

JOINT COUNTY-CITIES COMMUNITY ASSESSMENT

SUMMARY REPORT

FOR

GWINNETT COUNTY

AND THE CITIES OF

BERKELEY LAKE

BUFORD

DACULA

DULUTH

GRAYSON

LAWRENCEVILLE

LILBURN

NORCROSS

SUWANEE

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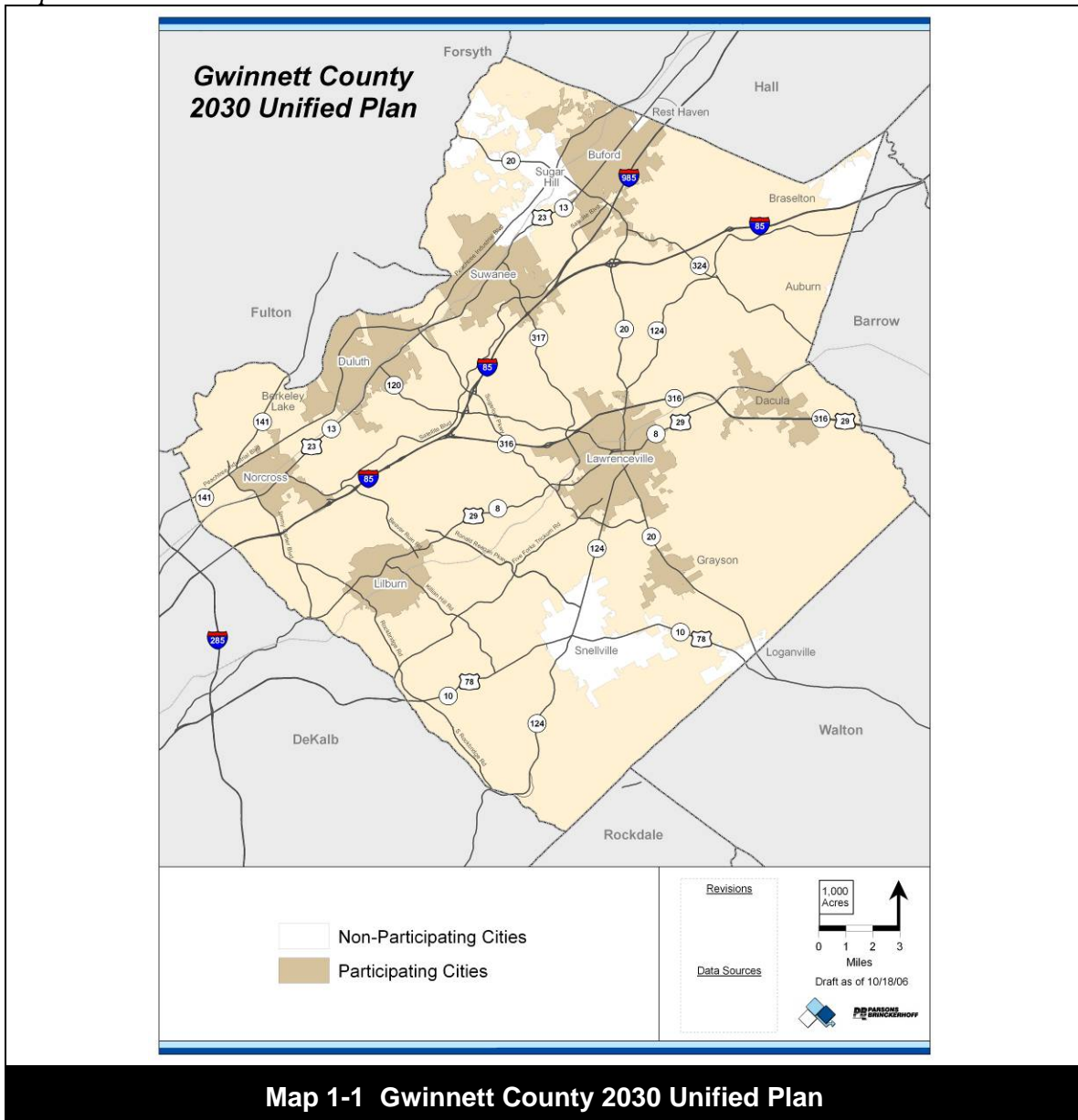
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Note: The Gwinnett County Community Assessment is a joint venture of Gwinnett County and nine of the County's independent Cities. These Cities are: Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Norcross, and Suwanee. The County's three other incorporated cities, Snellville, Sugar Hill, and Rest Haven, did not participate in the planning process and are included for comparison in some charts as "Other Gwinnett Cities". Three other municipalities: Braselton, Auburn, and Loganville, while located partially in Gwinnett County, must submit their plans to other regional review agencies and are not included in this report.



1 Introduction

The publication of this Community Assessment marks the close of the first stage of the planning process leading to adoption of an updated Comprehensive Plan for Gwinnett County and its independent local municipalities.

The purposes of the Community Assessment are:

- 1) To establish the basic issues that a plan will need to address, and
- 2) To provide a foundation of information on existing conditions that will inform the policies and actions of the plan that emerges from this process.

This Community Assessment is a joint venture of Gwinnett County and nine of the County's independent Cities who must also update their individual Comprehensive Plans within the same time frame as the County. These Cities are: Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Norcross and Suwanee.

This joint effort is in recognition that the County and the participating Cities share many of the same concerns and face many of the same problems that will affect future planning choices. By joining in the effort to produce this Community Assessment, the County and the participating Cities have laid the groundwork for better coordination of planning efforts. This coordination will make it more likely that the plans of their individual jurisdictions will complement and not conflict with each other because of their reacting to what may be perceived as different realities.

This Community Assessment document has been produced in accordance with the requirements of Section 110-12-1-.03 of the State code (DCA Local Planning Requirements). This section of the State Code specifies both the general requirements and a wide range of data and topics that must be included in a jurisdiction's Community Assessment. Accordingly, the basic structure of this Community Assessment is as follows:

- Identification of Potential Issues and Opportunities
- Analysis of Existing Development Patterns
- Analysis of Consistency with Quality Community Objectives and State Environmental Requirements
- Supporting Analysis of Data and Information

The State Code also lists the full range of supporting analysis and data that must be gathered and presented. Because of its length, the complete analysis of required data and information is contained in a Technical Appendix that is published separate from this executive summary presentation of the Community Analysis. The specific topics, the order of presentation and the sources of this data are derived from the State guidelines.

Highlights of this longer document are presented in this summary report as Chapter 5. Where available, data and information specific to each of these Cities is presented with



that for the County as a whole, for the unincorporated areas of Gwinnett County and for those “Other County Cities” that are not participating in this joint County-Cities effort.¹

1.1 Overview

This report consists of four main sections. The following is a summary of what each of these sections contains.

Identification of Potential Issues and Opportunities:

This section (Ch.2) is a roster of key concerns, felt needs, current assets and desired benefits to which the Comprehensive Plan that emerges from this overall planning process will respond. These questions, concerns and perceived strengths will help establish the basic goals of the Comprehensive Plan. The list of Issues and Opportunities presented here is a starting point and can evolve over the duration of the planning process. Further work on Comprehensive Plan development, such as the definition and evaluation of scenarios based on alternative future choices will more than likely yield additional questions.

Analysis of Existing Development Patterns

This section (Ch3) includes three components.

- a. Existing land use map
- b. Maps identifying “Areas of Special Attention”
- c. Map identifying “Recommended Character Areas”

a. Land Use: The Existing Land Use map (Map 3-1) depicts the distribution of various land use categories across the County, including all the Cities in Gwinnett. An accompanying table cites the total acreage and the percentage of total land in Gwinnett that each of these categories covers.

b. Areas of Special Attention: Areas of Special Attention are locations within the County whose current or expected future conditions warrant special planning interventions or targeting of incentives and resources.

These areas include sections of the County or Cities with such characteristics as areas in need of redevelopment, areas with specific service deficiencies such as too few parks and recreation facilities, potential special need areas as defined for the use of grant funds received from U.S. Department of Housing and Urban Development, and areas of special resource value such as historic sites or local landmarks.

