with an average 7-foot wingspan. It has a distinctive white head and white tail offset against a dark brown body and wings in adult birds. Bald eagles are opportunistic foragers and diet varies across the range based on prey species available. The bald eagle is found throughout the conterminous United States and Alaska. A wintering population survey of the total North American population was completed in 1997 and resulted in 98,648 individuals, with the largest number in Alaska (44,000) and British Columbia (28,507). The major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning. The federal status of the bald eagle is threatened. In Georgia, the bald eagle remains endangered.

5.7.2 Endangered Fish Species

Bluestripe Shiner (*Cyprinella callitaenia*) – The bluestripe shiner is an elongate, slender minnow with a slightly compressed body. The head is small, with an inferior, oblique mouth and a long, blunt snout. Breeding males are steel-blue with iridescent pink flecks above the lateral stripe. The species is typically found in rivers, reservoirs, and large tributaries with slow to moderate currents over sand and gravel substrates. The fish is listed as threatened by the State of Georgia.

5.7.3 Endangered Plant Species

Black-Spored Quillwort (*Isoetes melanospora*) – The distinguishing characteristics of black-spored quillwort include complete velum coverage, dark tuberculate megaspores and short, and spiraled leaves. Immature plants may have distichous leaves. The black-spored quillwort is usually found in shallow, flat-bottomed pools found on the crest and flattened slopes of unquarried outcrops. Historically, the black-spored quillwort has been restricted to the Piedmont region of the Southeastern United States. Currently, the plant exists at only five sites in Georgia, including Gwinnett County. Quarrying continues to destroy black-spored quillwort populations. Additionally, vehicular traffic in pools during the species' growing season uproots and crushes live plants, hastens the erosion of the pools' rims, and displaces soil from the pools. Black-spored quillwort is officially listed as endangered at both the state and federal level and is afforded legal protection under the Wildflower Preservation Act of 1973. Georgia legislation prohibits taking of plants from public lands without a permit and regulates the sale and transport of plants within the State. However, Georgia law does not provide protection against habitat destruction, the major threat to these species, and has been inadequate in preventing the further decline of the plant.

Little Amphianthus (*Amphianthus pusillus*) - A small, fibrous-rooted annual with white flowers, little amphianthus has floating and submerged leaves. Oppositely arranged, the floating leaves are attached to the stem near the submerged leaves by long, delicate stems. The plant's flowers are 4 to 5 millimeters in length and are borne in the axils of both the floating and submerged leaves. Floating flowers are open, and submerged flowers are closed, except when exposed to air. Depending on environmental conditions, Amphianthus usually flowers in March or April. Little Amphianthus occurs at 39 sites in Georgia, including several in Gwinnett. The number of individual plants in the pools range from a dozen to several thousand. When rainfall is sufficient, most pools contain several hundred plants. Little Amphianthus is listed officially as threatened at both the state and federal level and is afforded legal protection under the Wildflower Preservation Act of 1973. Georgia legislation prohibits taking of plants from public lands without a permit and regulates the sale and transport of plants within the State. However, Georgia law does not provide protection against habitat destruction, the major threat to these species, and has been inadequate in preventing the further decline of the plant.

Bay Star-Vine (*Schisandra glabra*) – The Bay Star-Vine is a monoecious, twining, woody vine. The vine occurs in the Atlantic and Gulf Coastal plains from North Carolina south to northern Florida, west to Louisiana and up the Mississippi Embayment into western Tennessee and east Arkansas. It is known from at least 30 occurrences, although much of this data is between 10 and 15 years old. Currently, it is highly threatened by competition from non-native invasives (particularly Japanese honeysuckle), land-use conversion, and habitat fragmentation (conversion to pine plantations in Piedmont has eliminated many populations), and forest management practices. The plant is listed as threatened by the State of Georgia.

Golden Seal (*Hydrastis Canadensis*) - Golden Seal is a native Missouri wildflower that occurs in rich woods, wooded slopes and valleys, and typically grows 10-15" tall. The plant features a single, large, palmately lobed, wrinkled, basal leaf (to 8" wide) and a two-leafed flower stalk topped with a solitary, yellowish green to greenish white, apetalous flower with prominent whitish stamens. Flowers bloom in spring, and give way to attractive but inedible scarlet red berries. Hydrastine is a bitter alkaloid that is extracted from the rootstock for certain pharmacological purposes (aids digestion or inhibits bleeding). Golden Seal was used by early Americans for a variety of purposes including tonic, diuretic, insect repellent and yellow dye. All parts of the plant are poisonous in large doses, however. The plant is listed as endangered by the state of Georgia.

Granite Rock Stonecrop (*Sedum pusillum*) - Granite Rock Stonecrop is an annual herb. The plant is small, usually 4-8 cm tall, and unbranched to few-branched. The succulent leaves are arranged spirally and nearly cylindrical. The small, white flowers are arranged in a cyme, and have four petals, each 3-4 mm long. The eight stamens have reddish-brown pollen sacs. The flowering period of the plant is from March to April and is generally found growing on granitic outcrops among mosses in partial shade, usually in leaf litter and mats of mosses. The plant is listed as threatened by the State of Georgia.

Piedmont Barren Strawberry (*Waldsteinia lobata*) - A perennial herb with rounded, mostly three-lobed leaves, 3-5 cm long, borne on stalks from horizontal rhizomes. The rhizomes can

grow to a meter or more in length. Small clusters of pale yellow flowers are borne on flowering stalks that are usually a little taller than the leaf stalks. Piedmont barren strawberry blooms in May and June. The plant is typically found on high, steep slopes and terraces above watercourses where conditions of constant high humidity and shade prevail. The plant is listed as threatened by the State of Georgia.

5.8 Greenspace

5.8.1 Scenic Views

Snellville does not currently possess any formally sanctioned scenic views or scenic corridors. Because of the heavily developed, suburban nature of the City, areas featuring potential scenic views are extremely limited.

5.8.2 Major Park, Recreation, and Conservation Areas

Snellville does not contain any recognized federal, state, or county conservation areas. In 2006, however, Snellville was identified as a “Signature Community” by the DCA. Under the program, Snellville plans to master plan Baker’s Rock, a 30-acre granite outcrop it owns and which is held in a conservation easement by the Gwinnett Open Land Trust. The property is home to several endangered species and is an important environmental resource for the City.

5.9 Cultural Resources

5.9.1 Local History

Prior to 1800, the area where Snellville now rests was an old growth chestnut-oak-hickory forest. Native Americans of the Cherokee tribe inhabited the northern portion of the County, and the Creek Indian tribe inhabited the southern portion of the County (*Worthy, Marvin Nash. Gwinnett County History, Volume III, Chapter I*). The area was then logged and settled by farmers during the mid to late 1800s. By 1879, the area was occupied by second growth forest and a smattering of farmers.

Commerce began in the Snellville area in c. 1879 with the arrival of Thomas Snell and his friend James Sawyer. The two men identified an opportunity at the intersection of (what is now) U. S. Highway 78 and Georgia Highway 124, where they built a small wood frame building and set up the area’s first store. Until that time, local farmers had to travel to neighboring towns to acquire anything they could not make themselves or borrow from neighbors. In just a short time, the business was prosperous and attracting customers from the neighboring towns of Lawrenceville and Loganville. While it is uncertain when the town officially changed from New London to Snellville, Snell and Sawyer’s advertising identified their location as Snellville. As Snellville’s commerce continued to prosper, its religious community began to grow. Several churches were started during this time, including Snellville Methodist Church and First Baptist Church in the heart of downtown. Other churches opened in the outskirts of Snellville also during this time, including Mt. Zion Baptist Church and Raymond Hill Baptist Church.

Snell and Sawyer’s partnership ultimately dissolved, and the two each opened their own stores. Sawyer retained the original building that housed Snell and Sawyer’s and built a granite structure around and above the original wooden frame, eventually disassembling the wooden frame from

within. This distinctive three-story structure acted as the primary identifying element for the settlement of Snellville. Sawyer opened Snellville's first post office in 1885 from the back of his store, where he served as the postmaster. Snell built a new store, also of granite. While neither store exists in present-day Snellville, many buildings throughout the City also have been constructed of granite, offering a glimpse into the past. Snell died in 1896 from complications following surgery for appendicitis, at the young age of 39. He was buried on Brownlee Mountain, known today as Nob Hill. His grave was later moved to nearby Lithonia. Sawyer operated his store until the 1940s, when he was forced into retirement because of blindness. After his retirement, the store was owned and operated by various merchants until it was destroyed in 1960 and a service station built in its place. Sawyer died in 1948 at the age of 91 and is buried in the Baptist Cemetery, now known as the Snellville Historical Cemetery.

Snellville's first mayor was Gladston Snell. After receiving its charter, Snellville's City limits were enlarged to a 1-mile radius from the center of town. Snellville's growth remained slow until the 1960s when the suburban development patterns of segregated uses and automobile dependency became commonplace.

Like Sawyer's store, many of the commercial structures that followed were built fronting U.S. 78. Other building types were dispersed around the community rather than close to the commercial core.

The period from the 1850s to the 1950s was the "small town" period of American rural communities. Most of the inland small towns we are familiar with were built during this time, including Marietta, Norcross, Roswell, and Carrollton. These towns were characterized by a compact commercial core located at the center of the settlement. The town center typically contained shops, churches, professional offices, services such as taverns, and a town hall or meeting hall. Some residences would be located in the upper floors of these buildings, and more would be located on the next block, within easy walking distance from the shopping and services. Snellville's growth in its early days was slow, because it was not located on any navigable water body and it was bypassed by the railroads. However, the City did incorporate on August 20, 1923 when it received its charter from the General Assembly of the State of Georgia.

The end of World War II marks a change in how typical American communities were built. Unlike the small town pattern of the 19th and 20th century, Snellville took this new suburban development pattern and segregated each use into a different location. Retail strip centers, office parks, schools, residential subdivisions, and recreational facilities were each prescribed and developed in separate spaces. The uses were located at such a distance that they were accessible only by car. The slow growth pattern continued in Snellville until the 1960s when this model dominated the American landscape.

From the 1960s to the present, Snellville took its current form according to this suburban model. This represents the vast majority of the existing buildings in the community today. As part of this process, the historic building stock of Snellville has been decimated by three factors. First, the widening of U.S. 78 through the town destroyed much of the commercial core that survived from the 19th century. This widening brought larger volumes of high-speed traffic through the heart of the community, creating a chasm through the center of town.

Second, many of the older buildings were of wood frame construction, which have been lost to fire, termites, and dry rot. Finally, many of the remaining stone buildings were demolished to make way for uses that were perceived to create a more immediate monetary benefit. In many cases, these replacement buildings were demolished later for the same reason. The original Sawyer store, which was demolished to make way for a gasoline service station, is an example of this trend.

5.9.2 Identification of Historic Resources

The City has no historic sites or buildings listed on the National Register of Historic Places. Additionally, there are no historic markers located in the City of Snellville. A complete inventory and pictorial documentation of the City's historic resources has not been performed. The current inventory of historic sites, institutions, and cemeteries was based on information gathered from the 1992 Comprehensive Plan and through individual interviews with members of the Snellville Historical Society. The Snellville Historical Society is in the process of compiling detailed histories on buildings and sites within the City and has long-term plans to develop. A comprehensive heritage book has been compiled to record the stories of the places, families, and events that have formed Snellville. When an inventory of existing structures is compiled it should be done using state guidelines and copies of the inventory should be housed both at the Snellville Historical Society and at the DNR – Historic Preservation Division's files.

Remaining Historic Resources

Buildings

Potato Curing House	c. 1930
Old Agricultural Building	c. 1930
Mason-Todd House	c. 1890
Carl Pate Home	c. 1920
Cooper/Williams Home	
Garvice Williams Home	1929
Sanders/E. R. Snell Home	c.1930s
Simpson/Pate Home	c. 1935

Religious Institutions

Mt. Zion Baptist Church	1849
Raymond Hill Baptist Church	1875
First Baptist Church	1882
Snellville Methodist Church	1884

Cemeteries

Snellville Cemetery	Between E. Main Street & Wisteria Drive
Mt. Zion Cemetery	SR 124 (Scenic Highway) & Mt. Zion Church Road
Raymond Hill Cemetery	Off US 78, E of Snellville, end of Crestview Drive
Williams Family Cemetery	Springdale Drive
Haney Family Cemetery	North Road

5.9.3 Snellville Historical Society

The City of Snellville does have an active historical society that was formed in 1996. The society meets twice a year and has a quarterly newsletter that features historic sites in the City. As of the summer of 2006, the Snellville Historical Society, housed in the City Center, has 136 members and is actively working on documenting the historic structures and sites within the City. The Society is working on several projects including creating a central location for the general public to research the history of the City of Snellville, its community, and buildings. There are plans to create a website. The Society currently creates displays to take to community events and schools and there is a desire to create a permanent traveling display. The Society also would like to undertake research projects on a variety of topics, including roads, families, land records, cemeteries, etc. Currently, there is a book on the City's "Consolidated School" being written. The granite school building, an important feature in Snellville's history, was demolished many years ago. A longer-term goal would be a second book, a pictorial history of Snellville.

There is currently not a paid City staff position dedicated to historic resources preservation. The Snellville Historical Society's office and research facility is housed in the City Center. The volunteer group functions as the City's historic preservation staff. Because of the limited number of existing historic structures remaining in the City, the Snellville Historical Society's function to document the history of the remaining buildings, the community, and the City's history is considered adequate. There does not appear to be an identified need for sophisticated administrative programs such as locally designated historic districts and sites, historic preservation ordinances, historic easement programs, transfer of development rights to preserve historic structures, or extensive consideration of historic preservation in the development review process.

5.9.4 Regulatory and Policy Assessment

The National Register of Historic Places' listing of a property is a federal recognition of its significance, but it does not offer protection for the site. Federally funded undertakings will avoid a listed or eligible resource as much as possible, but the listing does not protect a historic home or district from changes. There are no National Register of Historic Places listed resources or districts within the City. If, in the future, buildings within the City are nominated and listed on the National Register of Historic Places, additional protections could be administered using overlay zoning.

5.9.5 Archeological Resources

The City of Snellville contains several archeological sites, although their location and condition are generally not well documented. The archaeological sites reported in Snellville vary widely in cultural time period, location, state of preservation, and endangerment by modern disturbance. No specific pattern of site location could be ascertained with available information.

Examples of archeological sites in Snellville include cemeteries, Civil War, and Native American sites. These sites could offer important information about the City's past; efforts should be made to inventory the sites and suggest appropriate preservation, excavation, and research activities pertaining to each. The City's rapid development pace puts these sites in

danger. Also, no provision exists in the current City of Snellville code to protect archeological sites through the development review process.

6 Community Facilities and Services

Following the guidelines of the State Local Planning Requirements, the Assessment of Community Facilities and Services reviews a wide range of public services available to Snellville residents. These public services include:

- Water Supply and Treatment
- Sewerage System and Wastewater Treatment
- Stormwater
- Solid Waste Management
- Police Service
- Fire and Emergency Services
- Hospitals and Other Public Health Facilities
- Parks and Recreation
- General Government
- Educational Facilities
- Libraries and Other Cultural Facilities

It is important to recognize that the City of Snellville does not provide all of the services described in this inventory and assessment. In particular, the City provides police protection, recreational and senior facilities, public works (streets, roads, bridges), solid waste management, planning services, and general government (community services, courts, business license, etc). Gwinnett County government provides most of the other services, with the exception of education facilities, libraries, and hospitals. The Gwinnett County School Board provides education facilities, the Gwinnett County Library System provides libraries, and local hospitals are privately owned and operated.

This assessment also includes a review of the Service Delivery Strategy agreements that the City has with the County, and any consistency issues that may need to be addressed as part of this plan.

6.1 *Water Supply and Treatment*

The Gwinnett County Water Resources Department currently provides water to all City residents and businesses. The source of the County's water supply is Lake Lanier. Water is treated at one of two water production facilities: the Lanier Filter Plant or the Shoal Creek Filter Plant, located north of Buford. Current capacity at the Lanier Filter Plant is 150 million gallons per day (MGD) and at Shoal Creek Filter Plant is 75 MGD. Withdrawal of water from Lake Lanier is regulated through permits issued by the U.S. Army Corps of Engineers and the Environmental Protection Division of the Georgia Department of Natural Resources.

Potable water is pumped from the water production facility into a transmission and distribution network of pipes ranging in diameter from 2 to 78 inches. System storage is either handled by ground storage tanks or standpipes located at key sites throughout the distribution system. Three 5-MG tanks are located within the City limits of Snellville, known in the Gwinnett system as Lanier Mountain storage tank #1, 2, and 3. (**Map 6-1**)

The current and long-term water needs of the City are being met adequately by the Gwinnett County Water Resources Department. The water service is very reliable, and the County has a 50-year Water and Wastewater Master Plan that address the anticipated needs of the community. The City has no plans to provide its own water service at this time.