Due to the size and complexity of Gwinnett County, the different categories of Areas of Special Attention for the County as a whole have been divided onto two maps. Map 3-2 shows those areas with community development issues related to land use, environmental or social issues. Map 3-3 depicts those areas that relate largely to infrastructure or service delivery issues.

¹“Other County Cities” includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.



Chapter 3 also contains the Areas of Special Attention maps for each of the nine participating Cities

c. Recommended Character Areas: Character Areas are essentially a set of typologies spread across the County that indicate the different existing or desired types of development that the Comprehensive Plan will work to preserve or create. These various categories fall into two general classes: areas that would likely retain roughly the same character as their “established” development patterns, and those areas that are “emerging” into some desired development pattern and will be supported as such by the proposed Comprehensive Plan policies.

This Community Assessment includes such maps at both the Countywide scale and at the local scale for each of the participating Cities. Much of the Character Area Map is directly related to the County’s current Comprehensive Plan’s “Policy Map.” Character Areas for the Cities may reflect current designations or future intentions and are often designations unique to that City.

The Character Area maps for the County as a whole (Map 3-3) and the Character Area maps for each of the nine participating Cities are also contained in Chapter 3

Chapter 3 also includes brief profiles of each of the participating Cities.

Analysis of Consistency with Quality Community Objectives

“Quality Community Objectives” are a set of Statewide Planning criteria (listed in Ch. 110-12-1-.06 of the State Code.) The State guidelines call for each jurisdiction to include in its Community Assessment an overview based on responses to a questionnaire developed by the State regarding how consistent their current plans and development patterns are with these objectives. This analysis may result in additional Issues and Opportunities to add to the original set developed as part of this Community Assessment.

For this Community Assessment, the County and the participating Cities have each submitted their evaluation of their consistency with these State Planning Goals Chapter 4 of this report conveys a general sense of the overall level of consistency of the County and the Cities with these objectives. The full responses the County and the nine participating Cities to the State questionnaire are attached to this summary report as Appendix A.

Supporting Analysis of Data and Information

This section of the Community Assessment provides a current snapshot of existing conditions in Gwinnett and the participating Cities. This information is gathered, organized and reported in accord with State DCA guidelines. Because of the volume of data that results from this work, this Community Assessment includes a summary of key findings as part of this executive summary version.



The State Code (Ch. 110-12-1-.07) specifies the data and mapping that must be presented and some additional items have been added based on Gwinnett's specific needs. The full version of the data analysis is found in a separately published Technical Appendix. Chapter 5 of this summary report cites the highlights of this larger analysis.

1.2 Next Steps

This Community Assessment will be presented to the public in a series of County or City run meetings for comments and suggested additions or clarifications. The Gwinnett County Board of Commissioners then reviews and, if satisfied, approves it for transmittal to Atlanta Regional Commission (ARC). ARC reviews the documents and forwards them to the Department of Community Affairs (DCA) for its review and recommendations along with the draft Community Participation Plan as required by Ch. 110-12-1.

Following approval by the DCA, Gwinnett County and the participating Cities will each begin the "Community Agenda" phase of their Comprehensive Plan development. Following completion of the State DCA Community Assessment, the Gwinnett County, Georgia process will include the development and evaluation of several alternative scenarios that will lay out the different goal and policy choices the County can pursue over the next 20 years. From this process will emerge a "preferred alternative" scenario that will be the basis for the Community Agenda that will, in turn, form the more detailed policies and actions of the final plan document.

Each City will proceed with developing its own updated plan according to its preferences regarding the process, the schedule and the format it chooses. Periodic discussions will be scheduled to continue in a less structured fashion the cooperation between the County and the Cities that have marked this Community Assessment Phase.



2 Issues and Opportunities

This section organizes and summarizes the most important issues the Unified Plan will need to address in developing plan priorities and approaches. They are organized into eight subsets.

- 1) Population and Demography
- 2) Land Use and Development Patterns
- 3) Economic Development
- 4) Transportation
- 5) Housing and Social Services
- 6) Natural and Cultural Resources
- 7) Facilities and Services
- 8) Intergovernmental Coordination

Each section of the Issues and Opportunities presented here consists of two parts. The first part lists items of Countywide significance. The Countywide Issues and Opportunities represent the development of a consensus based overview about current and expected planning challenges that the updated Comprehensive Plan will need to address. They also incorporate a general consensus about what some of the outcomes of meeting these challenges should be. The sources of these ideas and their refinements were the United Plan consulting team, County agency staff, the Planning Advisory Committee for Gwinnett, interviews of key stakeholders and staff from each of the participating Cities. These items received several rounds of review and refinement including those by County Planning and Development staff, by the Technical Advisory Committee that includes numerous County agency and municipal representatives, by the Planning Advisory Committee that includes representatives of a wide variety of key stakeholder groups. The resulting draft was then presented to the Board of Commissioners.

The second part of each lists City specific Issues and Opportunities. Although many of the Countywide items are also relevant for the Cities within Gwinnett, there are numerous highly local Issues and Opportunities that only apply to a particular jurisdiction. Each participating City, therefore, submitted its own list of Issues and Opportunities based on its own needs and planning perspectives. For some Cities, there were no additional Issues and Opportunities for a given topic, and this is noted whenever it occurs.

It should be noted when reading the following Issues and Opportunities that this collection of statements is not to be confused with the subsequent “Community Agenda” that will be developed later as the basis for the content of the updated plans. The purpose of the Issues and Opportunities compilation is to make explicit for public comment a sense of what challenges each jurisdiction faces in updating its plan and to what degree current trends and expected changes may be favorable or unfavorable to desirable planning outcomes.



Many of the statements in the following lists may contradict other items (even from the same jurisdiction) and there may be potential differences between Countywide and City items. Reviewing such potential contradictions and discussing how they may be resolved will be a key part of the public participation and plan development phases of the overall Comprehensive Plan process that will follow this Community Assessment.

2.1 Population and Demography

Countywide

- We can expect our population to increase at a pace somewhat slower than in the past few decades; but will still see an increase of 42 percent by 2030, an additional 117,000 households. This slowing rate of growth will nevertheless continue to be higher than most other jurisdictions in the metro area.
- Our increasingly diverse population must be recognized, planned for, and given a voice in the planning process.
- Our increasingly elderly population will create new planning priorities regarding housing choices, recreation opportunities, and social services needs.

City Specific

Berkeley Lake:

- We don't expect any increase beyond 2000 population as we do not have much area to expand into. Therefore we expect to have a fairly stable population.
- We are all zoned R100- single family, so we do not expect to see any change in housing choices to be planned for.

Buford:

- The City's population is expected to increase at a similar pace over the next decade but slow as property becomes scarce. Retirement living enters the market with age restricted living becoming a part of Buford

Dacula:

- No City specific issues to report.

Duluth:

- No City specific issues to report.

Grayson:

- We can expect our population to increase at a pace similar to the past few years; an increase of 100 % by 2030, or an additional 3,000 persons or about 1000 households. The rate of growth, although expected to slow, will continue to be higher than most other jurisdictions in the metro area.
- Our increasingly diverse population must be recognized, planned for, and given a voice in the planning process.



- Our aging population will create new planning priorities regarding housing choices, recreation opportunities, and social services needs.

Lawrenceville:

- The City although running out of space will still see an increase in population. We do not see annexations taking in residential property. But we do see a slight increase in single-family density on the outskirts due to changes in our subdivision regulations.
- We also foresee a significant increase in population density downtown as new regulations are encouraging both much higher residential densities and mixed-use developments.
- We also see a reduction in apartments. New regulations have incentives to discourage apartment development and we anticipate older apartments being converted to condominiums or being torn down.

Lilburn:

- The City is in the process of redevelopment. We do not see a significant increase in our residential population unless we annex.
- The City has become a very diverse community since the last reported Census. One of the challenges in Lilburn will be to embrace diversity and give diversity a voice in the planning process.
- Although we have changing demographics, there has been an increase in income and educational levels.

Norcross:

- Our increasingly diverse population must be recognized, planned for, and given a voice in the planning process.
- Norcross expects to continue to grow at a rate of approximately 3% increase per year.