6.2 Sewerage System and Wastewater Treatment

As is the case for water supply and treatment, the Gwinnett County Water Resources Department also provides sewerage and wastewater treatment. Approximately half of Snellville's households are served by the Water Reclamation Division of DPU. The division operates four water reclamation facilities with permitted capacity ranging from 5 to 60 MGD. Cooperative arrangements with DeKalb County and the City of Buford give Gwinnett County a combined permitted capacity of 103 MGD.¹

All of the water reclamation facilities provide advanced wastewater treatment, as Gwinnett County operates under some of the most stringent environmental requirements within the State of Georgia. The County's Environmental Laboratory is located at the F. Wayne Hill Water Resource Center. The Environmental Lab performs more than 100,000 tests each year to ensure that every water reclamation facility complies with National Pollutant Discharge Elimination System standards. Individual water reclamation facilities also maintain individual laboratory facilities to monitor conditions and help optimize plant performance. The division's water reclamation facilities have won pollution control and operational awards from the Association of Metropolitan Sewerage Agencies, the Georgia Water & Pollution Control Association, the Environmental Protection Agency, and the Water Environment Federation.

As the population continues to grow in Gwinnett County, demand for sewer service will expand to portions of the County currently without sewer services. To anticipate build-out of the wastewater collection system in partially sewered and unsewered portions of the County, new interceptors, pump station, and force mains will be planned to route wastewater flows to five main treatment facilities: F. Wayne Hill Water Resource Center, Crooked Creek Water Reclamation Facility, Jackson Creek Water Reclamation Facility, Yellow River/Sweetwater Creek Water Reclamation Facility, and the Pole Bridge WPCP in Dekalb County. Planning goals include expanding wastewater service to the partially sewered and unsewered areas of the County, decommissioning small wastewater pump stations and replacing pump stations with gravity sewers lines when reasonable, designing pump stations to provide reliable service, and identifying and reducing sources of I/I entering the wastewater collection system.

The County's largest water reclamation facility is the F. Wayne Hill Water Resource Center, an advanced water reclamation facility with a capacity to treat up to 20 MGD. The facility uses chemical coagulation, granular media filtration, carbon adsorption, membrane filtration, and ozone disinfection; in addition to conventional secondary treatment and biological nutrient removal. A 40 MGD expansion to this state-of-the-art facility is currently under construction and should be in service by early 2007. This facility is located in the northern portion of the county at the intersection of I-85 and I-985. Thus, the southern portion of the County, including Snellville is not served by the new facility.

¹ Projected permitted capacity according to the Gwinnett County Water and Wastewater Master Plan update (2002).

Two small wastewater treatment facilities operated by Gwinnett County in the City of Snellville have recently been decommissioned:

- Big Haynes Creek facility on Skyland Glen Drive (.5 mgd)
- No Business Creek facility on Springdale Road (1 mgd)

Until recently, the Big Haynes Creek and No Business Creek facilities treated the majority of wastewater generated in the City. However, the plants were not economical to operate and did not provide sufficient capacity for the County's long-term needs. Snellville's wastewater has been transferred to the Yellow River/Sweetwater Creek Water Reclamation Facility. This facility will also receive the wastewater from three other decommissioned small facilities. This will increase its ADMMF from 12.0 MGD to 22.0 MGD by the year 2009.

Many older homes (20 years +) remain on septic; thus septic failure likelihood is mounting with each passing year. No accurate count has been made as to the number of septic failures in the City. Piecemeal failures can be fixed but if many within a neighborhood are failing, connecting to sewer may be cost effective. The city currently requires sewer connections for all new residential and commercial developments, as its regulations prohibit the installation of new septic tanks.

Map 6-2 shows the location of sewer facilities in the City. As can be seen, several neighborhoods in the northeast portion of the city still do not have gravity sewer lines in close proximity and are served currently by septic tank.

6.3 Stormwater

Stormwater runoff and streams in the City drain into Watson Creek, No Business Creek, Turkey Creek, and Big Haynes Creek. The stormwater management system in Snellville consists of conveyance, storage, and treatment facilities; as well as the current existing procedures for proper design, permitting, construction, enforcement, and management of new facilities to control the quantity and quality of non-point source discharges into streams and other water bodies. The management of these facilities, both in the City and the County, are subject to the *Clean Water Act* and numerous related federal and state regulations.

Also under this National Pollutant Discharge Elimination System (NPDES) Phase II permit, Snellville is required to inventory its stormwater management facilities and discharges and create a monitoring database that maintains and evaluates samples of water quality for the discharges. Gwinnett County conducts monitoring, inspection, and enforcement action for the City of Snellville under an intergovernmental agreement.

The Clean Water Act also includes monitoring of the quality of fresh water rivers, streams, and lakes. The Clean Water Act provides water quality standards and guidelines that the Georgia Environmental Protection Division (EPD) implements with Total Maximum Daily Loads (TMDLs) for various water bodies based on certain designated uses. All stream segments in Gwinnett County are given designated uses, such as fishing, swimming, and potable water withdrawal, and then divided into three categories based on levels of water quality: fully

supporting designated uses, partially supporting designated uses, and not supporting designated uses. All four principal streams in Snellville are on the DNR list of impaired waterways and do not support their designated uses.

Gwinnett County and the City of Snellville are members of the Metropolitan North Georgia Water Planning District (MNGWPD). The MNGWPD created a District-wide Watershed Management Plan. Each City in the MNGWPD must adopt ordinances that meet the requirements of the NPDES Phase II permits that stress the management of water quality, as well as water quantity, when designing stormwater management systems. Snellville adopted ordinances that comply with MNGWPD requirements in June 2004.

Currently, Gwinnett County inspects and monitors stormwater facilities for the City. The County has asked its cities to join their Stormwater Utility. Cities that do not join the Utility will no longer be served by the County for stormwater-related services. Snellville has not joined the County's Stormwater Utility. Currently, there is no designated source of funds for Snellville's Stormwater Management Program. A reliable source of funds must be identified to pay for the expected costs of maintaining and monitoring the City's stormwater infrastructure. Some transportation-related stormwater improvements can be paid for using SPLOST funds; however, the vast majority of future stormwater expenses do not have an identified source of funds.

6.4 Solid Waste Management

The City of Snellville provides solid waste and recycling service through a contracted agreement with United Waste Services. Their current contract is through June 30, 2008. The contract will automatically renew in 3-year terms. The City of Snellville is on a volume-based service. The basic service provides each household with one 65-gallon wheeled garbage cart and one 18-gallon recycling bin. Household garbage is picked up once weekly at the curb. Residents must purchase "Special City Seal Garbage Bags" for any garbage not placed inside the 65-gallon cart. The cost of the extra garbage removal is covered in the purchase of the "Special" bags. Curbside yard debris is picked up on a call-in basis, and yard waste bags are available for purchase at local retail stores and City facilities.

Snellville's garbage goes to Oak Grove Landfill, located in Winder, Georgia. United Waste Services will continue to use this landfill for the City's garbage for the foreseeable future. At present volume levels, the landfill has the capacity to accept waste from the City of Snellville through 2009.

The City currently maintains a recycling facility next to Briscoe Park. The center accepts the following items: newspaper, cardboard, glass, scrap metals, phone books, magazines, computer/office paper, aluminum cans, pasteboard, car batteries, carpet pads, and plastic jugs, or bottles. Residents are permitted to drop off yard trimmings, and a wood chipper is also available through the Public Works Department. The Snellville Recycling Center is manned with two full time employees and at least one of three part-time employees at all times.

6.5 Police Service

The Snellville Police Department is located at 2686 Springdale Road (**Map 6-3**). The Snellville Police Department employs 43 sworn officers and 10 civilians. The Department has 33 marked vehicles, 7 unmarked vehicles, 2 motorcycles and 1 prisoner transport van. Also, the Department has 6 bicycles, a speed trailer, a stealth stat, 9 lasers, and 10 radars. In 2007, they are adding 5 cars, 1 motorcycle, an additional officer, and a pick-up truck for commercial vehicle enforcement. The department has not added new facilities since the last Comprehensive Plan update (2002). The Department plans to conduct a needs assessment to determine whether the Police Department should be moved into the existing City Hall building or into another building to be built on available land next to City Hall.

Snellville's number one problem is the safe, effective, and efficient flow of traffic. The Police Department has undertaken several initiatives to reduce problems and enhance safety. First, they erected red light photo enforcement systems at three intersections to reduce the number of violations and to reduce the number of accidents. Since its inception, violations have been brought down from a high of over 3,000 to an average of approximately 1,600 per month. Next, commercial motor vehicle enforcement was established, and they have an officer dedicated to inspecting large commercial vehicles for safety and other violations. Further, they established a motorcycle unit to combat speeding and other traffic safety issues that cause disruption in traffic flow, traffic crashes, and the resulting injuries and deaths. They currently have two motorcycles operating in this unit. The balance of traffic officers concentrate on safety and enforcement of all traffic laws including D.U.I. All members of this unit compose the Accident Investigation Unit for the purpose of responding to serious injury and/or fatality crashes to determine the underlying causes and to develop initiatives to prevent their occurrence. Finally the Police Department utilizes cutting edge technology, such as a covert traffic monitoring computer, lasers, and Pro-Lites, to assist in enforcement and to identify areas where resources are needed.

The Snellville Police Department strives to improve the community through outreach and education. The Department is particularly interested in developing the leadership potential of the City's young people as evidenced by the establishment of a Law Enforcement Explorer Post. This endeavor provides mentors and role models for the purpose of developing leadership skills, interpersonal skills, communication skills, and fostering teamwork. Participating young people learn about law enforcement and receive career counseling.

Gwinnett County has a school police department that handles the law enforcement issues for the various schools within Snellville. Snellville officers have built partnerships with the school resource officers and work closely with them. All officers "walk" the schools within the City to learn the various physical layouts and to introduce themselves to students and faculty to build a better relationship between law enforcement and the community.

The Department has initiated a curriculum designed to prevent accidents resulting in serious injury or death. The Department also has begun teaching a program to parents and young people with the sole purpose of making them and our highways safer. Parents Reducing Incidents of Driver Error (P.R.I.D.E.) consists of classroom presentations to both parents and young people designed to improve driving skills and information to be shared during the observation period.

The Department takes pride in being the only law enforcement agency in Gwinnett County that teaches the Alcohol and Drug Awareness Program (A.D.A.P.). This course is required for Snellville's young people prior to obtaining a driver's license. The goal of this class is to reduce the number of alcohol-related traffic crashes.

The Department's partnership with the community is evidenced by the Citizens' Police Academy. Community members take a 10-week course designed to explain what law enforcement does and to help them understand the constitutional, statutory, and case law. As a result of this effort, an Alumni Association has been established that allows graduates to remain involved with the police department. This group is a 501(c)3 corporation and raises funds for necessary equipment that it may not be able to obtain through normal budgeting channels.

The Department is also actively involved with a group known as TRIAD, which is comprised of police chiefs, sheriff, and seniors to address issues facing senior citizens. This group, also known as Seniors and Law Enforcement Together (S.A.L.T.), and the Department meet on a monthly basis to provide insight for seniors and information for law enforcement to help address the problems seniors face.

Additionally, the Department actively participates in the Gwinnett County Domestic Violence Task Force in an effort to reduce incidents of domestic violence. They also participate in the Gwinnett County Fatality Review Committee to identify ways to improve service delivery to citizens in order to reduce violence and deaths. Also, the Department participates on the Gwinnett County Drug Court Advisory Team to help first offenders receive treatment and counseling to lower their possible relapse and recidivism. They work closely with and have an officer assigned to the Gwinnett Drug Task Force. This partnership, along with efforts to improve relations with all jurisdictions (local, state, and federal) within the Atlanta area, is dedicated to reducing the supply and demand for drugs and the crime that results from their use and abuse.

The Snellville Police Department has established a Citizens' Advisory Committee that includes business, community, school, civic, faith-based, and other informal leaders to identify problems and concerns of the people who make up the community. The goal is to work together to improve the quality of life of citizens by building partnerships, improving safety and implementing programs that help reach this goal. This is a diverse group that seeks to include representatives of all segments of the community.

In an effort to connect with the community, a Neighborhood Officer Liaison Program was developed. Individual officers are assigned to neighborhood associations and groups to allow communities to know officers by name and to communicate concerns directly to the officers for a better, more personal resolution. This is an opportunity to share with neighborhoods what the Department is doing and enables communication to make residents feel safer and help them solve problems they identify.

Another program established by the Department is the Working Intelligence Network (W.I.N.). This group is comprised of all the banks in the City, as well as surrounding law enforcement

agencies. The purpose of the initiative is to share information concerning credit card fraud, identity theft, forgery, and other thefts that affect banking. Every other month, retail business owners meet with the Department to talk about these problems; as well as ways to combat shoplifting, fraudulent returns, and employee thefts. An e-mail network is used to share information between sessions.

The Reserve Police Officer Program includes officers who are retired from other agencies, working in other agencies, and people who have completed the police academy. They volunteer their time to work as police officers after they have completed the field-training program. This also serves as a pool for potential applicants as full-time openings become available.

The Department has established a K-9 unit, consisting of three dual-purpose dogs for use in narcotics detections, handler protection, tracking of suspects, tracking lost or disoriented children and adults, and building searches. Also, they have established a bicycle unit for patrol of commercial areas, parks, and neighborhoods where incidents can be impacted by their use. This six-officer unit provides this service as identified by need in addition to regular patrol duties.

To promote cleanliness of Snellville and to improve the quality of life of the community, the Department has undertaken code enforcement. All officers are involved in this effort to promote public safety, improve appearance, reduce health hazards, and prevent decay from older neighborhoods and commercial areas. This “Broken Windows” initiative is well underway and has been well received by constituents who pushed the City Council to adopt such a program.

6.6 Fire and Emergency Services

Fire protection in Snellville is provided by the Gwinnett County Department of Fire and Emergency Services. The Fire Services Division for the County is divided into four battalions, each with a separate service area and chief. Snellville is located in Battalion 2, which covers the southern portion of the County, including Grayson. Station #12 in Snellville is being moved from its existing location on Lenora Road to just across from Briscoe Park. This new station will be 11,000 square feet and is being paid for with SPLOST funds. (See **Map 6-3**)

With 15 legal jurisdictions under 1 fire department, Gwinnett is the largest fire service district in Georgia. The Department of Fire and Emergency Services employs 725 persons, has 25 strategically located fire stations, 25 engine companies, 7 ladder trucks, 20 advanced life support medical units, and 25 advanced medical care companies. A 26th station is under construction and will be in service by the end of 2006. A new station, #28 is planned for the area north of Snellville on Rosebud Road. It is expected that this new station will be in service at the end of 2007. In the longer term, the Department expects that a new station will be needed along Scenic Highway, between Snellville and Lawrenceville, to service new commercial development.

Specially trained teams are in place for situations involving heavy rescue, high-angle rescue, hazardous materials, and swift water rescue. Firefighters deliver highly visible emergency services while fire prevention and education staff promotes preventive actions, and the highly qualified support staff behind the scenes sustains all. The Department strongly supports efforts to prepare its residents for fire, medical emergencies, and technological or natural disasters. These efforts include the Fire Marshal’s office, where building plan reviews address potential

fire issues before they arise and inspections ensure that fire protection systems are in place. Emergency Management, charged with coordinating the County's Homeland Security preparation, prepares to mitigate natural and/or manmade disasters. Community education is also an important part of this approach. The Department offers many fire and life safety education programs at no cost.

In 2004, the Department responded to over 46,000 incidents. They continued the construction and expansion authorized in the 1997 and 2001 SPLOST programs. These included relocating Station 5, identifying and purchasing land for future stations, groundbreaking for Stations 24 and 26, and completing the construction of a new Fire Administration Complex.

The Gwinnett County Department of Fire and Emergency Medical Services also provides emergency medical services for Snellville. Many of the County's fire personnel, including those at Station 12 in Snellville, are cross-trained as paramedics. This allows medical attention to be given before essential equipment arrives, because fire trucks are often first to the scene. This also gives the Department of Fire and Emergency Medical Services more flexibility when resources are stressed as a result of multiple coinciding incidents.

The adequacy of fire protection often is determined by examining response times from the time of the alarm to the application of water. Gwinnett County's Fire Division has a goal of a maximum response time of 8 minutes. The County significantly exceeds this goal in most areas.

6.7 Hospitals and Other Public Health Facilities

6.7.1 Emory Eastside Medical Center

The City of Snellville has four medical facilities (See **Map 6-3**), most important of which is Emory Eastside Medical Center. Located near the intersection of Scenic Highway and Ronald Reagan Parkway, Emory Eastside Medical Center has been serving the community since 1980. In 1994, the Hospital moved to its current site. A \$14 million expansion, in 1999, included an expanded Emergency Department, Pediatric Urgent Care Center, Day Surgery, Central Admissions, and a new Observation Unit. Emory Eastside Medical Center is also the City's largest employer.

Emory Eastside Medical Center is a combined effort between the medical resources of Emory Healthcare, one of the world's leading medical research universities and healthcare providers; HCA, which is the nation's largest hospital corporation; and Emory Eastside Medical Center, Gwinnett's second-largest hospital system. Emory Eastside is a 200-bed, full-service, acute-care healthcare provider with a family that includes approximately 450 affiliated physicians and more than 1,200 employees. The hospital contains some of the most sophisticated technology in the region with its new CT Scanner, MRI unit, Cardiac Catheterization Unit, and computerized navigation surgical equipment.

Medical services include general acute care on an inpatient and outpatient basis, 24-hour emergency care, Pediatric Urgent Care, Level III Neonatal Intensive Care, along with diagnostic services, including the state-of-the-art cardiac catheterization unit. Emory Eastside offers a

variety of other specialized services, such as the Women's Breast and Diagnostic Center, as well as cardiac and pulmonary programs.