Suwanee:

- Suwanee continues to grow at a rapid rate.
- The City's current population is approximately 14,500 (Planning Dept. est. based on 2000 Census and building permit tracking since 2000).
- The City has become increasingly diverse since 2000.

2.2 Land Use and Development Patterns

Countywide

- The reserve of developable land, which tends to fuel subdivision development in Gwinnett, will be largely consumed over the next 25 years. That coupled with increasing land values will either slow the rate of growth in the county or significantly increase densities.
- Today, there is increasing concern about the future of many older developed areas, especially in the southern and western sections of Gwinnett and concern that the economic decline of distressed areas may spread into other areas of the county.



- Marked separation of different land uses adds to our transportation problems.
- Mixed use development, where high income residents live and work, generates favorable tax revenue.
- Much of the County and some of our Cities lack strong local identity and aesthetics.
- According to many of the Stakeholders, the existing Development Regulations do not sufficiently promote the quality of our built environment nor adequately protect our environmental resources.
- Areas of the County will become more urban as time passes and must be adequately planned for in such a way as to reduce the impact of higher intensity on the rest of the county.

City Specific

Berkeley Lake:

- We are fiercely protective of our small City and its natural environment.
- We have some concerns about development along Peachtree Industrial Blvd and its possible impact upon our green space and lake.

Buford:

- The City's developable land will be largely consumed over the next 20 years. Buford's commercial/Industrial base is expected to remain strong but will pose transportation infrastructure challenges.
- Redevelopment will spread as demand for land exceeds supply.
- Transportation infrastructure will become challenged with our mix of land uses.

Dacula:

- Zoning and Development Regulations should provide incentives to encourage redevelopment of depressed areas. New development should contribute to future infrastructure needs.

Duluth:

- The City will continue to focus community improvement initiatives on the downtown area as well as along the Buford Highway corridor.
- The 2004 Fiscal Impact Study shows that development trends from 2003-2025 will be marked by conversions of residential land to other uses such as the mixed-use development and commercial development contemplated in the future land use plan.

Grayson:

- The reserve of developable land which fuels subdivision development in Grayson will be largely consumed over the next ten (10) years. That coupled with increasing land values will either slow the rate of growth in the City or significantly increase densities.
- Today, there is increasing concern about the future of our older subdivision, named Grayfield. Attention needs to be given to this issue.



- Our transportation problems are interlinked to the County's and must be coordinated therewith.
- The existing Development Regulations sufficiently promote the quality of our built environment and adequately protect our environmental resources. However, forward thinking needs to be applied to the Regulations to continue our quality of life.
- The City has three primary "character" areas. The first is the "GA Highway 20 Corridor" which has a separate zoning classification. When this corridor is developed, it will give the commercial corridor a distinctive look. A second (2nd) area is the "downtown" area which generally comprises the "Uptown Grayson Overlay District". This area includes the older downtown and areas likely to be incorporated into a downtown. Specific zoning regulations apply to this area. The third (3rd) area is the historic area and this generally falls within the downtown area. Several historic structures rest in this area.

Lawrenceville:

- The City will become more urban in the coming years.
- In downtown, revitalization projects will promote a much different look in certain areas, although the overall character will remain the same. Mixed use will take hold and residential will return to the core of the City. Night life and pedestrian activity will once again be very active in the downtown.
- We also see that our proposed greenways will take hold; development will re-orient itself along those corridors, as well as directly towards them.
- Highway strip centers are showing higher vacancy rates as newer ones are built and this trend will need to be addressed. Whether they are rehabbed or removed will be a product of the marketplace. We see more nodes than strip centers being built in the future.
- Industrial uses near the airport will continue to expand, replacing the small pockets of residential still in the area.

Lilburn:

- The City, although some say it has a small town feel, is faced with changing neighborhoods. Lilburn is seeing a lot of infill residential development and mixed use proposals.
- The City of Lilburn has a downtown that is creating its own identity through its newly formed Downtown Development Authority.
- The Mayor and City Council have adopted several revitalization / redevelopment ordinances consistent with the existing Town Center Plan in order to provide flexibility to developers who are willing to redevelop in Lilburn

Norcross:

- The City does have Character Areas that are unique unto themselves. The historic downtown is revitalizing with new retail and restaurant uses, and the creating of a downtown development authority will add to that momentum. The other commercial areas of the City along state roads are less unique and are in need of revitalization.
- The City seeks should seek ways to address the need for mixed use development.



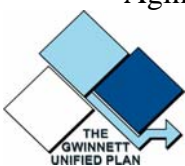
Suwanee:

- Residential demand is strong – stronger than office and industrial. This is causing development pressures on identified employment centers.
- The Town Center is serving as a catalyst and creating “spin-off” demand.
- The Town Center is helping strengthen a sense of place and identity.
- Redevelopment in Old Town is slowly beginning to occur. New residences are being proposed, but non-residential development is lagging.
- Old Town’s character should be fully defined. Conflicts between old and new are beginning to occur.
- Moore Road, Suwanee Creek Road, Smithtown Road areas have a distinctive large-lot, estate residential character.
- Large, prime development opportunities are becoming scarce. Many of the City’s undeveloped areas are environmentally encumbered.
- The City lacks a medical facility.
- The City has several successful mixed-use projects.
- The City has zoning and development tools in place to implement mixed-use projects.
- Anticipated transportation upgrades around I-85 and McGinnis Ferry Road will significantly impact development patterns and businesses in the area (short and long-term).

2.3 Economic Development

Countywide

- We can expect Gwinnett based employment to increase by 53% by 2030, an additional 169,000 jobs, which is a larger increase in percentage growth and absolute numbers than most other metro counties.
- County needs more higher-salaried employment to better balance its jobs/households ratio and give Gwinnett residents a wider variety of employment opportunities. Such high salary jobs are almost synonymous with technology jobs. The county should also strive to attract research centers.
- County needs to attract more top quality office employers. The county should create incentives to attract high paying jobs. The recent Hewlett-Packard relocation here was cited as an example.
- The **state** should revise its laws to make it easier for counties to focus incentives on particular industries. The **county** should respond with strategies to bring in particular industries such as the insurance industry. Charlotte’s focus on the banking industry was cited as an example of such targeting.
- Gwinnett should pay attention to its “brand”- in this case, its attractiveness to affluent and educated singles. The county is now perceived as family friendly, with good schools, etc., but there are few things that attract the well educated and unattached.
- The County’s average wages and incomes are declining as the lower-wage service jobs are increasing.
- We should evaluate our current supply of commercial land
- Aging commercial areas, especially along our highway corridors, need new life.



- The I-85 corridor will continue to evolve from commercial-light industrial to a more office and services orientation.
- GA316 and Peachtree Industrial Boulevard will continue to emerge as major employment corridors.
- As single-family housing developers begin to shift their core business out of the county because of the increasingly scarce prime construction sites at affordable prices the influence of the construction industry as a primary pillar of the local economy will decline and jobs in construction industry will decline.
- Needs for training and retraining will increase to match new type of jobs in County to take advantage of the full range of employment opportunities attracted to the County.

City Specific

Berkeley Lake:

- We only have a very small commercial area along Peachtree Industrial Blvd, and therefore we have no specific issues to report.

Buford:

- Commercial and Industrial corridors must be preserved for development. Peachtree Industrial Boulevard and Buford Highway become major employment corridors along with State Route 20.
- Redevelopment begins as demand for land outstrips supply.
- Continue to provide service delivery for commercial/Industrial sector giving Buford residents employment opportunities while balancing revenue needs.
- Continue to support the development and redevelopment of Main Street.
- Support activity centers development as outlined in the LCI Master Plan.

Dacula:

- No City specific issues to report.

Duluth:

- Based on the City's 2004 Fiscal Impact Study as long as the City follows its Future Land Use Map the City should maintain a healthy economic base in the future.

Grayson:

- We can expect Grayson based employment to increase by several hundred percent by 2030, due to expansion of our commercial corridor, GA Highway 20.
- The City needs more higher-salaried employment to better balance its jobs/households ratio and give Grayson residents a wider variety of employment opportunities.
- The City needs to attract more top quality office employers.
- The City's average wages and incomes are improving as we develop more high-end office complexes.