6.7.2 Eastside Heritage Center

Many of Emory Eastside's specialized services are available at the Eastside Heritage Center. Through the Senior Mental Health Program, the only one of its kind in the county, psychiatrists and counselors help older adults adapt to the complexities of aging. Additionally, at the Mood Disorders Center, also the only one of its kind in the County, patients are given psychiatric therapy. At the Wound Clinic, patients are treated for long-term wounds. The multi-disciplinary approach to treatment at the Wound Center has resulted in an 85 percent healing rate, three times faster than the national average, and the average cost is one-third less than traditional wound treatment care. At the Eastside Pain Center, patients are treated for complex and persistent pain. Those with sleep disorders can seek treatment at the Sleep Disorder Center.

In 2005, Emory Eastside Medical Center opened a 20-bed, in-patient rehabilitation unit in the Heritage Center. The center includes a completely furnished apartment, media/entertainment room, therapy/recovery center, outdoor courtyard, barbershop, and beauty salon. Patients' families are encouraged to become involved in the patient's healing process through their use of the apartment facilities as part of the patient's rehabilitation process. Some of those patients admitted to the center will include those recovering from strokes, femur fractures, brain/spinal cord injuries, and other circumstances.

Classes are available for those seeking information on diabetes, smart lifestyles for healthy hearts, asthma, general nutrition, and a variety of other topics. Individuals also can join one of the many support groups coordinated through Emory Eastside. Emory Eastside's Certified Diabetic Educator, a registered nurse, conducts one-on-one teaching sessions with patients and their families, in the treatment of the complexities of diabetes.

6.7.3 Other Medical Facilities in Snellville

In addition to these facilities, there are two other medical facilities in Snellville. Parkwood Nursing and Rehabilitation Center is a nursing home located on Lenora Church Road. The other facility is the New London Health Center, a private clinic and nursing/rehabilitation center in the western portion of the City, off of McGee Road. These facilities are 2 of 10 nursing homes in Gwinnett County.

6.7.4 Medical Facilities in Gwinnett County

Gwinnett Health System, located in Lawrenceville, is a not-for-profit healthcare network that includes three hospitals and other support facilities.

Gwinnett Medical Center (GMC), the health system's main hospital, provides inpatient, outpatient, and emergency or trauma care. A 175-bed facility, it is also the site of Gwinnett Day Surgery and a sports medicine/rehabilitation center. GMC offers a 24-hour Emergency Department for emergency and trauma care, as well as the Children's Emergency Center. The Health System also includes the Gwinnett Extended Care Center, which provides nursing home and intermediate care to patients in transition between hospital and home or other care settings,

the Gwinnett Women's Pavilion, which includes a High-risk Pregnancy Unit and the Marion Allison Webb Center for Mammography Screening.

Away from the main campus, but integral to the Gwinnett Health System, the 90-bed Joan Glancy Memorial Hospital has provided acute and emergency care to patients in the Duluth area for more than 50 years. The Glancy Rehabilitation Center offers both inpatient and outpatient rehabilitation for people suffering from orthopedic or neurological problems. The Glancy Outpatient Center offers outpatient diagnostic and surgical services; and SummitRidge, the Lawrenceville-based Center for Behavioral Health, can accommodate 76 inpatients and offers outpatient services as well.

The Gwinnett Hospital System Foundation provides financial support to the hospital system for projects that address community needs in areas of awareness, health care, preventive medicine, health education and indigent care. Projects sponsored by the Foundation include the "Let's Talk" Family Communication Workshops, the Care-a-Van, the Parish Nursing Outreach Program, and the Marion Allison Webb Center for Mammography Screening.

At the Gwinnett Community Clinic, Gwinnett's uninsured residents, who meet income and residency requirements, receive comprehensive medical care services. The per-visit suggested donation is \$10. Emory Eastside Medical Center, the single largest financial supporter of this clinic, provides volunteer support as well. The Miles H. Mason, Jr., Community Clinic, a facility of Gwinnett Health System, provides healthcare services to uninsured patients. The cost per visit to the clinic is \$15-\$42, based on income.

Both the OB/GYN Clinic and the Kids' Clinic in Gwinnett County serve indigent children and their mothers. The two clinics are a result of a collaborative effort of the Gwinnett Health System's Social Services Department, DFACS, the Health Department, the Children's Emergency Center, the Miles Mason Clinic, area pediatricians, and pediatric specialists.

Gwinnett County operates public health centers in Buford, Lawrenceville and Norcross. Public health advocates at these centers educate residents on medical issues ranging from wellness to the use of infant car seats. In addition, they provide informational resources and referrals to healthcare agencies serving the County.

Hospice care agencies provide a wide range of physical and psychological services to terminally ill people and their families. These services are available for outpatient, inpatient, and at-home needs. They include United Hospice-Home Care for outpatient and at-home needs and Peachtree Christian Hospice, a 12-bed non-residential inpatient hospice facility situated on 8.7 acres in Duluth.

6.8 Parks and Recreation

6.8.1 Recreation Facilities

Park and recreation facilities are identified on **Map 6-3**. Recreational activities in the Snellville area are overseen by the Snellville Parks and Recreation Department. The majority of City-sponsored activities take place in T.W. Briscoe Park, but the City also rents space in Snellville Middle School and at Lenora Park for indoor recreation activities. The South Gwinnett Athletic Association (SGAA) facility is also within the City limits; although Gwinnett County acquired this facility in 2006, SGAA still maintains day to day operation of the facility. Gwinnett County provides additional facilities within the recommended driving standard of 6 miles, including Tribble Mill Park and Lenora Park. There are also several private recreational facilities in the City, the largest of which is Summit Chase Country Club.

T.W. Briscoe Park is the main park facility in Snellville. The indoor pavilion, gazebo, banquet room, and four outdoor pavilions are available to rent. The park is approximately 90 acres and has the following amenities:

- 7-Acre Lake
- 8 Soccer Fields (2 Lighted)
- 1 Lighted Softball Field
- 3 Sand Volleyball Courts (2 Lighted)
- 2 Outdoor Basketball Courts
- 8 Lighted Tennis Courts
- 1.2-Mile Fitness Trail
- 2 Playgrounds
- 1 Outdoor Pool with Wading Pool Area

A master plan for the park was completed in 2003. The first phase of the master plan includes road and parking improvements on Snell Dr. The improvements include widening, adding parking, and creating a cul-de-sac at the end of the street. The other phase one improvements are relocating a small playground and adding a 1- to 2-person restroom to the area by the lake. In addition to the master plan improvements, new restrooms will be built in 2006 to replace old ones that were demolished. Phase one construction is scheduled to be completed by 2007 and will be funded by the Park and Recreation Department's \$2 million SPLOST allocation. If funds are left over, they will be used for phase two projects. Phase two projects include correcting the erosion on Williams Hill and demolishing the sand volleyball and tennis courts to replace them with soccer fields. In the next SPLOST (2008), the Parks and Recreation Department will be looking for funding for the rest of phase two and phase three. Phase three includes an indoor facility. An additional \$5.5 million is needed to implement the entire \$7.5 million master plan.

A 4.5-acre passive park located on Oak Road and the 30-acre Baker's Rock Preservation located on Springdale Drive are two upcoming projects. The Oak Road property is located off of Oak Road and is surrounded by houses. It has a small stream running through the back of the lot, and the area will be used for a passive park. A committee has been formed to work on plans for the park as part of the City's Signature Community Program effort. Area property owners have been notified of the City's plans, and the Parks and Recreation Department would like to form a

“Friends of Oak Park” group. A first meeting of the group was held in May 2006. The Parks and Recreation Department plans to pursue grants (GEFA, LWCF) or 2008 SPLOST funding for the park’s development.

The Baker’s Rock Preservation is a 30-acre granite outcrop that is home to many endangered plant species. There is no public access to the site. The City would like to develop it as a natural area for school trips and other educational programs. The development of the Baker’s Rock Preserve is likely to be implemented by 2010.

6.8.2 Recreation Programs

The Snellville Parks and Recreation Department employs 9 full-time, 7 permanent part-time, and 15 seasonal part-time employees.

There are several programs offered at T.W. Briscoe Park. Snellville residents account for 26 percent of participants. The remaining 74 percent are non-City residents. The programs and their participation totals are shown below.

- Adult Softball – (Fall 2005) 22 Teams; (Spring 2006) 31 Teams
- Adult Basketball – (Summer 2005) 8 Teams; (Winter 2006) 12 Teams
- Adult 7v7 Soccer – (Summer 2005) 8 Teams; (Fall 2005) 5 Teams; (Spring 2006) 7 Teams
- Adult Flag-Football – (Fall 2005) 4 Teams; (Spring 2006) 5 Teams
- Youth Soccer – (Fall 2005) 574 Players; (Spring 2006) 564 Players
- Summer Day Camp – (2005) Avg. 37 Campers over 8 weeks
- Start Smart Preschool Program –
 - Soccer – (Summer 2005) 15 Participants
 - Basketball – (Fall 2005) 15 Participants
 - Baseball – (Spring 2006) 12 Participants
- Swim Lessons – (Summer 2004 & 2005) Avg. 165 Swimmers
- Open Swim – (Summer 2004 & 2005) Avg. 225 Swimmers Per Day

6.8.3 Senior Center

The Snellville Parks and Recreation Department offers senior programs and activities for anyone age 50 and over. The majority of the senior programs are held at the new Senior Center located at 2350 Oak Road (**Map 6-3**). The Senior Center Dedication Ceremony was held on April 18, 2006. The Senior Center is approximately 12,500 square feet and hosts 15 senior groups/clubs that have more than 300 individual members. The amenities and programs/activities of the Senior Center are:

Amenities

- Computer Lab – 10 Work Stations; 1 Instructor Station
- Game Room – Ping Pong; Billiards
- Meeting Room(s) – 64 Person Max; Can divide into 2 Equal Rooms
- Break Room with Vending Area
- Sitting Area
- Community Room – 142 Person Max; Can divide into a Smaller Room (30 Person Max)

- Conference Room – 8 Person Table
- Exercise Room – 4 Weight Machines; 2 Recumbent Bikes
- Full Kitchen
- Patio

Programs and Activities

- Party & Duplicate Bridge
- Exercise Class
- Computer Classes
- AARP Tax Aide
- Defensive Driving Classes
- Bingo
- Monthly Luncheons
- Dances
- Senior Prom
- Health Fair
- Volunteer Training
- Blood Pressure Checks
- Health Screenings
- Walking Program
- Golf Program
- Day & Overnight Trips
- Senior Facility Rentals

6.8.4 Special Events

The City has several special events. The Snellville Days Festival is the largest and longest running. The 2-day event averages 20,000 attendees and has been held for the last 33 years. The Fall Festival and the Easter Egg-Stravaganza are each attended by about 1,200 people. The Christmas Tree Lighting attracts about 1,000 people. The Children's Fishing Derby and Beautification Day are smaller events attended by 150 and 50 people respectively.

6.9 General Government

The Snellville City Hall has moved to its new location in the new Snellville City Center located at 2342 Oak Road (**Map 6-3**). The City Hall Dedication Ceremony was held on March 12, 2006. The City Hall building is 33,000 square feet and is home to Administration, Planning and Development, and Courts. The building has a 2,000 square foot Community Room for meetings and a 2,000-sq. ft. Council Chamber/Courtroom. It is expected that the new City Hall will serve the needs of the City for the foreseeable future. There is 7,500 square feet available for expansion.

6.10 Educational Facilities

Public education in Snellville is provided by the Gwinnett County Board of Education. The system's 106 schools and other educational facilities served an estimated 142,000+ students in 2005-2006. It is expected that the Gwinnett County Public School System (GCPS) will have an

enrollment of approximately 143,319 students in the 2006-2007 school year. It is one of the fastest growing school systems in the nation. Student enrollment is projected to increase by 6,200 students in the 2007-2008 school year. Starting in the 2008-2009 school year the annual increase in students is expected to start a steady decline. Despite the decline, growth will still be significant. System-wide enrollment is expected to grow by more than 5,000 students through the 2010-2011 school year. By 2010-2011, student enrollment is projected to reach more than 174,000.

The GCPS is divided into school clusters, one cluster for each high school. Within each high school cluster, all of the elementary and middle school graduates are promoted into that particular high school. The City of Snellville lies within three school clusters: South Gwinnett, Brookwood, and Grayson (See **Map 6-3**). **Figure 6-1** shows the projected school capacity and enrollments for each cluster.

As can be seen in **Figure 6-1**, all three school clusters are operating over capacity. Temporary classrooms are located at those schools where student enrollment exceeds the existing capacity of the school facilities.

Figure 6.1 Projected School Enrollment

School	2006-07			2007-08			2008-09			2009-10			2010-11		
	Capacity	Forecast	+/-	Capacity	Forecast	+/-	Capacity	Forecast	+/-	Capacity	Forecast	+/-	Capacity	Forecast	+/-
Brookwood Cluster															
Brookwood HS	3,000	3,348	348	3,000	3,320	320	3,000	3,294	294	3,000	3,250	250	3,000	3,192	192
Crews MS	1,150	1,329	179	1,150	1,305	155	1,150	1,280	130	1,150	1,256	106	1,150	1,244	94
Five Forks MS	1,150	1,219	69	1,150	1,205	55	1,150	1,135	-15	1,150	1,127	-23	1,150	1,118	-32
Brookwood ES	1,310	1,151	-159	1,310	1,145	-165	1,310	1,135	-175	1,310	1,125	-185	1,310	1,110	-200
Craig ES	1,393	1,223	-170	1,393	1,223	-170	1,393	1,218	-175	1,393	1,213	-180	1,393	1,206	-187
Gwin Oaks ES	977	929	-48	977	977	0	977	987	10	977	987	10	977	978	1
Head ES	582	631	49	582	625	43	582	619	37	582	616	34	582	623	41
Cluster Total	9,562	9,830	268	9,562	9,800	238	9,562	9,668	106	9,562	9,574	12	9,562	9,471	-91
Grayson Cluster															
Grayson HS	2,500	3,093	593	2,500	3,315	815	2,500	3,551	1,051	2,500	3,765	1,265	2,500	3,992	1,492
McConnell MS	2,125	2,482	357	2,125	2,661	536	2,125	2,852	727	2,125	3,023	898	2,125	3,206	1,081
Cooper ES	769	1,715	946	1,705	1,386	-319	1,705	1,504	-201	1,705	1,635	-70	1,705	1,754	49
Grayson ES	1,019	1,504	485	1,019	1,466	447	1,019	1,602	583	1,019	1,729	710	1,019	1,851	832
Pharr ES	1,081	1,440	359	1,081	1,503	422	1,081	1,567	486	1,081	1,631	550	1,081	1,698	617
New Grayson Area ES				1,102	674	-428	1,102	745	-357	1,102	806	-296	1,102	872	-230
Cluster Total	7,494	10,234	2,740	9,532	11,005	1,473	9,532	11,821	2,289	9,532	12,589	3,057	9,532	13,373	3,841
So. Gwinnett Cluster															
South Gwinnett HS	2,400	2,738	338	2,400	2,879	479	2,400	2,999	599	2,400	3,120	720	2,400	3,216	816
Snellville MS	1,800	2,162	362	1,800	2,275	475	1,800	2,370	570	1,800	2,466	666	1,800	2,542	742
Britt ES	665	1,046	381	665	1,072	407	665	1,087	422	665	1,100	435	665	1,113	448
Magill ES	1,643	1,695	52	1,643	1,802	159	1,643	1,896	253	1,643	1,992	349	1,643	2,093	450
Norton ES	1,248	1,873	625	1,248	2,103	855	1,248	2,317	1,069	1,248	2,526	1,278	1,248	2,704	1,456
Cluster Total	7,756	9,514	1,758	7,756	10,131	2,375	7,756	10,669	2,913	7,756	11,204	3,448	7,756	11,668	3,912
System-wide	143,319	151,903	8,584	152,798	158,118	5,320	152,798	163,798	11,000	152,798	169,058	16,260	152,798	174,073	21,275

The GCPS is opening one new school in the 2006-2007 school year and four new schools in the 2007-2008 school year. One of the new schools is a Grayson/Dacula area elementary school scheduled to open in August of 2007. This new school will relieve some of the over-capacity elementary schools in the Grayson cluster. The remaining new schools to be opened by 2008 will not affect capacity of schools in or near Snellville. The school system has planned several new schools in the Snellville clusters to be opened after 2008. In addition to the new elementary school mentioned previously, eight properties have been acquired for new schools in the Snellville Clusters. (GCPS Property Acquisitions updated April 4, 2006)

GCPS has eight facilities for which attendance is not determined by cluster. These facilities are GIVE Center East (Gwinnett InterVention Education Center, an alternative program for middle and high school students); Buchanan High School of Technology (housing Gwinnett County On-line Campus and GIVE Center West); Maxwell High School of Technology (technical programs), Phoenix High (open campus); and four facilities serving students with special needs, including T. Carl Buice School (special education services, special needs pre-K, and early childhood programs); Hooper Renwick, Oakland School, and Monarch School (special education services, special needs pre-K, ADAPT, and early childhood programs). In addition, the Grayson High School Technical Education Program, located at Grayson High, serves juniors and seniors from throughout Gwinnett County.

There are no post-secondary or adult vocational schools in Snellville. A description of post secondary and adult vocational schools can be found in the Economic Development Element.

6.11 Libraries and Other Cultural Facilities

The Elizabeth H. Williams Library is the only public library in Snellville. It is a branch of the Gwinnett County Public Library System, which is headquartered in Lawrenceville. It is one of the oldest and smallest branches in the Gwinnett system, built in 1988 and is 10,260 sq. ft. in size.

There are 13 libraries in the system, and the Snellville branch serves most of southern Gwinnett, along with three other branches in the area; the Five Forks and Mountain Park Branches, both located off of Five Forks-Trickum Road, and the Centerville Branch just south of Snellville on Scenic Highway. The Centerville branch is the newest branch of the Gwinnett System. It opened on July 6, 2002, and is about twice the size of the Snellville branch.

In August 2005, groundbreaking ceremonies were held for the Grayson branch, which is now under construction and expected to open in late 2006. The new Grayson Library will be located on 700 Grayson Highway. There are no current plans to enlarge or expand the Snellville branch.

Besides the library and senior center, there are no other cultural facilities in the City. Because of its close proximity to Atlanta, however, city residents do have easy access to a wealth of cultural opportunities outside the city limits, including the Gwinnett County Civic and Cultural Center off I-85 at Sugarloaf Parkway. The Civic and Cultural Center is a multi-purpose cultural, performance, exhibition, and convention center. It contains a 700-seat performing arts theater, a 50,000-sq. ft. exhibition hall, a 6,000-sq. ft. ballroom and a 13,000-sq. ft. fine arts center.

6.12 Consistency with the Service Delivery Strategy

The Service Delivery Strategy was last updated and signed by the City in 1999. The following Table outlines the general provisions of the Service Delivery Strategy that relate to Snellville.

Services Provided	Gwinnett County Service Delivery Strategy	Areas Served
Parks and Recreation	Gwinnett County provides recreation County wide, funded by a special tax district. The City of Snellville provides an additional level of service.	Gwinnett County and all cities
Community Services	Cities will provide services to their respective incorporated areas and County will serve unincorporated areas.	Gwinnett County and all cities
Correctional Institution/Diversion Center	Gwinnett County Serves the Cities and unincorporated areas.	Gwinnett County and all cities
Courts/Municipal Court	Some Cities in Gwinnett County, including Snellville, have a Municipal Court to handle traffic violations within the City. The County provides services in the unincorporated area and certain incorporated areas.	Gwinnett County and all cities
Administration/Finance	Some cities in Gwinnett County, including Snellville, provide their own Administration/Finance Services. The County provides these services in the unincorporated area and certain incorporated areas.	Gwinnett County and all cities
Fire/Emergency Management	Loganville has a City fire department for the City areas within Gwinnett County and Walton County; Gwinnett County provides the service County wide with this exception. Gwinnett County funds this service through a special tax district.	Gwinnett County and all cities
Planning & Development/Inspections/Permitting/Zoning/Code Enforcement	Some cities in Gwinnett County, including Snellville, provide their own Administration/Finance Services. The County provides these services in unincorporated area and certain incorporated areas.	Gwinnett County and all cities
Land Use Plan Compatibility & Provisions for Dispute Resolution	Several Cities, including Snellville, have contracted with the County and are participating in the dispute resolution process.	Gwinnett County and the Cities of Auburn, Berkely Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Ret Haven, Snellville, Sugar Hill, and Suwanee

Services Provided	Gwinnett County Service Delivery Strategy	Areas Served
Police Department	Gwinnett County provides this service in the unincorporated areas and in those cities that choose not to directly provide the service. Snellville provides the service within the incorporated limits at a higher level of service.	Gwinnett County and all cities
Public Utilities	Gwinnett County provides water and sewer to Snellville and many other cities within the County.	Gwinnett County and all cities
Sanitation/solid Waste Management	The County does not provide the service of garbage collection or disposal, but supports Clean & Beautiful recycling, stream protection, and other programs. The City of Snellville contracts with United Waste Service Inc. for these services.	Gwinnett County and all cities
Sherriff's Department	The County provides sheriff's services for Detention Facilities.	Gwinnett County and all cities
Elections/Voter Registration	Gwinnett County provides this service County wide for state/national/county elections. The City of Snellville provides for City elections.	Gwinnett County and all cities
Transportation/Public Works	The County maintains County roads that run into the City limits; Snellville maintains City streets/roads. The City has contracts with the County for storm drainage maintenance, roadway resurfacing and maintenance, and speed humps.	Gwinnett County and all cities

7 Intergovernmental Coordination

7.1 Purpose

According to the State Planning Goals and Objectives of *the Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.06*, local governments must evaluate the consistency of their policies, activities, and development patterns with the following goal for Intergovernmental Coordination:

“To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs”.

The Community Assessment is intended to evaluate the community’s current policies, activities, and development patterns for consistency with the Quality Community Objectives; identify potential issues and opportunities for further study; and use supportive data and information to check the validity of potential issues and opportunities.

According to the *Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.07*, this is to be done by identifying existing coordination mechanisms and processes with adjacent local governments, independent special authorities and districts, independent development authorities and districts, school boards, and federal, state, or regional programs and activities that relate to local planning.

7.2 Coordinating Partners

Intergovernmental coordination in Snellville concerns the ongoing communication and cooperation of Snellville’s government with other local governments. At the local level, this includes Gwinnett County and other local municipalities:

- Auburn
- Berkeley Lake
- Braselton
- Buford
- Dacula
- Duluth
- Grayson
- Lawrenceville
- Lilburn
- Loganville
- Norcross
- Rest Haven
- Sugar Hill
- Suwanee

One venue for intergovernmental coordination with these entities that the City actively participates in is the Gwinnett County Comprehensive Planning Coordination Committee (GPC).

The GPC meets once a month to discuss ongoing planning efforts within the County and points of needed coordination.

Additionally, the government of Snellville works with the following entities:

- **Atlanta Regional Commission:** As the regional planning agency for the Atlanta metropolitan area, the ARC has promoted greater intergovernmental coordination throughout the region. The ARC develops professional planning initiatives, the provision of objective information, and the involvement of the community in collaborative partnerships.

One of ARC's most significant programs is the Livable Centers Initiative (LCI), which encourages local jurisdictions to plan and implement strategies that link transportation improvements with land use development strategies to create sustainable, livable communities consistent with regional development policies. In 2003, the Snellville LCI resulted in a plan for a new town center.

ARC also serves as a Metropolitan Planning Organization (MPO) and, as such, acts as the regional coordinator for federal transportation projects. Any transportation projects that the City wants to accomplish with federal dollars must be approved by ARC. Such coordination also would have to take place with the Gwinnett County Department of Transportation, as the County representative on the ARC Transportation Coordinating Committee, and the Georgia DOT.

- **Department of Community Affairs:** The DCA provides a broad array of community improvement programs to communities throughout the State, including the Georgia Signature Community Program. The Signature Community Program is intended to promote higher levels of community achievement and improved quality of life for area citizens. This program provides customized technical assistance to achieve key civic initiatives, access to a Signature Community grant, and assistance in identifying other financial resources for implementing the identified initiatives.

In 2005, Snellville was selected to receive the Signature Community designation. The City has identified three initiatives to be aided by the resources available through the program. Snellville intends to begin the development of park master plans for two passive parks, create an ordinance to guide the development and placement of senior housing facilities throughout the City, and produce an ordinance to guide and encourage redevelopment of grayfields and brownfields throughout the City as mixed-use, commercial-residential developments. Currently, these types of developments are allowed only in the Town Center developed through the LCI program.

- **Downtown Development Authority:** The Snellville DDA promotes economic development throughout Snellville's Downtown District. The Snellville DDA also assists in the sale and revitalization of the vacant properties in the area.
- **Highway 78 Community Improvement District:** The Highway 78 CID promotes economic development, streetscape improvement, and sustainable planning along a 7-

mile stretch of U.S. 78. Additionally, the Highway 78 LCI directly assists property owners in buying, selling, developing, building, redeveloping, or revitalizing along the U.S. 78 corridor.

7.3 Existing Policy and Activities

The government of Snellville has developed intergovernmental arrangements in the following areas:

- **Fire/Emergency Management:** Gwinnett County provides fire services to municipalities throughout the County, including Snellville. Gwinnett funds this service through a special tax district. The Gwinnett County Fire and Emergency Services Department serves the largest fire service district in the State of Georgia, including 15 legal jurisdictions and a population of over 700,000 people.
- **Land Use Compatibility and Provisions for Dispute Resolution:** Gwinnett County Land Use Plan Coordination and Dispute Resolution Processes are defined under a formal agreement between Gwinnett County, the Cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Rest Haven, Sugar Hill, and Suwanee. The document provides a framework for mitigating potential land use conflicts between all jurisdictions within Gwinnett County.
- **Police Department:** Snellville operates its own police department within the City's incorporated limits. Additionally, Snellville has two formal agreements with Gwinnett County, including a combined Drug Squad Participation Agreement and a Law Enforcement Communication Intergovernmental Contract.

The Law Enforcement Communication Intergovernmental Contract requires Snellville's police department to purchase, maintain, and service radio equipment that is compatible with the system employed by Gwinnett County.

- **Sheriff's Department:** The Sheriff's Department is operated by Gwinnett County. Additionally, Snellville has a detention facility agreement with Gwinnett County. Snellville imposes an additional penalty of 10 percent upon any individual convicted of committing a criminal offense in the City. Funds raised under the preceding arrangement are submitted to Gwinnett County in accordance with Georgia law. Gwinnett County uses these funds, in addition to other similar collections made by other municipalities, for the construction, operation, and staffing of County jails.
- **Elections/Voter Registration:** The Gwinnett County Board of Registration and Elections provides election service for State, National, and County elections. Snellville remains responsible for its own City elections.
- **Transportation/Public Works:** Snellville has entered formal agreements with Gwinnett County for a host of transportation and public works-related services; including such areas as storm drainage maintenance, roadway resurfacing and maintenance, and speed hump construction.

Snellville, although maintaining its own stormwater sewer system, also discharges some stormwater into the Gwinnett County sewer system. Under a Stormwater Agreement reached with Gwinnett County, Snellville is required to adopt and diligently enforce a stormwater management ordinance that is no less stringent and is as broad in scope as the stormwater management ordinance of Gwinnett County.

Under the Gwinnett County Speed Hump Program, Gwinnett County installs speed humps on local, residential streets throughout the County, including Snellville. The installation of speed humps requires the affirmation of 70 percent of area property owners, as well as a signed agreement between Gwinnett County and Snellville.

Snellville has an agreement with Gwinnett County to install red light cameras at various intersections throughout the City. As the Gwinnett County Department of Transportation (DOT) maintains traffic control devices within the County, Snellville must obtain the permission of Gwinnett's DOT to install red light cameras.

- **Taxation/Collection:** In 2004, Gwinnett County residents voted to impose a 1-percent, 4-year SPLOST. Because a previous SPLOST tax expired just as the new SPLOST tax was introduced, there was no increase in sales tax.

Prior to the SPLOST referendum, Gwinnett County reached an agreement with all County municipalities as to how the raised funds would be distributed. Under the agreement, Snellville is anticipated to receive over \$11 million. Approximately \$4 million have been allocated for roads, streets, and bridges, \$2 million have been designated for recreational facilities, and \$5 million have been reserved for public safety facilities and equipment.

Additionally, Snellville has a formal contact with Gwinnett County for the County to collect ad valorem taxes on behalf of the City.

- **Fleet Fuel:** For over 10 years, Snellville has participated in a fleet fuel program operated by Gwinnett County. Under the arrangement, Gwinnett County maintains several fueling sites throughout the County. Designated Snellville agencies can obtain fuel at the County fuel sites under previously arranged financial terms.

7.4 Intergovernmental Coordination Opportunities

As Snellville continues to grow, greater coordination between various governmental entities will prove vital in sustaining economic development and improved quality of life for area residents. Potential intergovernmental opportunities for further consideration include:

- Continued implementation of the Snellville Town Center LCI.
- Coordinating planning for growth with transportation improvements.
- Annexation and land use coordination issues.
- SPLOST renewal and agreement on project funding.

SDS Agreement Summary

1. Parks and Recreation: Gwinnett County provides recreation County-wide by a special tax district. Snellville provides an additional level of service via general funds and user fees.
2. Community Services: Snellville is solely responsible for providing community services for its residents. It does so using general funds.
3. Correctional Institution/ Diversion Center: Gwinnett County provides this services using general funds.
4. Courts/Municipal Court: Snellville features a municipal court to handle City and traffic violations in the City.
5. Administration and Finance: Snellville is solely responsible for the handling of its administration and finance operations. It does so using general funds.
6. Fire/Emergency Management: Gwinnett County provides fire services throughout the County, including Snellville. Gwinnett funds this service through a special tax district.
7. Planning & Development/Inspection/Permitting/Zoning/Code Enforcement: Snellville bears sole responsibility for handling this category of services. It does so through general funds.
8. Land Use Compatibility and Provisions for Dispute Resolution Land Use Plan
Coordination and Dispute Resolution Processes are defined under a formal agreement between Gwinnett County, the Cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Rest Haven, Sugar Hill, and Suwanee.
9. Police Department: Snellville operates its own police department that operates within the City's incorporated limits. Additionally, Snellville has two formal agreements with Gwinnett County, including a combined drug squad participation agreement and a law enforcement communication intergovernmental contract. These services are provided through general funds.

10. Public Utilities: Snellville has a formal water and sewer system purchase agreement with Gwinnett County.
11. Sanitation/Solid Waste Management: Snellville has a solid waste collection, disposal, and recycling agreement with United Waste Service, Inc. Although United Waste Service is responsible for all solid waste collection in the City, Snellville collects the user fees to pay for the service. Additionally, Snellville operates one recycling facility.
12. Sheriff's Department: The Sheriff's Department is operated by Gwinnett County. Snellville contributes to the funding of this Department via add-on fines. Additionally, Snellville has a detention facility agreement with Gwinnett County.
13. Elections/Voter Registration: Gwinnett County provides election service for State, National, and County elections. Snellville provides for its own City elections.
14. Transportation/Public Works: Gwinnett County maintains County roads that run into City limits. Snellville has several formal service delivery agreements with Gwinnett County; including agreements for storm drainage maintenance, roadway resurfacing and maintenance, and speed hump construction.

8 Transportation

In collecting data for this Community Assessment, local government officials and City staff were asked “What were the major issues facing the City and how would you rank them?” Almost all the respondents listed transportation and, in particular, transportation congestion as the number one issue facing the City. To help provide a better understanding of the magnitude and nature of this problem, this section provides an assessment of the City’s existing transportation facilities and planned improvements. The maps referenced in this section can be found at the end of the Assessment in “Section III, Atlas of Supportive Maps.”

8.1 Roads and Highway Network

The road network in Snellville is well developed and contains a wide variety of roadway types. These types are classified according to the use the roadway is designed to serve with high capacity/limited parcel accessibility/long distance trips served by arterials, low capacity/high parcel accessibility/short distance trips served by local roads, and the transfers between these two types handled by collectors. The roads in Snellville are depicted in **Map 8-1**, the Road Network Map. The general road classifications for all streets above the local level are shown in **Figure 8-1**.

Figure 8-1 General Road Classifications for Major Roads in Snellville

Thoroughfare	Existing Classification
US 78	Principal Arterial
SR 124	Principal Arterial
Ronald Reagan Parkway	Principal Arterial
SR 84/Grayson Hwy	Principal Arterial
Presidential Circle/Tree Lane	Collector
Lenora Church Road	Minor Arterial
Henry Clower Blvd	Minor Arterial
Skyland Drive	Major Collector
Oak Road	Major Arterial
Hihgpoint Rd	Major Arterial
North Road	Major Collector
Pharrs Road	Major Collector
Pinehurst Rd	Major Collector
Rosebud Road	Minor Arterial
Wisteria Drive	Major Collector

In general, all the major numbered highways are principal arterials. In addition, three local streets are classified as arterials; Oak and Highpoint Roads, which are major arterials, and Lenora Church Road, which is classified as a minor arterial. All other local roads that tend to connect the various neighborhoods serve as collectors.

8.2 Traffic Signals

Traffic signals are mostly concentrated along the U.S. 78 and SR 124 corridors. Ronald Reagan Parkway, Lenora Church Road, and Henry Clower Blvd also have a few signals. The signalized intersections can be seen in **Map 8-2**. Although the number of signals is low considering the amount of traffic passing through the City, the spacing in some areas is quite close and could be

a major contributor to congestion in the City, particularly near the downtown core at US 78 and SR 124.

8.3 Traffic Volume

Figure 8-2 shows the historic AADT volumes collected by GDOT traffic counters along US 78 and SR 124. It is interesting to note that, from 2003 and 2005, a number of roadway segments near the US 78 and SR 124 intersection experienced an average of 12 percent decline in volume. The decline could reflect a change in driving patterns along these major corridors, such as neighborhood roads being used as cut through routs to avoid congested intersections or the congestion mitigating effect of the Oak Road/Hwy 78 realignment or simply fluctuations in the time of day of data collection. Although the roadway segment along SR 124, between Main St and Scenic Square, still maintains the highest traffic volume (54,520) in the study area, it exhibited the highest decline of 19 percent in volume over the 2 years.