- As single-family housing developers begin to shift their core business out of the City because of the increasingly scarce prime construction sites at affordable prices, the influence of the construction industry as a primary pillar of the local economy will decline.
- Local labor force will need increased training/retraining opportunities to take advantage of the full range of employment opportunities attracted to the City.
- The City expects that, with the completion of the rebuild of GA Highway 20, the economic corridor will shift to that area. With the newly adopted Highway 20 Overlay, the development along Highway 20 will be consistent and up-scale.

Lawrenceville:

- The downtown will continue to be the driving force in Lawrenceville. We expect the center of town, and the center of Gwinnett to regain its prominence in the County.
- Lawrenceville will also benefit from Georgia Gwinnett College which is located within the City limits, and the new Aurora Theater building now under construction downtown.
- In addition, the proposed Athens to Atlanta commuter rail line known as the “Brain Train” is slated to locate a station in the downtown area just a few blocks from the square.
- These events within the downtown are projected to increase the economic benefits for the entire City.

Lilburn:

- There has been a lot of “talk” about the “Brain Train” having a stop in Lilburn. The proposed stop is in the center of a vibrant City Park and in the middle of a developing downtown. We believe this will add to the City’s long range plan to develop the City’s downtown.

Norcross:

- The Downtown Development Authority should continue to make strides toward encouraging a mix of long term vibrant retail tenants for the downtown area.

Suwanee:

- The I-85 Business District along Lawrenceville-Suwanee Road is beginning to struggle. Competition from the north (Mall of Georgia) and south (Sugarloaf and Discover Mills Mall) is beginning to impact the area.
- The I-85 Business District has too many hotel/motel rooms.
- The Peachtree Industrial Boulevard corridor continues to be a highly desirable location for new development.
- The City is located relatively close to Sugarloaf and the Gwinnett Arena.
- The City has good interstate access.
- Pressure is being placed on industrial lands to convert to other land uses (residential and commercial).
- There are two major high-tech data centers in the City.



- Access to ample electrical power makes the city attractive to technology-based businesses.

2.4 Transportation

Countywide

- Many roadways in Gwinnett are reaching full capacity.
- Future congestion may lead to out migration of important employers as well as current residents.
- It is cost prohibitive to build all the lane miles necessary to relieve congestion problems.
- Transit and road investments should be made concurrent with development.
- Additional cross-county roads are needed.
- Truck lanes are needed on the limited access highways to improve safety and traffic flow.
- Right and left turn lanes should be required in front of subdivisions
- More attention should be paid to traffic light timing.
- Land use decisions need to be related to the efficiency of our road and transit system.
- The county and State should continue to explore commuter rail to improve good air quality and relieve road congestions.
- Our communities, both residential and non-residential, need greater internal and external “connectivity”.
- Opportunities for additional pedestrian and bicyclist mobility need to be explored.
- The creation of pedestrian bridges crossing main roads would be beneficial at certain locations.
- The potential for commuter rail lines along both the CSX and Norfolk Southern lines should be fully explored and evaluated.

City Specific

Berkeley Lake:

- The community would like to enhance pedestrian and bicyclist mobility through the addition of more footpaths/bikeways.
- City residents have concerns with cut-through traffic crossing the City from Peachtree Parkway to Peachtree Industrial Blvd.

Buford:

- Roadway construction and maintenance in the City is critical to its long term prosperity. Additional cross county roads are needed.
- Commuter rail should continue to be explored.
- Pedestrian and bicyclist travel should continue to be integrated into the transportation system to improve mobility long term.



Dacula:

- Transportation safety, circulation and congestion can be improved by lane widening, additional traffic signals, and improved timing of signals.

Duluth:

- The City will continue to work with transportation officials to implement the improvements supported by the LCI (Livable Centers Initiative), TE (Transportation Enhancement) and CMAQ (Congestion Mitigation and Air Quality) projects. In addition the City will continue to strive for both types of connectivity in terms of roadway and sidewalk improvements.

Grayson:

- Many roadways in the City are reaching full capacity.
- It is cost prohibitive to build all lane miles necessary to relieve all of our congestion problems.
- At least one (1) cross-City road is needed, generally from the termination of Herring Road at GA Highway 20 to Bennett Road.
- Our communities need greater internal and external “connectivity”.
- Opportunities for additional pedestrian and bicyclist mobility need to be explored.

Lawrenceville:

- While the City will ultimately benefit from the widening of State Highway 316, the expanded roadway will bring more people to Lawrenceville, and may lead to traffic problems at other locations.
- The college will also increase traffic in the Lawrenceville area, however it does have access to a major highway, (GA Highway 316).
- The City’s elected officials have embraced the “Brain Train” concept, a proposed commuter rail service between Athens and Atlanta. This should reduce traffic in the area.
- The City is focusing on removing the State Highway designations from the streets that pass through the square, therefore discouraging through traffic from the downtown and giving it a more pedestrian feel.
- The Sugarloaf Extension from GA Highway 20 to University Parkway (GA Highway 316) should also assist in removing unwanted traffic from the downtown core.
- Parking decks are planned (one is currently under construction) in downtown.

Lilburn:

- The City is concerned about vehicular traffic and desires to promote other modes of transportation. A large percentage of our current residents commute daily to employers within the I-285 perimeter.

Norcross:

- The City should seek out more ways to improve the housing to job balance by creating a greater mix of housing options.



- Congestion along our major corridors can and should be improved at the local, state, and federal level.

Suwanee:

- Both I-85 and the Norfolk-Southern railroad create physical and psychological barriers to community mobility and identity.
- McGinnis Ferry overpass crossing will improve traffic circulation significantly.
- Proposed improvements along I-85, including widening and extension of the collector-distributor system will result in different traffic patterns.
- Transit is lacking.
- A potential commuter rail site has been selected.
- Smithtown Road has been identified as another potential location of an I-85 bridge crossing.
- McGinnis Ferry Road to the west (across the Chattahoochee River) is being upgraded to a 4-lane divided roadway.

2.5 Housing and Social Services

Countywide

- Need to plan for and give voice to our increasingly diverse population.
- Non-profit, public, and private sector coordination is important for social service delivery.
- Gwinnett's housing choices and the housing needs of its evolving demography and employment base need to be better matched.
- Single-family, large lot developments will not address all future housing needs, but single-family detached housing will remain an important component of the housing mix.
- Research should be conducted to identify the needed types of housing that are not presently being provided.
- Special housing needs – senior citizens, smaller households, low and moderate income families – are expected to increase over the next decades.
- Residential developments with a variety of housing types should be encouraged.
- Market favoritism for single-family large lot developments creates other unmet needs.
- Mixed-income and mixed types of housing need to be part of our emerging Activity Centers.
- Current regulations may impede the development of various housing needs identified by the Consolidated Plan. Zoning will need to adequately accommodate all the housing needs identified in the Consolidated Plan which is being developed as part of the Unified Plan process.
- The county should be cautious in relaxing zoning and development regulations so as to avoid substandard construction and an oversupply of entry-level housing.
- The provision of lower end housing could be detrimental to the community if it leads to a larger underclass.



- Communities need a voice in shaping new housing developments that are not subject to review through the rezoning process.
- Rapidly growing population of homeless persons [primarily single female parents with children] needs shelter and housing and accompanying services to help them become self-sufficient.

City Specific

Berkeley Lake:

- We have no specific issues to report.

Buford:

- Buford's housing choices will continue to match its demography while evolving in or around its employment and development centers.
- Special housing needs such as retirement living will be a part of Buford's landscape. The role and support from the private, public, and non-profit sectors will be increasingly important in coordination and delivery of many social service needs.

Dacula:

- The City would like to create mixed-use/housing use districts that promote revitalization in designated areas.

Duluth:

- No City specific issues to report.

Grayson:

- Special housing needs including those of senior citizens and smaller households are expected to increase over the next decades.
- The City continues to desire single-family large lot developments.
- Mixed-use developments along Grayson Parkway (Bennett Road to GA Highway 20) and along Rosebud Road need to be part of our emerging development centers.
- Current regulations may impede the development of various development needs identified by the Consolidated Plan. Zoning will need to adequately accommodate all the development needs identified in the Consolidated Plan that are being prepared as part of the Unified Plan process.
- The role and support by the private, public, and non-profit sectors will be increasingly important in coordination and delivery of many social service needs.

Lawrenceville:

- Housing in Lawrenceville will become denser as the downtown begins to develop with its new set of regulations, allowing for both density of structures and mixed uses. Outside the downtown infill will be used frequently.
- We expect to see more home ownership than the current 40% renters/60% owner-occupied ratio. .



- An aging, mobile population will increase in the area, specifically in the downtown as shopping/restaurants/cultural activities increase.
- Areas of infill close to downtown Lawrenceville might spur development of housing that is not in scale with existing homes.

Lilburn:

- The City currently has less than 20% non-owner occupied housing units as reported in the 2000 census. Implementing programs such as rental housing inspection programs will assist in keeping up the appearance of neighborhoods and provide for a higher quality of life than rather just do nothing.
- The City of Lilburn has an ever changing face. The City should look at creating social atmospheres for the various aged, racial, and ethnic groups.

Norcross:

- Some neighborhoods are in need of revitalization.
- There is some opposition to higher density development in the community.

Suwanee:

- Home values in Suwanee exceed county and state averages.
- The City has a good mix of single-family attached, single-family detached and apartments.
- Recent market trends have been for attached housing.

2.6 Natural and Cultural Resources

Countywide

- Opportunities to set aside significant open and green spaces will diminish over the next 20 years.
- Many of our older areas need “green space” retrofitting.
- Development continues to fragment our natural woodlands, habitats and stream corridors; preserving or restoring connected green space would reduce the impact of development on the environment and enhance the quality of life for the county’s residents.
- The County must continue to enforce the use of Stormwater Best Management Practices in order to comply with water quality regulatory requirements and enhance stream quality.
- Potential water supply sources for our increasing population and workforce must be preserved and protected. The County should be an active participant in any future inter-jurisdictional efforts to deal with raw water supply for the region.
- The County must continue to provide a high standard of wastewater treatment, with increasing emphasis on providing non-potable reuse water for irrigation purposes.
- Solid waste issues need analysis and resolution. (Defer to Gwinnett Clean and Beautiful, author of the county’s solid waste plan.)
- Our transportation congestion adds to regional air quality problems.



- More appreciation and care for our historic resources can help add to local identity of our communities.
- Continued development affects water and air quality, tree canopy and the heat island effect.

City Specific

Berkeley Lake:

- We were one of the first to actively invest in green space and it is now protected by a land trust. We will continue to actively seek further areas to protect in the same way.
- We have a strict tree ordinance to protect the tree canopy in our City.

Buford:

- Opportunities to set aside greenspace will diminish over the next 20 years. The Community should continue efforts to support greenspace preservation.
- Water and wastewater treatment capacities remain vitally important to the City's growth.
- More appreciation and care for historic resources will add to the local identity of our communities.

Dacula:

- No City specific issues to report.

Duluth:

- The City's current open/greenspace program requires a 20% set aside for new development or redevelopment. The City anticipates this program to continue. It is also anticipated that the option of paying into the greenspace bank will increase as the value of property and the demand increase.
- Given the limited land and acquisition funds available, completion of the greenway along the Chattahoochee River should occur during the next 20-year cycle as the money becomes available in the greenspace bank.

Grayson:

- Opportunities to set aside significant open and green spaces will diminish over the next 20 years.
- Many of our older areas need "green space" retrofitting.
- Development continues to fragment our natural woodlands, habitats and stream corridors; preserving or restoring connected green space would reduce the impact of development on the environment and enhance the quality of life for the county's residents.
- The City must continue to enforce the use of Stormwater Best Management Practices in order to comply with water quality regulatory requirements and enhance stream quality.

- The City will continue to rely on the County for raw water supply and wastewater treatment.
- Solid waste issues need analysis and resolution. (Defer to Gwinnett Clean and Beautiful, author of the county's solid waste plan.)
- Our transportation congestion adds to regional air quality problems.
- More appreciation and care for our historic resources can enhance the local identity of our communities.
- Continued loss of tree canopy coupled with the rapid increase of impervious services leads to a significant urban heat island effect in the City.

Lawrenceville:

- The Aurora Theatre is the first major cultural activity that the City has actively embraced. We feel that it will increase development activity.
- An amphitheater is planned as part of a "City Center" complex. New development (both residential and commercial) is expected to grow up around it.
- Natural resources are now a priority in the City. The City has just passed new regulations making it easier for developers to set aside land for open space. This coupled with an active greenway trail program should put Lawrenceville on the forefront of preservation.
- Greenways will be easier to establish going through new developments because of the new regulations. However it will still prove difficult in already established areas.

Lilburn:

- The City Council owns a lot of the greenspace or open recreation area near most subdivisions. The City has approximately thirteen properties that total more than 20 acres of green space.
- The City has mandatory residential and commercial solid waste collection
- The City of Lilburn is one of the only Cities in Gwinnett County to sign an intergovernmental agreement for the stormwater utility.

Norcross:

- The southern portion of the County is underserved with park land and park facilities.

Suwanee:

- The City lacks a traditional downtown square. The Suwanee Town Center was created to help serve that role.
- The City borders the Chattahoochee River which is a major natural resource.
- Suwanee Creek extends through the City and has a wide floodplain.
- A "significant groundwater recharge area", as defined by DCA exists on the east side of I-85.
- Old Town has a charming character that can be the foundation for a significant cultural resource.
- The City has an underground well for drinking water in Old Town.



2.7 Facilities and Services

Countywide

- The continuing pace of development and re-development requires a more robust and extensive public water and sewer network, new police and fire facilities, more and better distributed parks and recreation facilities, and more public schools and health care infrastructure.
- New facilities should be designed and located to best serve the needs of the local population.
- A more balanced and productive tax base will be needed to fund new facilities and upgrade older ones.
- New sources and mechanisms for funding public facilities should be explored.
- The need for a strong commercial property tax base should be emphasized to avoid over reliance on residential taxes.
- To keep the cost of financing new public facilities affordable, the County should maintain a strong bond rating.
- There should be better synchronization between development and infrastructure expansion.
- Growing the new four-year college into a regional education facility will be both an asset and a challenge for the County.
- Enhancing the County's stormwater management system must be a priority over the coming decade.
- Public water and sewer network will need enhancement to meet development and redevelopment needs.
- The needed utility system upgrades and expansion should be high priorities as they are prerequisites to development, redevelopment, and mixed-use opportunities.
- In addition to upgrading the existing system, the water and sewer utilities should be extended to better serve the eastern and northeastern parts of the county.
- Storm water management needs to be a priority in the future.
- Upgrades of the local infrastructure and the provision of student housing would assist in helping the college to function in the community.
- The County should acquire the land needed for future public facilities in a timely manner before it is more scarce and expensive.

City Specific

Berkeley Lake:

- We have no specific issues to report.



Buford:

- The continuing pace of development and re-development requires a more extensive public water and sewer network, new police and fire facilities, (Gwinnett provides police and fire services to Buford) improved parks and recreation facilities, and more public schools and health care infrastructure.
- Demographic changes may require enhanced senior services.

Dacula:

- The City has a need to expand sewer to reduce the need for septic tanks.

Duluth:

- No specific issues to report

Grayson:

- The continuing pace of development and re-development require a more robust and extensive public water and sewer network, new police and fire facilities and more and better distributed parks and recreation facilities.
- A more balanced and productive tax base will be needed to fund new facilities and upgrade older ones.
- Enhancing the City's stormwater management system must be a priority over the coming decade.

Lawrenceville:

- The City owns the gas system in the City limits, as well as half way to Buford and all the way into Monroe County. Expansion of this system will continue to be aggressive.
- The City also has electric and water utilities. Although not as vast as the gas utility, these services reach most of Lawrenceville. Limited expansion through greater density and more intense use is expected.
- There is on-going discussion of a storm water utility. The implementation of the program would require additional staff.