Figure 8-2: Traffic Counts 2003-2005

Road Name	From	To	2003	2004	2005	% Growth
US 78 (Main Street)	Main St W	Rawlin St	48,299	44,360	44,800	-7.2%
	Scenic Hwy	Wistera Dr	40,802	37,050	34,320	-15.9%
	Odum St	SR 84	42,603	34,960	48,020	12.7%
	Preston H Mitchell	Cooper Rd	37,072	40,930	40,690	9.8%
SR 124						
SR 124 (Scenic Hwy.)	Highpoint Rd	Lenora Church Rd	20,022	20,380	18,600	-7.1%
	Main St	Scenic Square	67,260	53,820	54,520	-18.9%
	Ronald Reagan Pkwy	North Rd	39,170	39,120	39,510	0.9%

In determining congestion levels, short of a formal transportation demand model run, certain informal rules of thumb can be used to assess traffic. One such rule of thumb is 10,000 trips per day per lane in terms of AADT, as a cutoff point for congested versus non-congested facilities. US 78 is six lanes wide west of SR 124, but 2 of these lanes are reversible. With an AADT of 44,800 in 2005, this facility would be close but not technically congested as of last year. However, stakeholder input states that it is considered congested by local drivers in this section, depending on time of day and direction. The morning inbound peak is considered congested, as well as the evening outbound peak. US 78 is four lanes east of SR 124 with 1 center turn lane and the AADT of 48,020 to SR 84 would make this section congested. SR 124 north of US 78 (Main Street) is four lanes with a center turn lane and some right turn lanes at intersections. With an AADT of 54,520 north of US 78/SR 124 also would be congested, and this is confirmed in stakeholder interviews (see Map 8-2).

8.4 Accident and Safety Analysis

Roadway safety was studied through a review of historic crash data between the years 2002 and 2004. Two accident data analyses were performed to gauge the relative safety of US 78 and SR 124 corridors. Figure 8-3 shows a comparison of the accident rates of US 78 and SR 124 measured against the statewide crash average for similar facilities. Expressed per 100 million vehicle miles traveled (100 MVM), the number of crashes are normalized as crash rates for comparison purposes. The equation for determining crash rate is:

$$\frac{\text{Total \# of Crashes} \times 100,000,000}{(\text{Average Annual Daily Traffic} \times \text{Length of Segment}) \times 365}$$

In 2004, a total of 541 crashes and 210 injuries occurred along US 78, which equates to a 773 crash rate and 300 injury rate per 100 MVM. SR 124 had a total of 403 crashes and 123 injuries, which comes to 848 crash rate and 259 injury rate per 100 MVM. The accident records for both roadways indicated that neither roadway encountered any fatalities in 2004.

As shown in **Figure 8-3**, the crash rates and injury rates for both US 78 and SR 124 exceed that which is found for an urban principal arterial statewide. The crash rate of US 78 is 50 percent higher than the State-wide average, while SR 124 shows a 64 percent differential with the State average. US 78 also shows 50 percent higher injury rate as compared to the state average and SR 124 shows a 28 percent higher injury rate than the state average. The findings of this analysis indicates that while SR 124 appeared to have experienced a higher overall crash rate, the crashes along US 78 are more dangerous in nature, as indicated by the higher injury rate.

Figure 8-3: 2004 Crash Rates Compared to State-wide

	2004 Accident Rate per 100 MVM	
	US 78	State Average
Crash Rate	773	515
Injury Rate	300	203
Fatality Rate	0	1.21
	SR 124	State Average
Crash Rate	848	515
Injury Rate	259	203
Fatality Rate	0	1.21

In addition to the crash rate analysis, a number of dangerous intersections, as classified by their high number of accidents, along US 78 and SR 124 also were identified. **Figure 8-4** shows the average number of crashes and injuries that occurred at the dangerous intersections between 2002 and 2004.

Not surprisingly, the intersection of the two major routes in this study, US 78 and SR 124, experienced the highest average number of crashes (67) as well as injuries (15). Most of the crashes have been rear-end collisions in nature. This is the largest intersection in terms of roadway geometrics and has the highest traffic volume in Snellville. It is located at the historic heart, mostly characterized by older strip retail development along US 78 and relatively newer and bigger scaled development along SR 124. The intersection of SR 124 and Ronald Reagan Pkwy came in second, with an average of 55 crashes and 15 injuries per year. The presence of large commercial and retail developments at the northwestern and southwestern quadrants of the intersection generates a great deal of vehicular traffic at this intersection. The intersection of US 78 and Grayson Pkwy (SR 84) also exhibited a high number of accidents (35) and injuries (14). Heavy volume at this intersection could be attributed to the residential developments located along Grayson Pkwy. Unlike the others, the intersection of US 78 and N. Crestview Dr showed a higher number of injuries than the actual number of crashes. This intersection is currently un-

signalized and is laid out in a skewed manner, which resulted in a number of collisions occurring at an angle.

Overall dangerous intersection analysis indicated that US 78 is home to more dangerous intersections in comparison to SR 124. These dangerous intersections are characterized by large commercial and retail development located at the intersection and/or lead to concentrations of residential development further away from the intersections. The majority of all the crashes at these intersections were in the form of rear end collision.

Figure 8-4: Dangerous Intersections

Route	Intersecting Route	Average Number of Crashes (2002-2004)	
		Accidents	Injuries
US 78	Scenic Hwy (SR 124)	67	15
	Grayson Pkwy/Rockdale Cir (SR 84)	35	14
	Wisteria Dr/Skyland Dr	31	8
	Henry Clower Blvd	29	6
	Knollwood Dr	26	13
	Rosebud Rd	26	9
	Highpoint Road	25	11
	N Crestview Dr	13	14
	Church St	12	6
	Civic Dr	12	5
	Oak Rd	12	3
	Preston H Mitchell Hwy*	12	3
	Odum St	12	3
	Fountain Dr	10	2
Abington Ln	9	2	
SR 124			
SR 124	Ronald Reagan Pkwy/Pinehurst Rd	55	15
	Dogwood Rd	29	6
	Oak Rd	24	11
	Pharr Rd	22	12
	Henry Clower Blvd	11	6
	Harbour Oaks Dr	10	4
	Lenora Church Rd	9	2

*No longer a public right-of-way

In addition to these dangerous intersections, the two reversible lanes on US 78 are also a safety concern. Although reversible lanes are an economical way to add capacity to corridors that have distinct one-way peak flows, they are a safety hazard because of the potential of driver confusion and the inability to read the lane signage under certain lighting conditions. For this reason, there are plans in the Comprehensive Transportation Plan to remove the reversible lanes and replace them with standard one-way travel lanes and they are marked as a safety concern area in **Map 8-3**.

8.5 Alternative Modes

Alternative modes of transportation include facilities for pedestrians, bicycles, freight, airports, and railroads, as well as transit. Currently, there are no exclusive freight and/or transit facilities in Snellville. There are extensive sidewalks throughout the City and planned bicycle trails on Lenora Church Rd to connect to Briscoe Park. Although the network is still fragmentary, the City has a standing policy of trying to expand the bike/pedestrian network whenever new construction is permitted. This has led to a significant expansion of sidewalks in the last 5 years. The existing and planned facilities are shown in **Map 8-4**, Pedestrian and Bicycle Facility Inventory.

8.6 Transit

Currently, there is no transit service readily available in Snellville. Gwinnett County does have a transit system, but its service area is concentrated exclusively in the I-85 corridor and does not pass south of Lawrenceville Highway. In the original 2001 plans for the Gwinnett County Transit service, there were three routes that were to serve Snellville. There were two local routes, then identified as the #40 and #50, which linked Snellville to Lawrenceville/Mall of Georgia, and Lawrenceville/Discover Mills, respectively, via Scenic Highway (SR 124). Neither of these routes was implemented, and current feedback from stakeholders indicates there is little public support for these routes. The very-low density population and commercial development patterns in the area probably preclude any successful implementation of local bus service in the near future. The third proposed bus route to serve Snellville in the 2001 transit study was an express bus service from a Snellville park and ride site near the intersection of US 78 and SR 124 which would be limited stop service down US 78 to the MARTA Kensington Station via I-285 with stops at a Hewatt Road park and ride lot and a Stone Mountain Shopping Square park and ride lot. The development patterns in the study area probably would support such a service, and the rising costs of gas since the report was written have generated more local interest in supporting such a route. The route survives in GRTA's Regional Transit Action Plan (RTAP) as the Xpress Route 418 and is programmed for 2010-2015. Gwinnett County currently provides a county-wide on-call bus service for the elderly and this is probably the most likely demographic group in the Snellville area to need transit service in the near term.

8.7 Parking

Generally parking is not an issue of supply in Snellville, but rather an urban design issue. Snellville was designed in the auto era and abundant parking was attached to all commercial establishments throughout the area. The most typical form of parking in the study area is surface parking lots which are in front of the businesses they serve. Snellville has completed a Livable Centers Initiative (LCI) study recently, and in it the City decided to create a more pedestrian-friendly environment by radically changing its streetscapes. Part of this process will be to re-orient both buildings and parking lots so as to hide parking from the street and make the building masses the dominant visual element along the street edges. The whole goal of this design reform is to create a village feel in downtown Snellville and a stronger sense of place that will hopefully encourage further reinvestment in aging commercial and residential areas.

8.8 Railroads, Trucking, Port Facilities and Airports

There are no railroads, port facilities, or airports in Snellville. The nearest airport is Briscoe Field in Lawrenceville, which serves most small-scale general aviation and has approximately 297 flights per day.

Trucking is not a significant issue for Snellville because of its lack of large-scale industrial facilities in the immediate area in all directions. Snellville's SR 124 corridor is a destination for freight stocking the commercial establishments there, but there are no large-scale warehouse or industrial facilities nearby. Most of the freight operations in Gwinnett County are concentrated along I-85 to the north, and SR 124 and US 78 offer no distinct speed or distance advantages over this route.

8.9 Transportation and Land Use Connection

The relationship between transportation infrastructure and the adjacent land uses is a well known but little understood paradox. Most traffic congestion is seen as an engineering deficiency in the capacity of the roadways when, in fact, it is a deficiency in the way land uses are allowed to change. In any area with high growth, land uses will be developed to ever higher residential and commercial densities. When these two types of densities are segregated spatially or, worse yet, segregated and dispersed over vast distances, the result is unnecessarily high congestion levels on the roadways. The solution is often visualized as a road widening, but this type of work does not address the initial cause of the problem at all. Furthermore, engineering solutions are often cost prohibitive and do not produce enough relief to justify the expense.

Snellville, through its LCI study has demonstrated a deep understanding of the connection between these two factors. They have sought to improve the City, not by getting outsiders through the City as quickly as possible, but by redesigning the streetscapes as opposed to widening the streets. The City wants to attract visitors to linger and shop while giving local citizens a sense of place to encourage reinvestment in the downtown. To accomplish this, the Snellville LCI recommends a menu of strategies and projects that will make Snellville the destination instead of a chokepoint on the way to other destinations. The transportation engineering recommended in the LCI looks more towards pedestrian-scale streetscapes and amenities such as sidewalks, crosswalks, and trails. The landscape is seen as a critical transition piece between transportation facilities and the urban form of the City. Trees and buildings would be brought close to the roads with ground floor retail and residential units above the shops and on-street parking to shield pedestrians from cars.

There is another aspect to the land use and transportation connection that is amenable to an engineering solution and that is street network connectivity. Another critical change recommended in the LCI is to improve the overall street network connectivity of Snellville. This is an issue in most places developed since the 1950s when the majority of residential housing was single-family homes placed on cul-de-sacs. The result is a large amount of subdivisions having only one access point both in and out of the community. This creates chokepoints at the gates to these communities and force traffic to overload the few roads that do connect to other roads.

Street connectivity is a measure that is critical to analyzing the possibility of re-routing traffic to relieve pressures on severely over-burdened facilities. In a nutshell, street connectivity is a measure of the number of parallel facilities in an area that allow for multiple routing options. The easiest way to determine street connectivity in a given area is to simply map how many streets have more than one access point. The typical post World War II cul-de-sac suburban residential development was specifically designed to prohibit cut-through traffic and allows for no street connectivity whatsoever. In looking at the image below, all of the roads in Snellville that allow for some level of street connectivity are depicted. One can see that Snellville has good connectivity in specific sectors of the town, notably the southern and northern sectors, but the southeastern and northwestern sectors have severe limitations in this regard. In particular, the area just northwest of the intersection of US 78 and SR 124 offers virtual no parallel routes to relieve the main traffic chokepoint in the town and there are also no northeastern connections through the town until Wisteria Drive, in the heart of the city. As of proportion of the street network, roughly half of the streets in Snellville do not offer connectivity. This lack is a contributing factor to the perennial problem of trying to separate local traffic from through traffic, and reinforces the congestion on the heart of town.

Figure 8-5: Street Connectivity – Roads in Snellville that have more than one Access Point



Source: JJG

The LCI proposal does make one major concession to the old way of addressing land use and transportation conflicts and that is to grade separate the intersection of US 78 and SR 124, with SR 124 being depressed below US 78 to reduce the traffic conflicts there. This problematic

intersection has been studied in Snellville for many years, and the 2002 plan update also studied several variants, including flyover ramps, grade separation through depressing either SR 124 or US 78, and a roundabout. Previous studies looked at a bypass around the northwest sector of the City, using the outer perimeter as a bypass, and the LCI study looked at using Henry Clower Blvd as a bypass. No specific recommendation was provided in the report, however. The City has committed \$1 million, which Gwinnett matched another million to the preliminary engineering of this project, which DOT will begin in the near future.

8.10 Planned Transportation Improvements

There are several planned improvements throughout the Snellville area. The earliest ones inventoried here come from the Gwinnett County Comprehensive Transportation Plan (CTP) of 2001 and were designed to serve mostly county-wide needs. The next set of projects listed here are from the ARC’s latest Regional Transportation Plan (RTP) and represent those projects that are considered regionally strategic and that will be used by residents of the entire metro area. The projects funded from the SPLOST form the most recent set of planned improvements in the City and are more locally oriented to serve the micro-level needs of the citizens of Snellville. All of these improvements are shown on **Maps 8-5, 8-6, and 8-7 in Atlas of Supportive Maps**. The list of planned improvements for the CTP, RTP, and SPLOST are given respectively in **Figures 8-6, 8-7, 8-8 and 8-9**. It should be noted that there are no bridge projects identified for the area of Snellville in any of these documents.

The CTP specifically looked at a few key large-scale transportation issues. It focused on removing the reversible lanes on US 78 (which are a safety issue), rebuilding the US 78 and SR 124 intersection (which is the major transportation design question for the community), and finally widening SR 124 from US 78 to Ronald Reagan Pkwy in order to accommodate that corridor’s emergence as an equivalent commercial and developmental corridor rivaling US 78. All three of these projects are estimated in the millions of dollars. All other Snellville CTP projects cost significantly less.

Figure 8-6 County CTP Projects for Snellville

Description	Analysis Year	Estimated Cost
Remove reversible lanes on US 78 with upgraded intersection @ Highpoint	2010	\$15.7 million
New interchange on US 78 at SR 124	2010	\$11.6 million
Widen SR 124 from 4 to 6 lanes from US 78 to RR Pkwy	2015	\$7.8 million
Create TMA for SR 124	NA	NA
Add turn lanes at US 78 and Rosebud	2005	500,000
Add turn lanes at Oak Rd and SR 124	2005	300,000
Build Park and Ride Lot at RR Pkwy and SR 124 with express bus service to Kensington	2011-2015	NA

Description	Analysis Year	Estimated Cost
Build Park and Ride Lot at US 78 and Grayson Parkway with express bus service to Kensington	2011-2015	NA

The RTP also envisions high dollar projects for the area, the highest of which includes rebuilding the intersection of US 78 and SR 124 for \$43 million. The next most expensive item in the RTP is a widening through a frontage road system along US 78 from SR 124 to SR 84. This project conflicts with some of the transportation and streetscape goals formulated in the LCI for the downtown, which sought to preserve as much of the town as possible and rebuild the streetscape to be more pedestrian-friendly in scale and width. All other projects in the RTP are in the millions but are not programmed for the short or medium range.

Figure 8-7 RTP Projects and Plans

Project Name	Project Type	Sponsor	Description	Status	Service Type	Funding	Completion Date
GW-078B	RTP 2030	GDOT	US 78 Major investment study from I-285 East in Dekalb County to SR 81 in Walton County	Long Range	Studies	\$2,500,000	2015
GW-078C	RTP 2030	GDOT	US 78 Grade separation and intersection improvements at US 124	Programmed	Interchange Capacity	\$43,000,000	2014
GW-078D	RTP 2030	GDOT	US 78 - Widen and add frontage roads from SR 124 to east of SR 84 (Grayson Pky)	Long Range	Roadway Capacity	\$32,715,000	2030
GW-137A	RTP 2030	GDOT	New Clyde Williams Blvd Connector Road from Ronald Reagan Pkwy to intersection of Pharr Rd and North Rd	Long Range	Roadway Capacity	\$18,042,000	2025

Project Name	Project Type	Sponsor	Description	Status	Service Type	Funding	Completion Date
GW-269	RTP 2030	GDOT	SR 124 (Scenic Hwy) - Widen and improve intersections with sidewalks and multi-use path from US 78 to Ronald Reagan Pkwy	Programmed	Roadway Capacity	\$8,700,000	2020
GW-319	RTP 2030	GDOT	US 78 (Athens Highway ATMS project from SR 124 (Scenic Hwy) to Logan Drive (in Loganville)	Long Range	IT-Smart Corridor	\$1,634,500	2030
GW-323	RTP 2030	Gwinnett County	SR 124 (Scenic Hwy) ATMS project from US 78 (Main St) to US 29 (Crogan St in Lawrenceville)	Programmed	IT-Smart Corridor	\$2,146,440	2007
GW-AR-247	RTP 2030	City of Snellville	Snellville Town Center bicycle and pedestrian transportation improvements (along Oak Rd, Clower St, Wisteria Dr)	Programmed	Bicycle/ Pedestrian Facility	\$2,687,500	2010

For the most part, the SPLOST project list for 2007 envisions more modestly priced improvements, which will be funded through Snellville's portion of the County sales tax collections. The major work funded through this stream is the preliminary engineering on the US 78/SR 124 intersection. Most of the other projects are sidewalks, drainage, and streetscape improvements.