Lilburn:

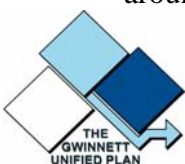
- There is a need to repair aging infrastructure such as roads, storm drains, and storm pipes and provide sewer service to properties currently on septic tanks. This should be a priority for Lilburn and Gwinnett County.

Norcross:

- Working with the County to enhance the stormwater management system must be a priority over the coming decade.

Suwanee:

- The City currently has a joint City Hall/Police facility. The City has plans to construct a new City Hall in 2007 in the Town Center complex.
- The City has a small water system that serves approximately 350 houses in and around Old Town.



- The City relies on Gwinnett County for the majority of its drinking water and all of its sanitary sewer needs.
- The Old Town area is under-served by sanitary sewer.
- A library exists inside the Suwanee City Limits.
- George Pierce Park, a 300-acre active recreation park owned by the County, is located inside the City.
- A new County-operated Activity Center is being constructed in George Pierce Park.
- The City is well-served by public parks (City and County).
- The Suwanee Creek Greenway is an important community asset.
- A strong seasonal event program helps create and maintain a strong community identity and sense of place.
- A new school cluster is proposed in the area that will relieve the North Gwinnett cluster.

2.8 Intergovernmental Coordination

Countywide

- Gwinnett County and its Cities need to better coordinate their land use, economic, housing, annexation, and environmental priorities and actions.
- The Comprehensive Plan should better address the impacts of growth and redevelopment on the school system. Gwinnett and its neighboring Counties should strengthen mechanisms for cooperation on issues of mutual concern.

City Specific

Berkeley Lake:

- We have no specific issues to report.

Buford:

- Delivery of services to all Gwinnett County citizens through the general fund should be fair, equitable, and consistent.
- Public safety and fire services should be a priority.

Dacula:

- The City and County should strive to agree on future land use in the sphere of influence areas surrounding the Cities.

Duluth:

- No specific issues to report.



Grayson:

- Gwinnett County and the City need to better coordinate their land use, economic, housing, annexation, and environmental priorities and actions.
- The Comprehensive Plan should better address the impacts of growth and redevelopment on the school system; that is, the need for and general location of new school system facilities and activities should be better coordinated with the City's development plans.
- Gwinnett and the City should strengthen mechanisms for cooperation on issues of mutual concern.

Lawrenceville:

- The joint effort going on right now is a good step towards better coordination between the City and the county. Changes of leadership with different opinions, priorities and visions will naturally lead to updates of plans.
- At the staff level there has always been an ease to get data from one government to the other. We do not see a change in that occurring. If anything it should get easier with direct link computer programs.

Lilburn:

- Lilburn has always had a good business relationship with Gwinnett County. Lilburn was the first City in Gwinnett to sign an intergovernmental agreement with the County regarding the stormwater utility.
- To date under the current service delivery strategy act, the City of Lilburn has not had a zoning dispute with the County

Norcross:

- Gwinnett County and Norcross need to better coordinate their land use, economic, housing, annexation, and environmental priorities and actions

Suwanee:

- We have no specific issues to report.

3 Analysis of Existing Development Patterns

This section includes three components.

- 1) Existing Land Use
- 2) Areas of Special Attention
- 3) Recommended Character Areas

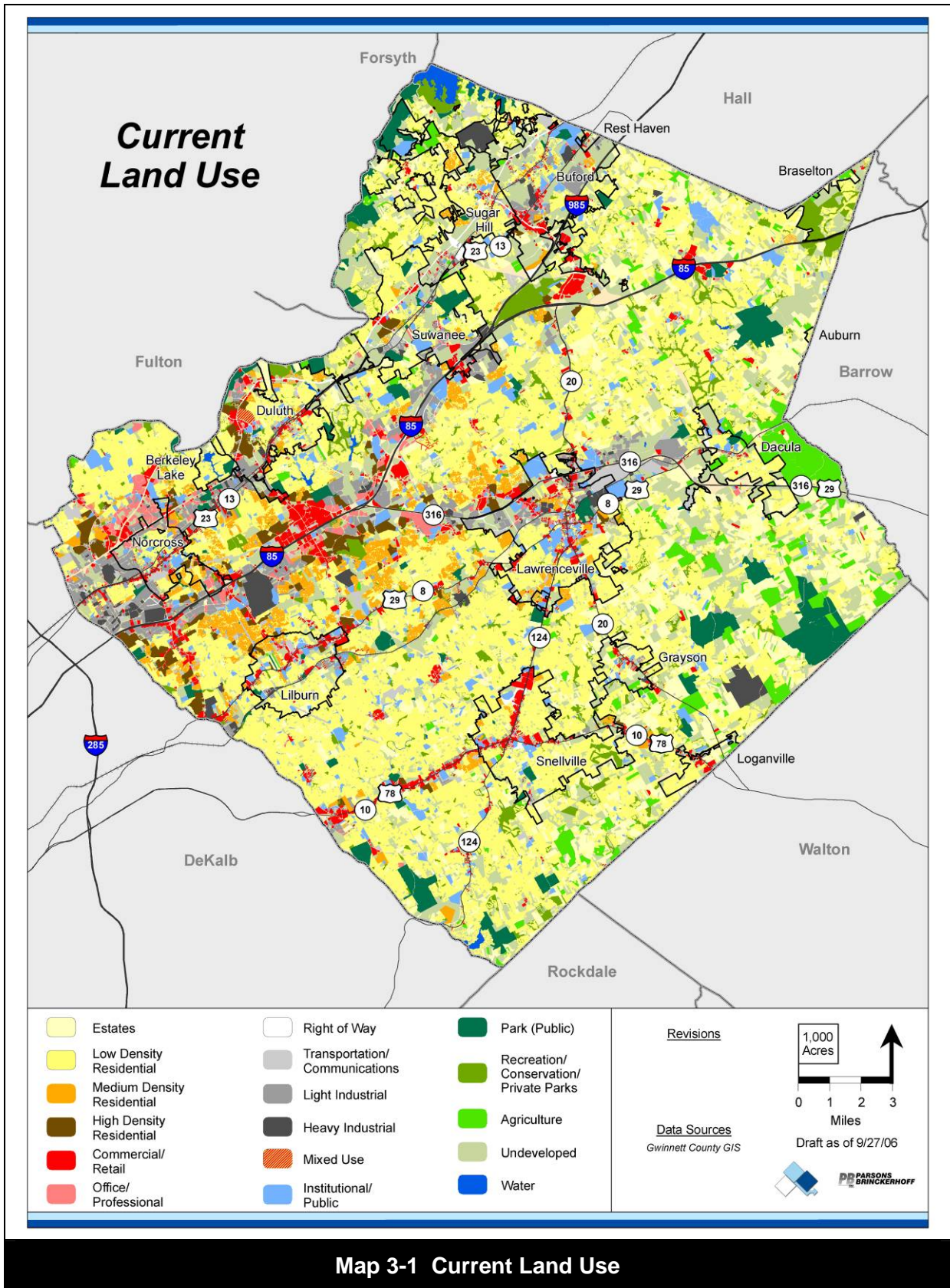
3.1 Existing Land Use Map

Map 3-1 is an updated GIS map of existing land uses as of mid-2006. Table 3-1 shows the acreages and percentage of the County covered by each of these land uses.

Table 3-1 shows the dominant single land use in Gwinnett is low density residential which accounts for more than 1/3rd of the County's total acreage. Large lot 'estate' residential (generally over 5 acres in size) properties are 11% of the County. In contrast, medium and high density residential together total less than 5% of Gwinnett's total acreage.

Although it dominates the landscape along many of Gwinnett's arterial roads, commercial/retail and office land uses only occupy some 4.4% of the County and industrial employment only slightly more (5.1%). One issue the updated Comprehensive Plan will need to address is how much of these areas may be redevelopable into new uses or more mixed use. In contrast, public parks and other forms of non public conservation and green spaces total almost 12% though such areas are often less visibly located and may not be perceived to be this extensive.

Gwinnett has become a much more urbanized County over the past three decades. Nevertheless, a large proportion of its land is still undeveloped or in active agriculture (20.7% together). The ultimate land use disposition of these areas of the County will be a major focus of the updated Comprehensive Plan.