Figure 8-8: Local 2005 SPLOST Transportation Projects and Plans

Project Description	Cost
US 78 Transportation Enhancements East Park Place to 124 North Rd. & Pinehurst Rd. intersection	\$1,800,000
Pinehurst Rd. & Ridgedale Rd. alignments (2)	\$1,500,000
US 78/Rosebud Rd. intersection	\$1,400,000
US78/SR 124 major roadway improvement (PE)	\$1,200,000
Oak Road & Mountain View Rd. alignment	\$1,000,000
SR 124 & Oak Road intersection	\$500,000
Pharrs Rd. sidewalk (124 to North Rd)	\$500,000
Pinehurst Rd. sidewalk (124 to North Rd.)	\$247,500
	\$180,000

Figure 8-9 Local 2007 SPLOST Transportation Projects and Plans

Project Description	Cost
Hwy 78/Hwy 124 PE Contribution	\$1 million
Sidewalks-Mt. View Road	\$100,000
Sidewalks-Summit Chase	\$100,000
Timberline Drainage Project	\$120,000
Drainage (City-wide)	\$512,355
Brooks Drive Paving	\$72,645
LCI Design	\$600,000

Section II. Atlas of Supportive Maps

Following are a series of maps that were described and referenced in the previous analysis.

Map 5-1: Hydrology

Map 5-2: Groundwater Recharge Areas

Map 6-1: Water Facilities

Map 6-2: Sewer Facilities

Map 6-3: Community Facilities

Map 8-1: Road Network

Map 8-2: Signal Locations, Volumes & Congestion

Map 8-3: Safety Concern Areas

Map 8-4: Pedestrian and Bicycle Facility Inventory

Map 8-5: CTP Improvements

Map 8-6: RTP Improvements

Map 8-7: SPLOST Improvements

Hydrology



- Wetland
- 100-Year Floodplain

- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- City Boundary
- Gwinnett County Boundary
- Other County Boundary

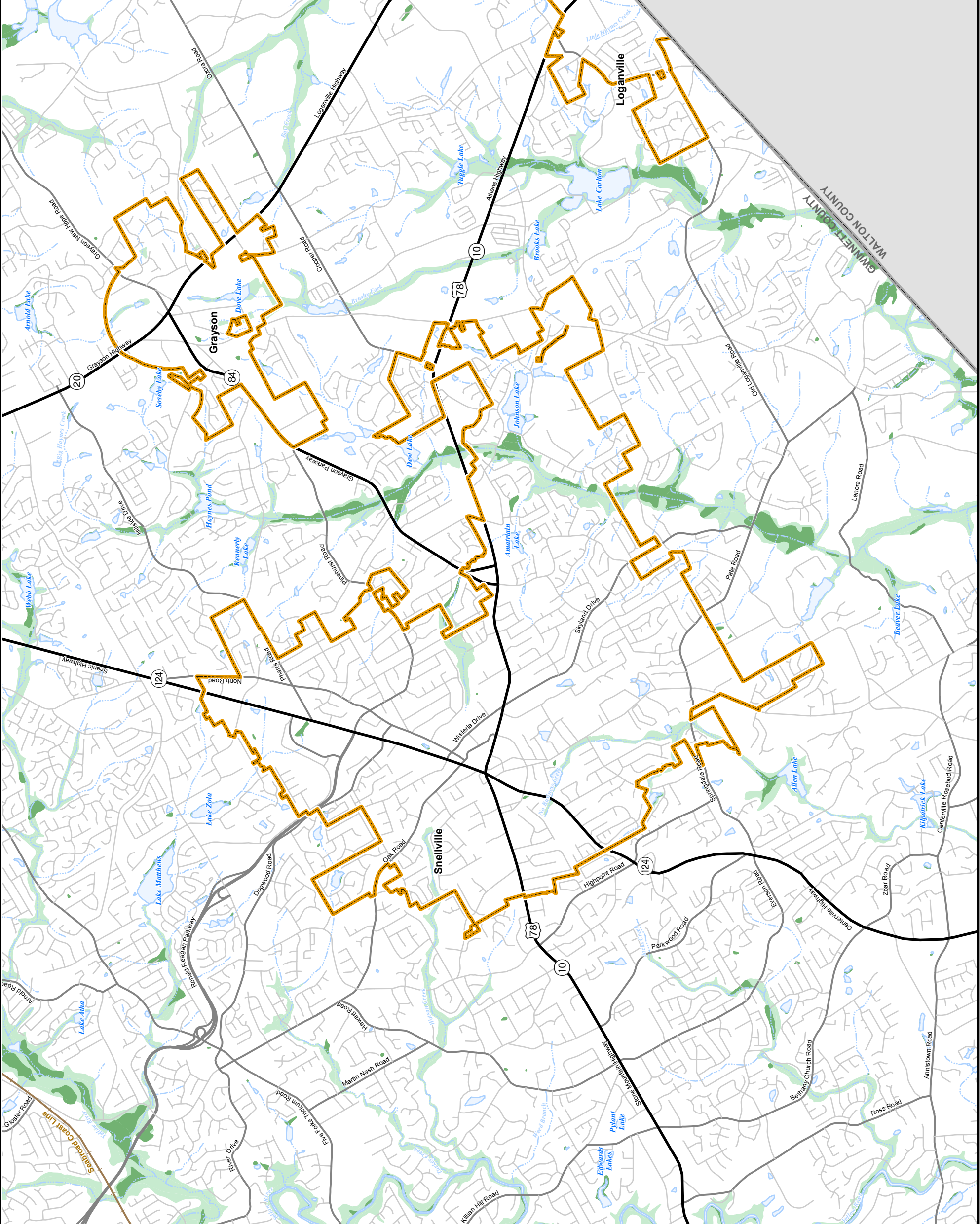


Figure 5-1

**Groundwater
Recharge Areas**



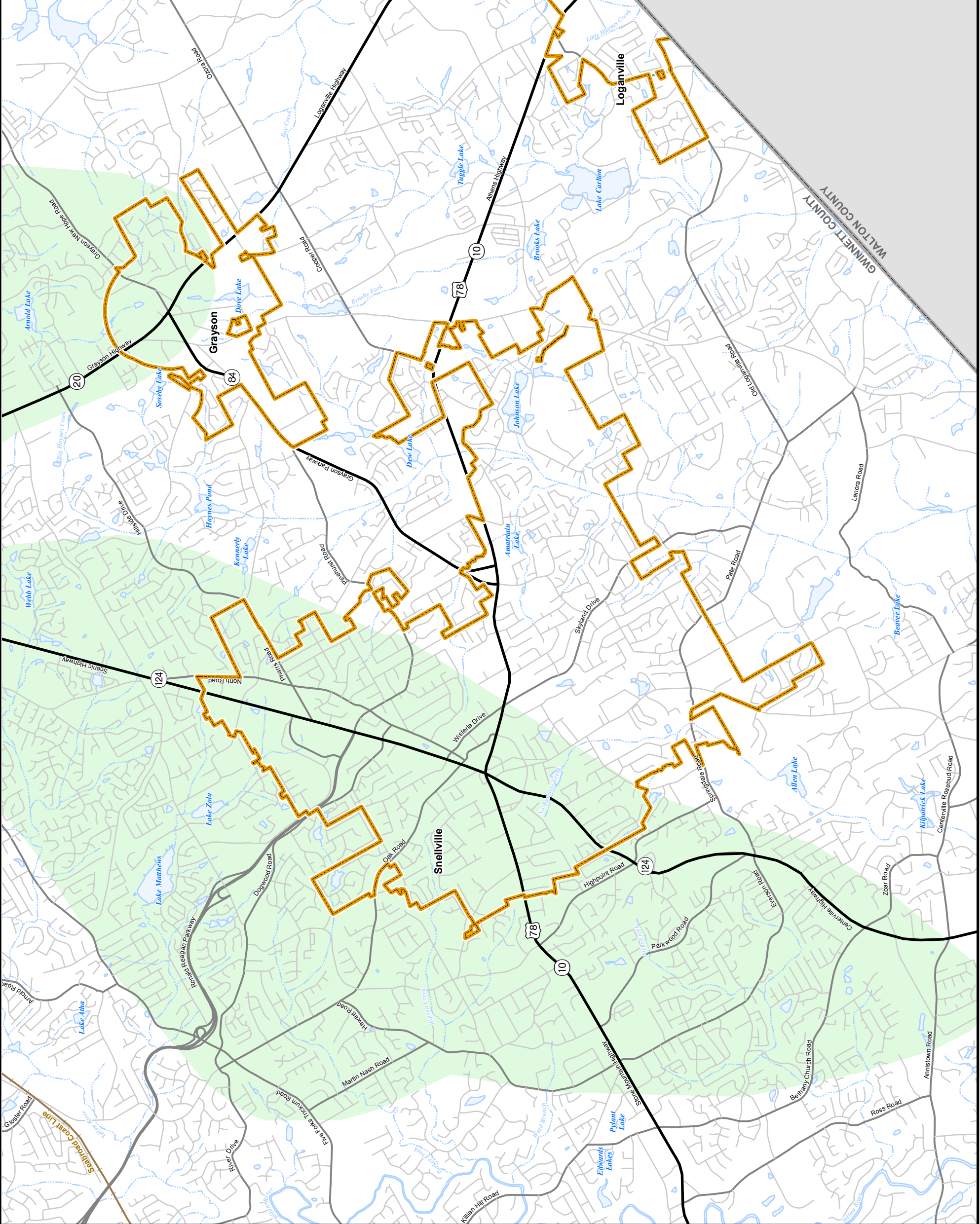
Groundwater Recharge Area

- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- City Boundary
- Gwinnett County Boundary
- Other County Boundary



**JORDAN
JONES &
GOULDING**

Figure 5-2



City of Snellville 2030 Comprehensive Plan

Water Facilities



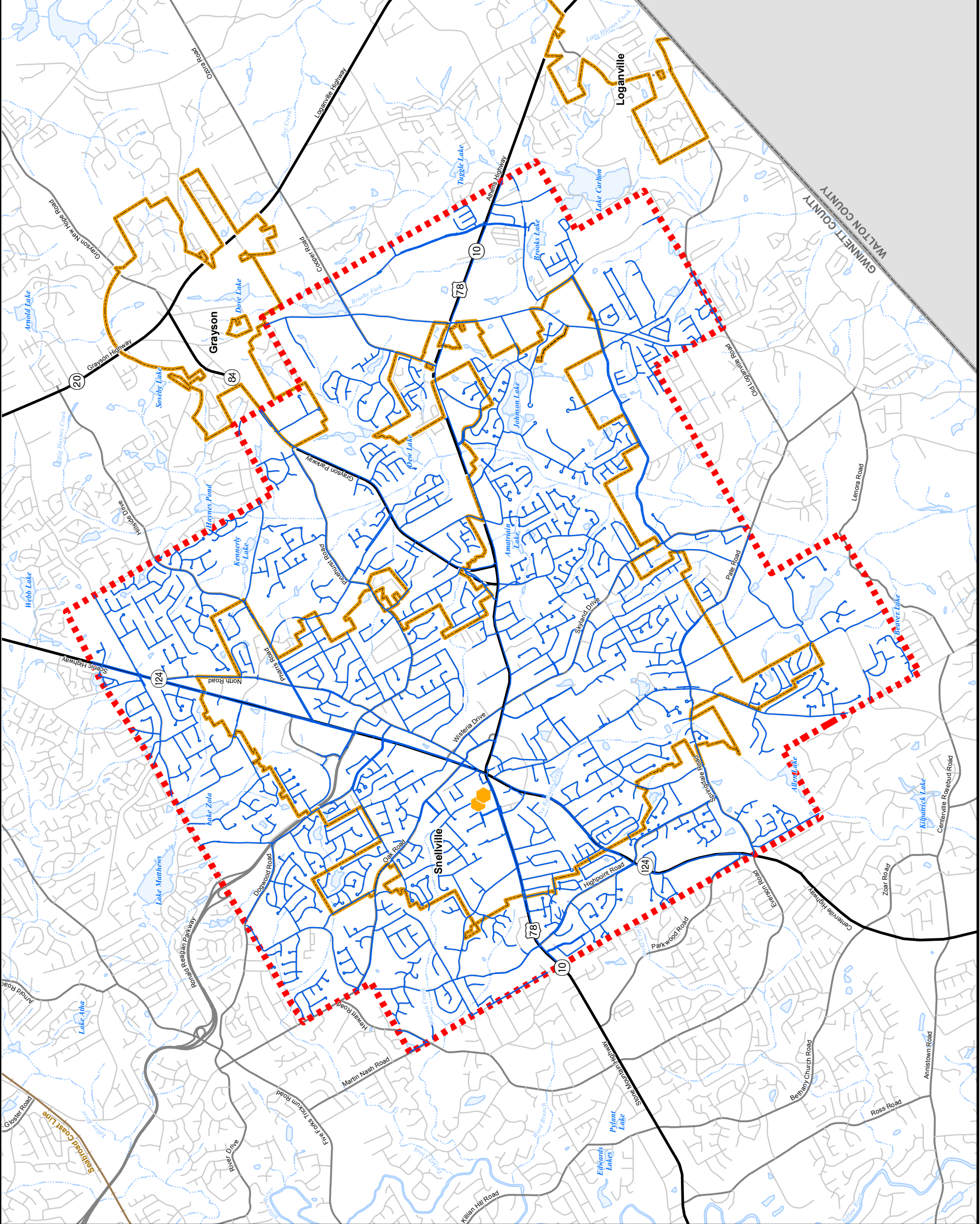
- Water Storage Tower (Yellow circle)
- Water Line (Blue line)

- US/State Highway (Thick black line)
- Major Road (Thin black line)
- Road (Thin gray line)
- Railroad (Brown line with cross-ticks)
- River/Stream (Blue line with wavy pattern)
- Lake/Pond (Light blue area)
- Sphere of Influence for Snellville (Red dashed line)
- City Boundary (Yellow outline)
- Gwinnett County Boundary (Gray outline)
- Other County Boundary (Light gray outline)



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GOULDING

Figure 6-1



City of Snellville 2030 Comprehensive Plan

Sewer Facilities



- Pump Station
- Sewer Line - Force
- Sewer Line - Gravity

- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- - - Sphere of Influence for Snellville
- City Boundary
- Gwinnett County Boundary
- Other County Boundary

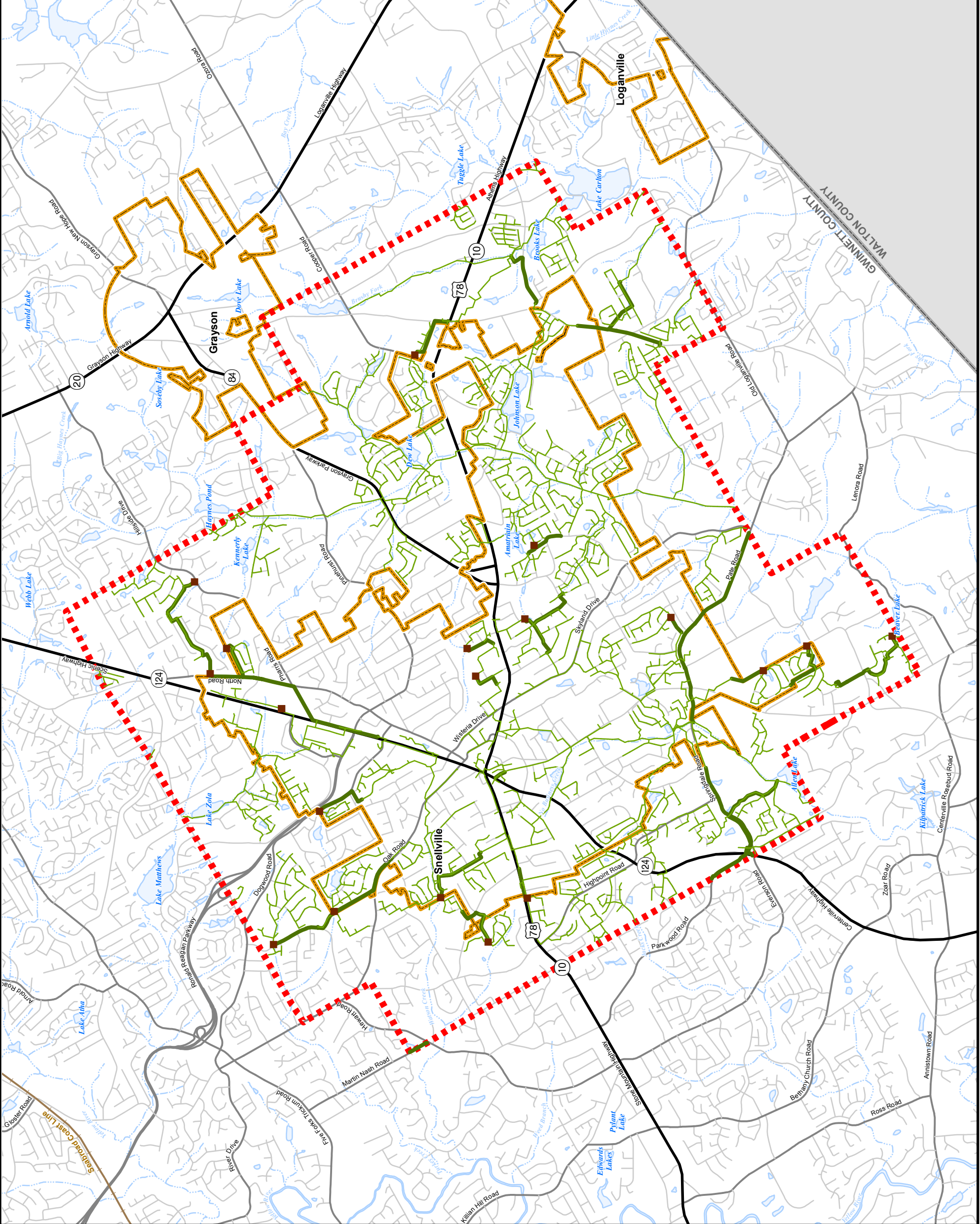


Figure 6-2

City of Snellville 2030 Comprehensive Plan

Community Facilities



- City Hall
- Police Station
- Fire Station
- Medical
- Library
- School
- Senior Center
- Recycling Center
- Golf Course
- Sports Facility
- Park
- Park
- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- City Boundary
- Gwinnett County Boundary
- Other County Boundary

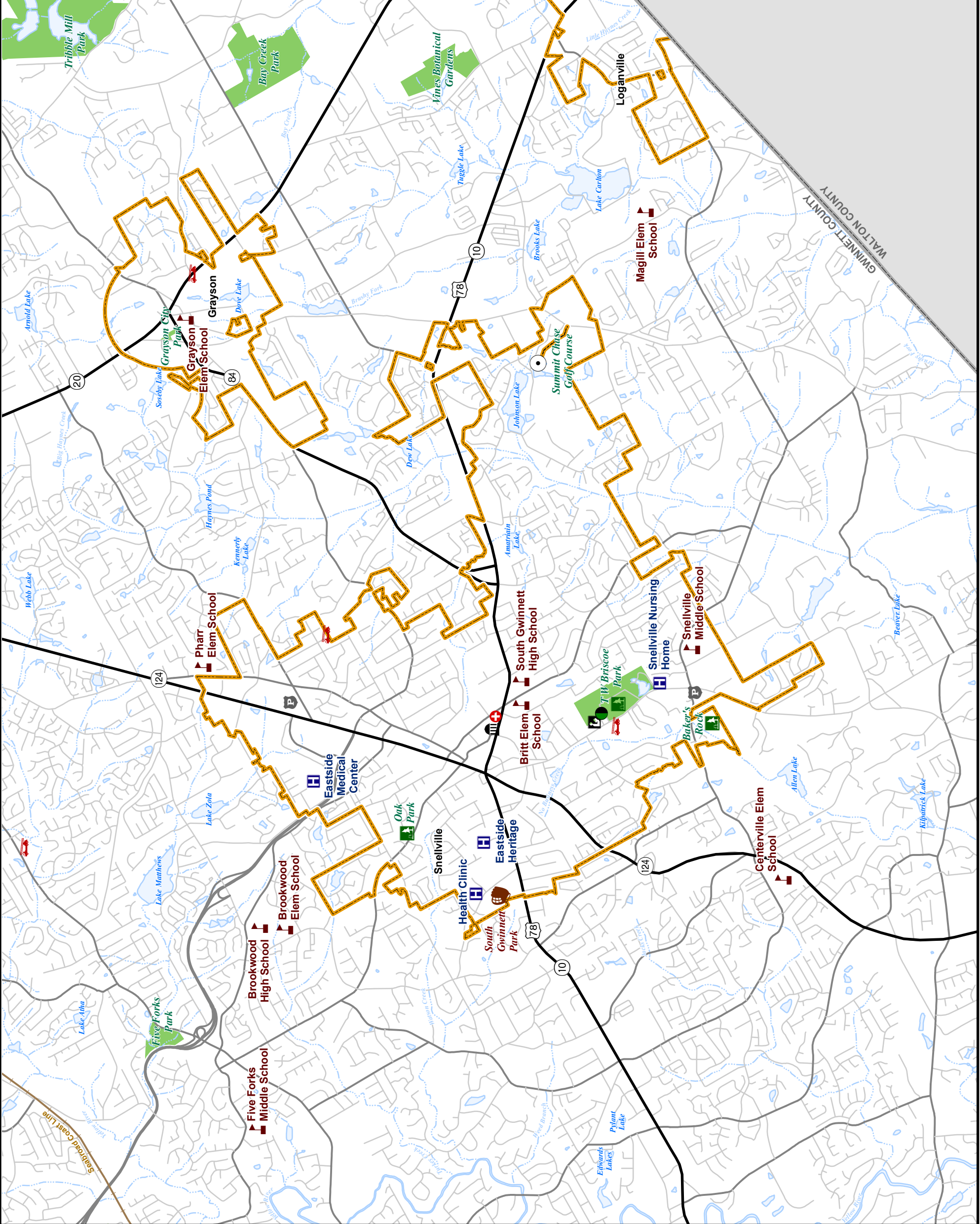


Figure 6-3

City of Snellville 2030 Comprehensive Plan

Road Network



- Bridge
- Road Classification**
 - Principal Arterial
 - Major Arterial
 - Minor Arterial
 - Major Collector
 - Residential Street

- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- Sphere of Influence for Snellville
- City Boundary
- Gwinnett County Boundary
- Other County Boundary

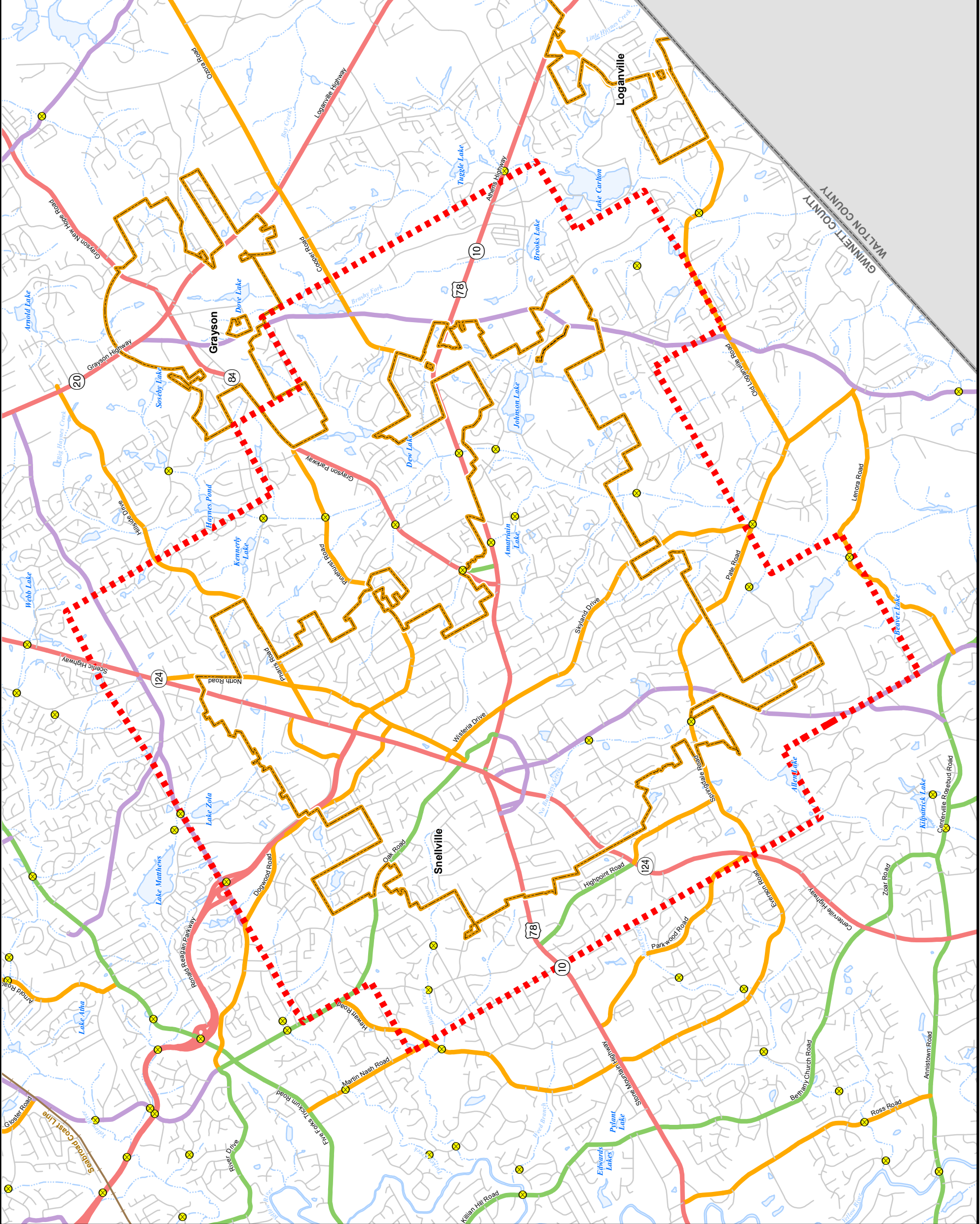


Figure 8-1

City of Snellville 2030 Comprehensive Plan

Signal Locations, Volumes & Congestion



Average Annual Daily Traffic

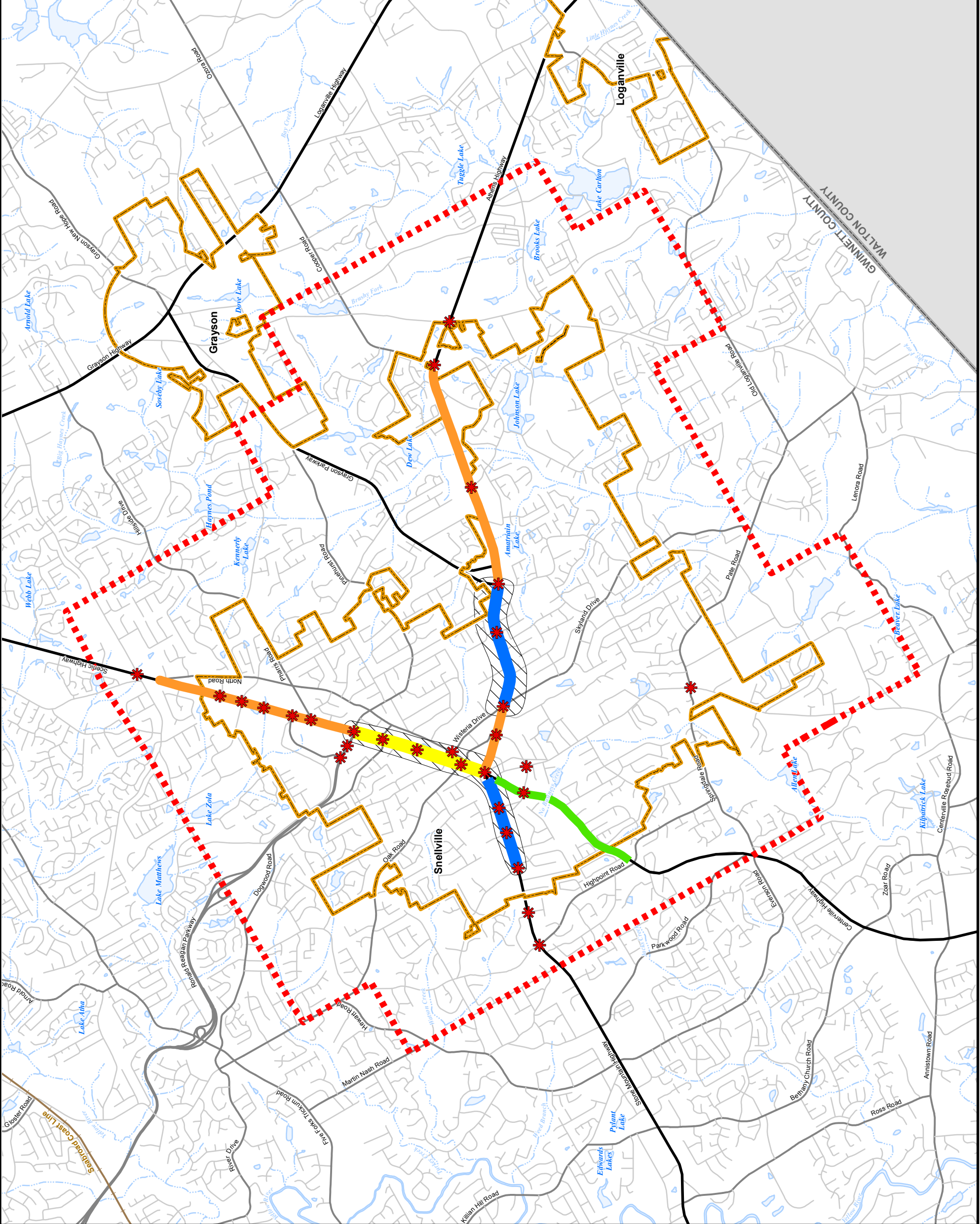
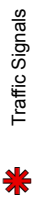
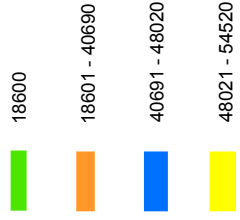


Figure 8-2

City of Snellville 2030 Comprehensive Plan

Safety Concern Areas



- Safety Concern
- Dangerous Intersection
- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- Sphere of Influence for Snellville
- City Boundary
- Gwinnett County Boundary
- Other County Boundary