Map 3-1 Current Land Use

Table 3-1 Existing Land Uses by Acres and Percentage of Total		
Land Use	Acres	Percentage
Residential		
Low Density Residential	91,286.1	35.0%
Medium Density Residential	8,475.1	3.3%
High Density Residential	4,211.3	1.6%
Commercial/Office		
Commercial/Retail	8,650.6	3.3%
Office/Professional	2,807.6	1.1%
Industrial		
Light Industrial	9,279.4	3.6%
Heavy Industrial	3,817.3	1.5%
Mixed Use		
Mixed Use	1,196.5	0.5%
Supportive Infrastructure		
Institutional/Public	10,387.0	4.0%
Transportation/Communications	3,730.0	1.4%
Right of Way	679.1	0.3%
Park (Public)	10,495.9	4.0%
Recreation/Conservation/ Non-Public Parks	20,681.5	7.9%
Water	376.6	0.1%
Unlabeled	26.6	0.0%
Low Intensity Land Uses		
Undeveloped	44,802.0	17.2%
Agriculture	9,057.7	3.5%
Estates	30,775.1	11.8%
Total	260,735.4	100.0%

3.2 Character Areas and Areas Requiring Special Attention: Introduction

Each Georgia jurisdiction updating its Comprehensive Plan must map out its Character Areas and Areas of Special Attention as part of its required examination of existing conditions and planning needs.



Section 110-12-1-.09 (2) (a) of the Standards and Procedures for Local Comprehensive Planning “Local Planning Requirements” defines **Character Areas** as a “specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).”

The general intention of defining Character Areas is highlighting large sections of a local jurisdiction or key nodes or centers that share similar opportunities and planning issues and will benefit from a set of specific planning policies and programs that will apply to all the areas identified.

Areas of Special Attention identify localities with a jurisdiction for which specific policies and initiatives will need to focus to resolve existing or anticipated problems or address highly localized needs. Such special attention areas can extend over a variety of Character Areas (e.g., extensive areas in need of redevelopment) or may be highly localized (e.g., interstate interchange impact areas). In reality, these Areas of Special Attention are often more “unique” than the Character Areas *per se*.

The definitions of the various Character Areas and Areas of Special Attention used on the Countywide maps are adapted to some degree from State guidelines, but they have been defined and mapped to best fit the specific qualities of Gwinnett’s land use pattern. Additional Character Areas and Areas of Special Attention that have been designated for areas within the participating Cities are noted in the legends for the City Character and Areas of Special Attention maps. Many of these are exclusive to the specific City to which they apply.

Amending these Special Attention and Character Area maps may subsequently occur as part of the development of various scenarios that will be defined and evaluated as part of establishing the preferred community vision and a preferred alternative.

Note: Because of the size and complexity of Gwinnett, the different categories of Areas of Special Attention have been divided onto two maps. Map 3-2 shows those areas with community development issues related to land use, environmental or social issues. Map 3-3 depicts those areas that relate largely to infrastructure or service delivery issues. A similar division was made for the Areas of Special Attention maps for each of the nine participating Cities.



3.3 County Areas of Special Attention - Community Development Related

The following are brief explanations of the categories shown on the Areas of Special Attention map dealing with Community Development issues.

Community Investment Priority Areas

These areas indicate those parts of Gwinnett County and the Cities that meet certain qualification standards established by the US Department of Housing and Urban Development for Federal grants and assistance for community facilities/infrastructure.

Livable Community Initiative Areas

These are areas of the County or Cities that currently have active Livable Community Initiative projects under way. They include areas within Suwanee, Buford, Lilburn, Norcross, and Duluth and along the I-85/316 split.

Community Improvement Districts

This character area encompasses the County's three Community Improvement Districts. They are the Gwinnett Place CID, Highway 78 CID, and Southwest Gwinnett Village CID. Within the CID, local property owners agree to a commercial property tax increase so that money can be raised for improvement projects within the CID.

Archeological Sites

These are generalized areas within which the State of Georgia has identified archeological sites. To help protect these resources, specific locations are not indicated and are only identified at the census block level.

Local Historic District and County Recognized Historic Sites

This category includes listed or other historically significant sites as well as other important community landmarks and community assets such as historic cemeteries and graveyards, schools and key community facilities.

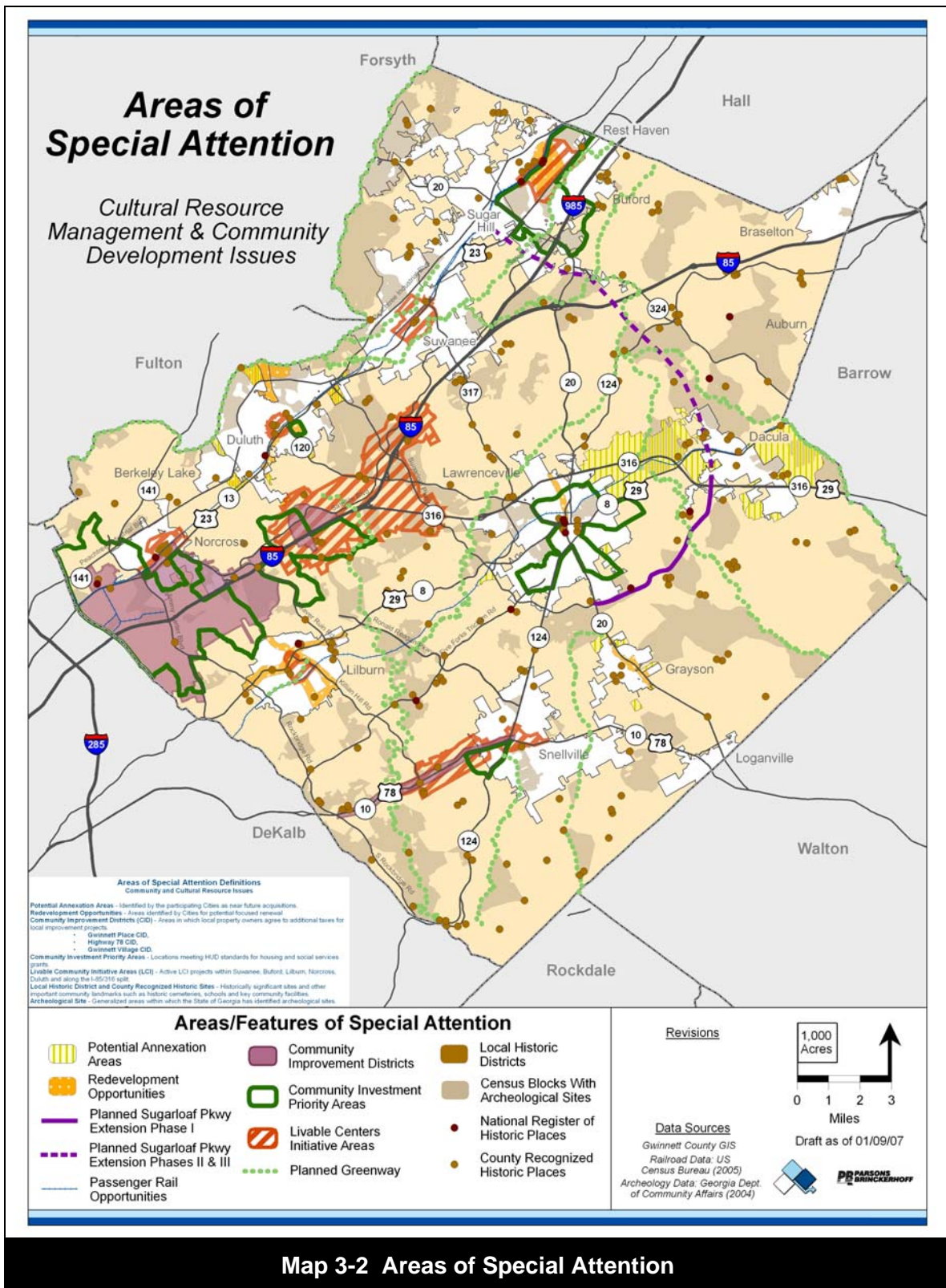
Potential Annexation Areas

These areas have been identified by the participating Cities as locations they might annex in the near future.