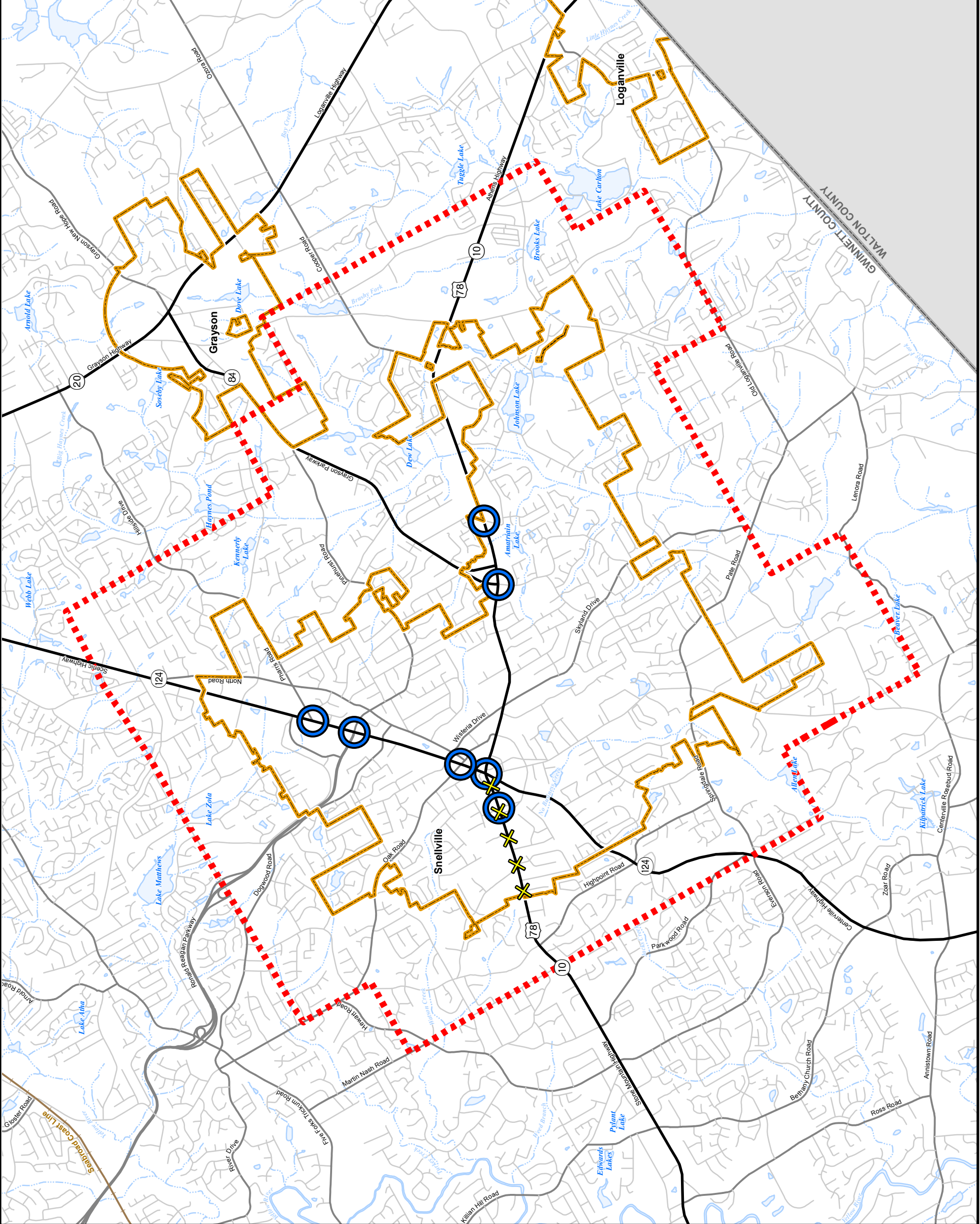


Figure 8-3

***Pedestrian and Bicycle
Facility Inventory***

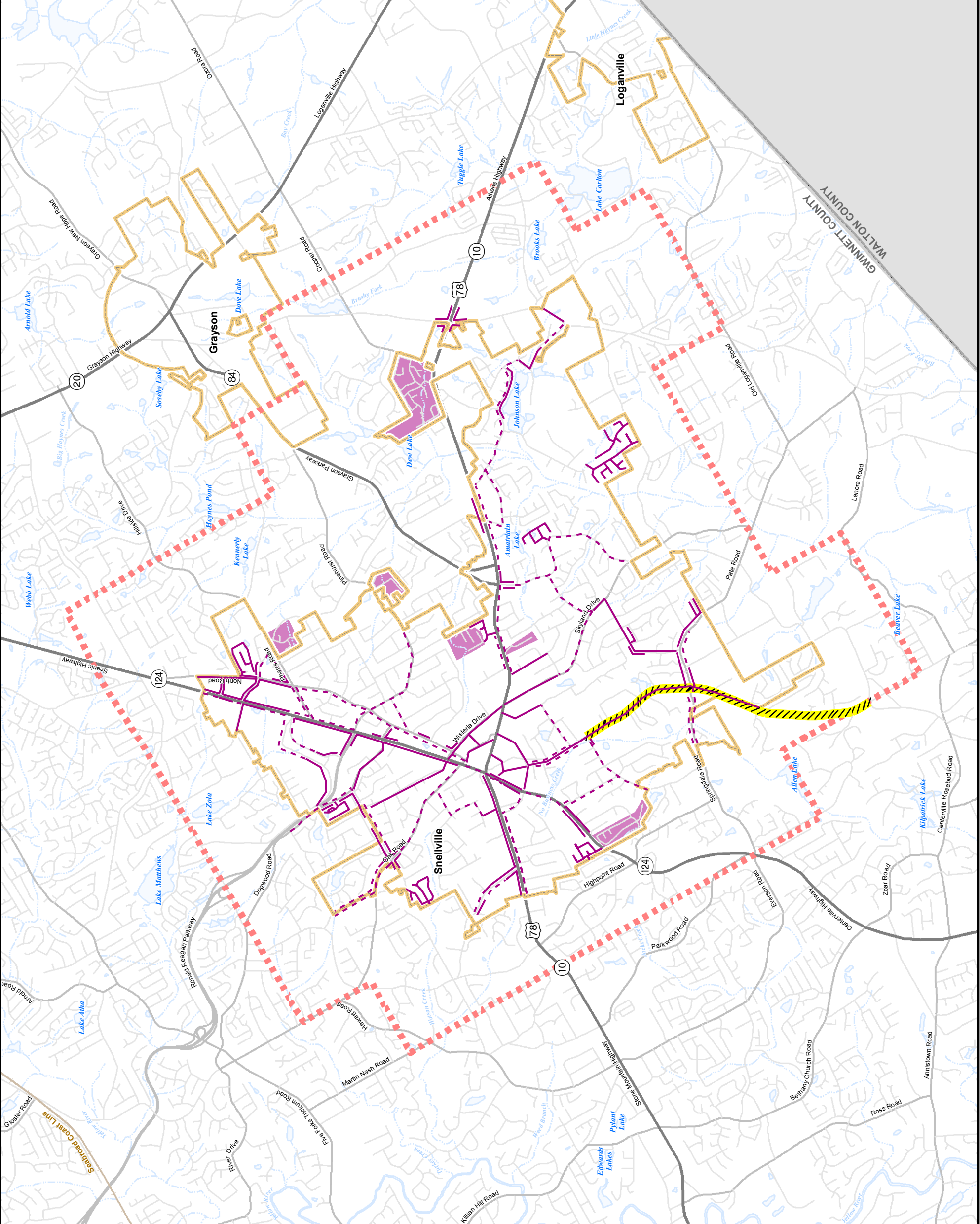


- Existing Sidewalk
- Proposed Public Sidewalk
- Permitted Sidewalks
- Proposed Multi-Use Path

- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- Sphere of Influence for Snellville
- City Boundary
- Gwinnett County Boundary
- Other County Boundary



Figure 8-4



City of Snellville 2030 Comprehensive Plan

CTP Improvements



CTP Project Description

- Add Turn Lanes
- Bike/Pedestrian Facilities
- Create TMA
- HOV Lane
- New Interchange
- Park and Ride Lot
- Remove Reversible Lanes
- Widen SR 124

- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- - - Sphere of Influence for Snellville
- City Boundary
- Gwinnett County Boundary
- Other County Boundary

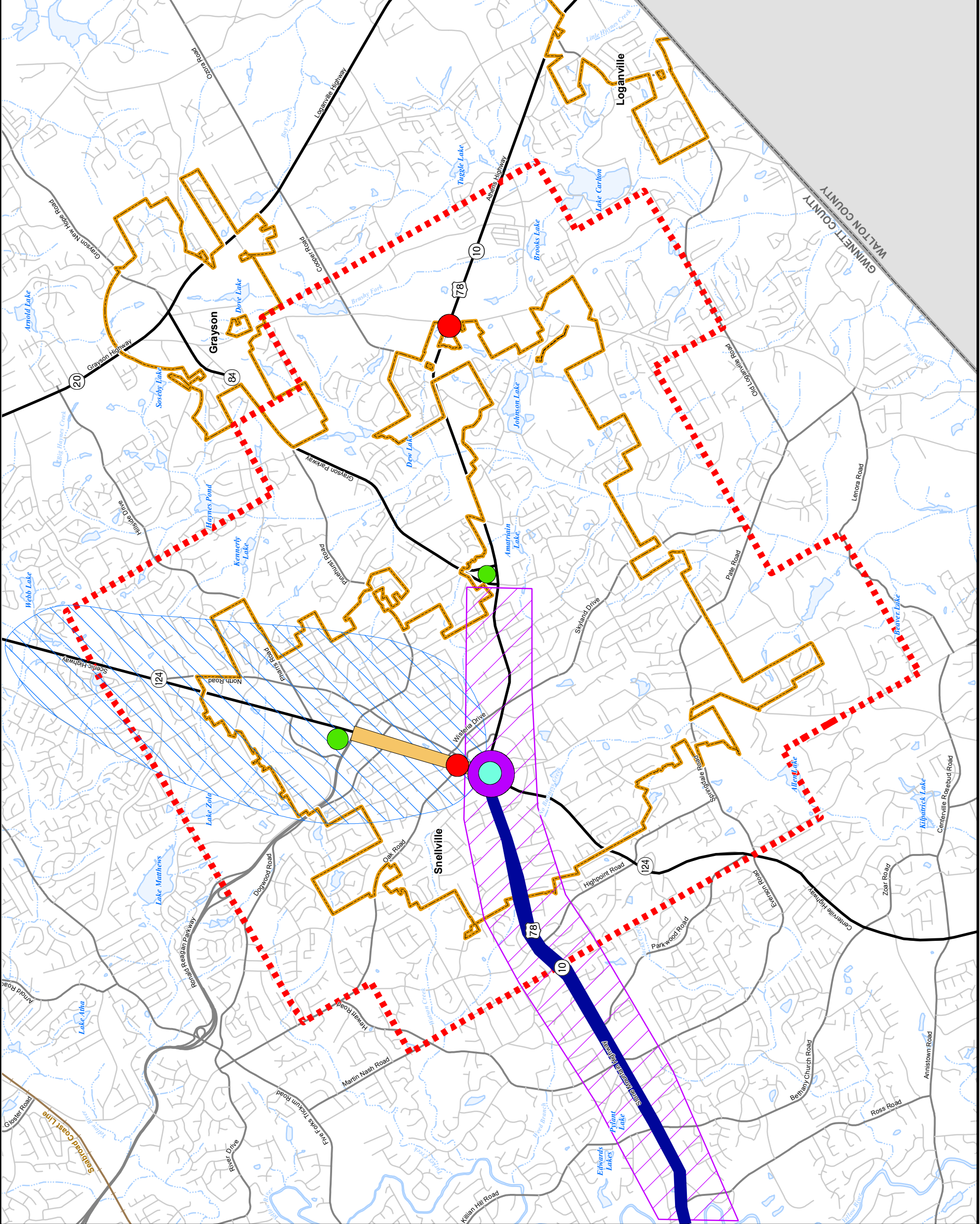


Figure 8-5

City of Snellville 2030 Comprehensive Plan

RTP Improvements



RTP Description

- US 78 Corridor Study
- US 78 Interchange Reconstruction
- US 78 Widening
- New Connector
- SR 124 Widening
- ITS Corridor
- ITS Corridor
- Bike/Pedestrian Improvement

- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- Sphere of Influence for Snellville
- City Boundary
- Gwinnett County Boundary
- Other County Boundary

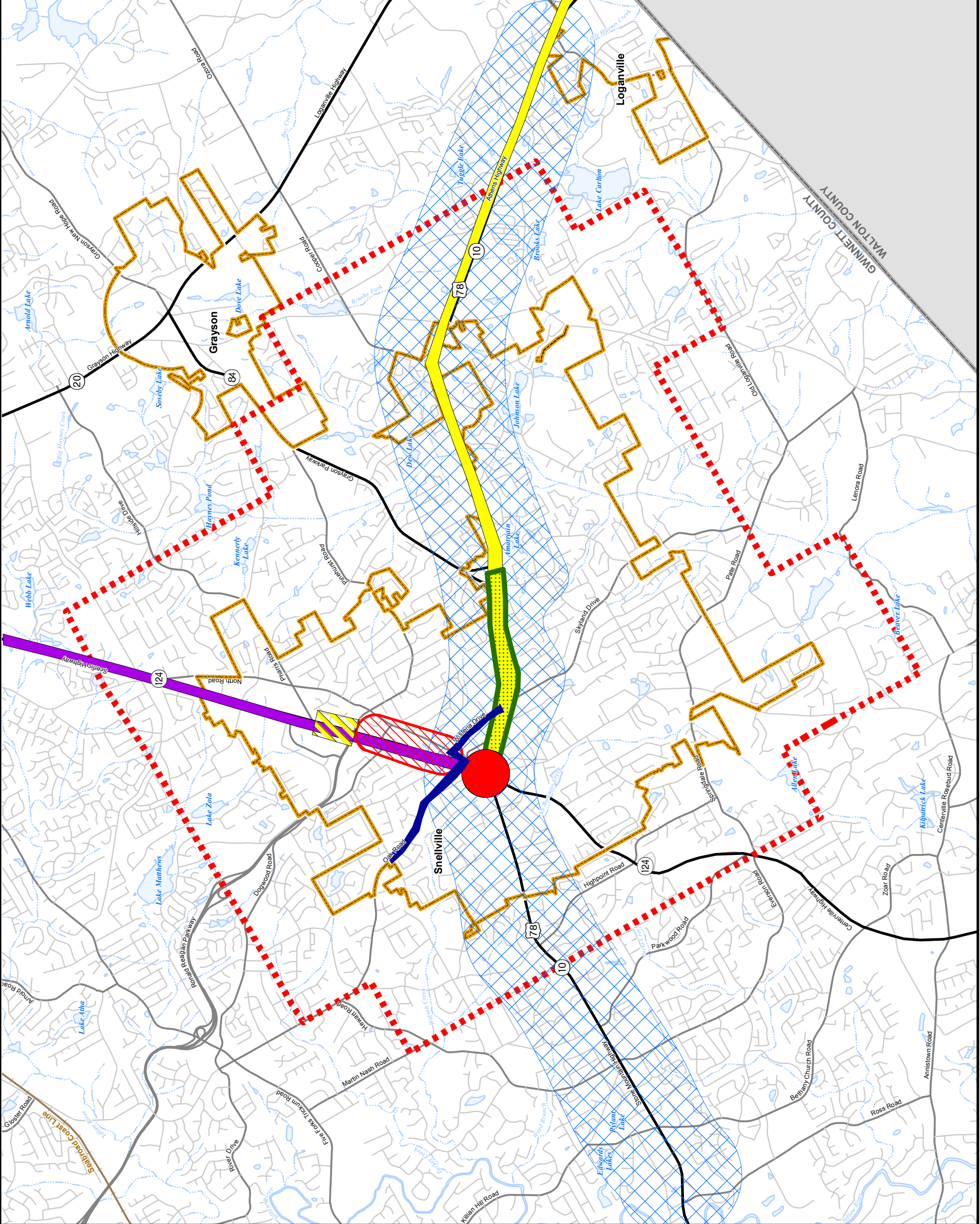


Figure 8-6

City of Snellville 2030 Comprehensive Plan

2007 SPLOST Improvements



Project Descriptions

- Brooks Drive Paving
- Hwy 78 / Hwy 124 PE
- LCI Design
- Mt. View Sidewalks
- Summit Chase Sidewalks
- Timberline Drainage Project
- City-wide Drainage
- US/State Highway
- Major Road
- Road
- Railroad
- River/Stream
- Lake/Pond
- Sphere of Influence for Snellville
- City Boundary
- Gwinnett County Boundary
- Other County Boundary

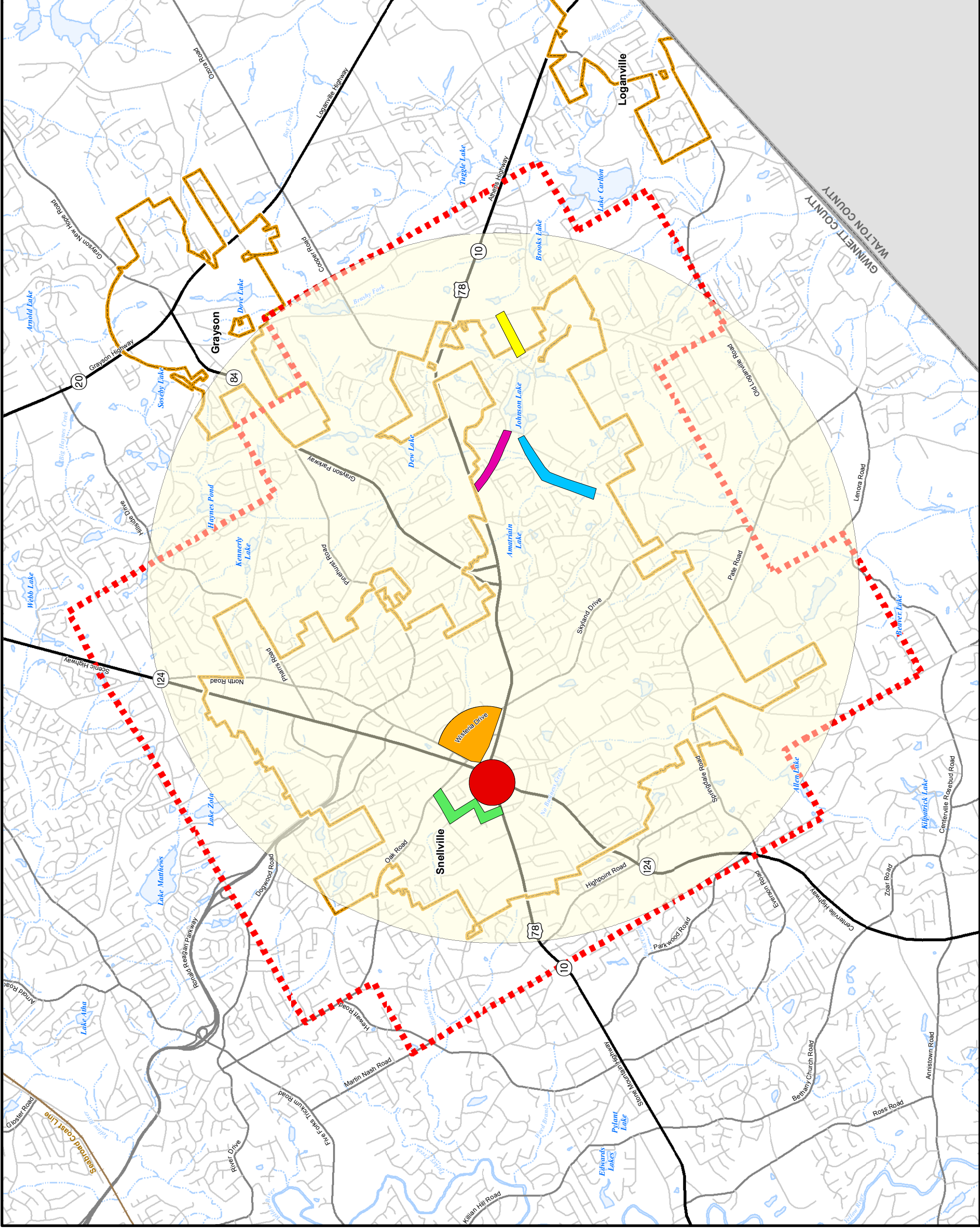


Figure 8-7