Redevelopment Opportunities

These areas have been identified by the County and participating Cities as locations within their borders where there is potential for focused redevelopment to occur.





3.4 County Areas of Special Attention - Service Delivery Issue Related

The following are brief explanations of the categories shown on the Areas of Special Attention map dealing with Service Delivery issues.

Interchange Impact Areas and Planned I-85 Road Crossings

These are locations along Interstate 85 where significant planned redesign of the access ramps and approaches (as part of the I-85 widening and other improvements) and other improvements such as new road crossings over the Interstate will have significant impacts on existing and future land uses. Interchange Impact Areas also include those areas anticipated to be affected by construction of Sugarloaf Parkway Extension. Interchange locations are generally known for the first phase of the project. They are not known for the later phases.

I-85 Study Area

This band along much of I-85 and part of GA 316 is the impact area of the current planning effort to deal with upgrading needs and congestion relief along these key highways.

Sewerable- Community Support

These are currently unsewered areas of the County, largely in and near Norcross, where installation of sewer to correct existing problems with aging septic systems is supported by the local communities affected by such improvements.

Sewerable-Community Resistance

These are currently unsewered areas of the County, largely between Lilburn and Snellville, where installation of sewer to correct existing problems with aging septic systems is likely to not be supported by the local communities affected by such improvements, primarily because of opposition to higher densities needed to make such improvements cost effective.

New Sewer Capacity

This area near the Gwinnett Arena is scheduled to have a major increase in sewer capacity in the near future. This is because a new, larger sewer main is being installed in this area.

Water Distribution Limitations

This area in the eastern part of the County currently has small diameter water distribution lines. These lines are adequate to serve the current development in that area. Nevertheless, should development continue to expand and densify, it is likely that major water distribution lines will have to be constructed.

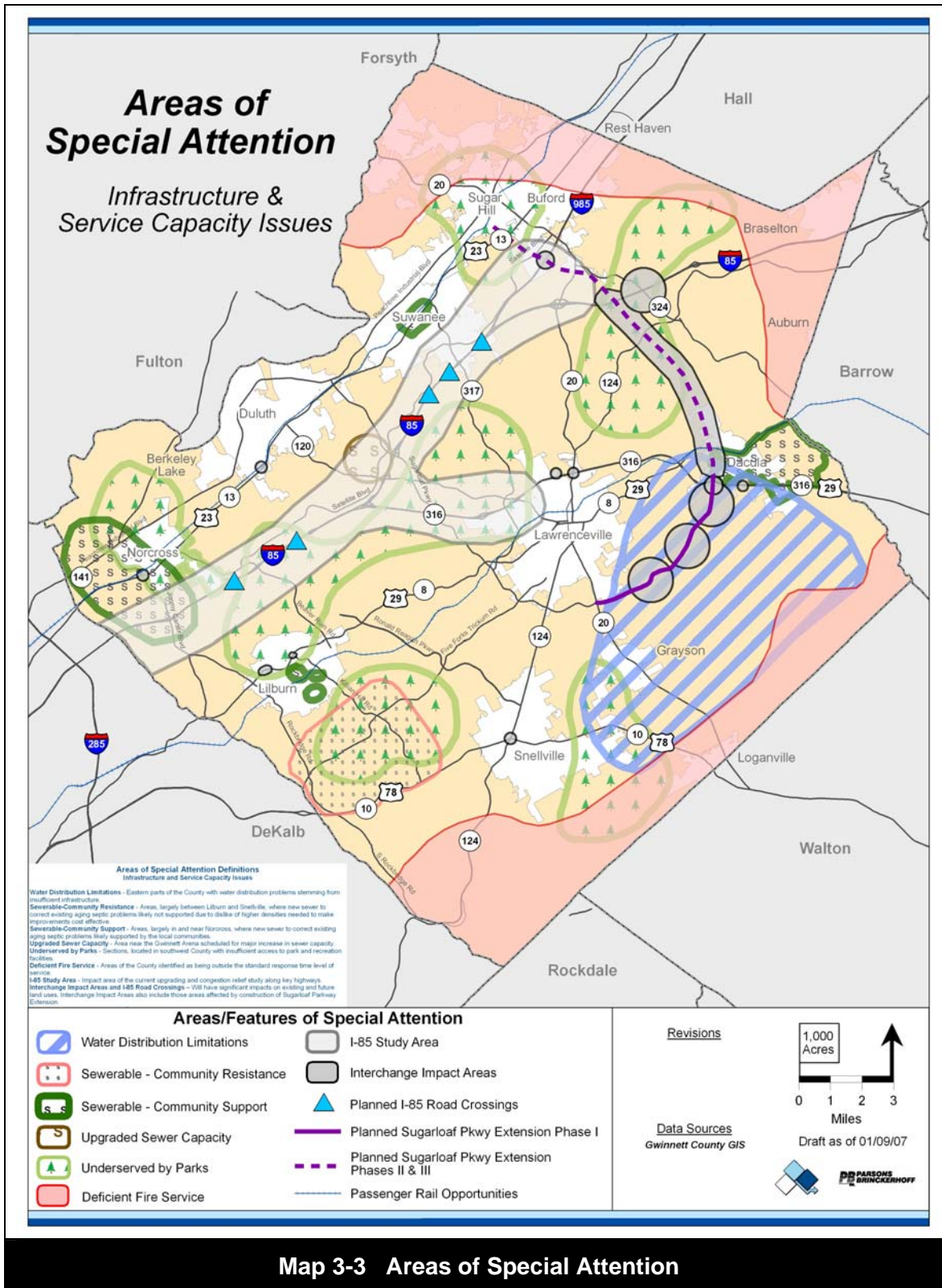
Underserved by Parks

These are sections of the county, predominately located along the County's southwest border that the Department of Recreation and Parks has identified as having insufficient access to park and recreation facilities.



Fire Service Deficiency

These are areas of the County that the Fire Department has identified as being outside the standard response time level of service. These areas are located along the County's southeast and northeast borders.



Map 3-3 Areas of Special Attention

3.5 Countywide Character Areas

The general intention of defining Character Areas is highlighting large sections of a local jurisdiction or key nodes or centers that share similar opportunities and planning issues and will benefit from a set of specific planning policies and programs that will apply to all the areas identified as such.

The following are brief explanations of the categories shown on the Character Area map.

Environmentally Sensitive Areas

These areas are an amalgamation of areas with sensitive natural resources such as wetlands, flood plains and steep slopes, and specially designated areas such as the 2000-foot Chattahoochee River corridor.

Major Parks

These are the large, permanent regional parks of more than 100 acres within the County.

Major Activity Center

This designation applies to areas that have been or are targeted for a concentration and mix of higher intensity commercial, employment, and residential developments. The residential component of these centers is significant but the dominant uses are non-residential. Although today, such uses tend to be accommodated in separate zoning districts, the evolution into more authentic mixed use centers is foreseen.

Community Activity Center

The Community Activity Center designation applies to large areas with a variety of different land uses but that have a higher proportion of residential uses and more locally oriented commercial areas than the Major Activity Centers. As is characteristic of Major Activity Centers, although such uses today tend to be accommodated in separate zoning districts, the evolution into more authentic mixed use centers is foreseen.

Community Activity Corridor

Currently these areas are commercial strips alongside major travel corridors where the predominant land use is community serving, automobile-oriented retail. However, over time these areas will support a mix of uses and evolve away from their automobile orientation.

Downtowns/City Centers

This designation applies to the locations within each of the participating Cities that encompass such landmarks as the city hall and other municipal or government agencies, the original main street environment, older historic neighborhoods or other community focuses such as community centers and schools.

Major Employment Center

The Major Employment Center is an extensive area of the County in which office and industrial employment are the overwhelmingly dominant land uses and form intensive



concentrations of regional significance. The Major Employment Center forms a “Y” straddling I-85 and GA 316.

Existing Employment Center

Existing Employment Centers are important concentrations of office or industrial land uses that are less intensive and less regionally significant than the Major Employment Center. Many of the commercial service businesses within these areas are relatively small scale and often oriented to surrounding neighborhoods. Several of these areas are likely to redevelop significantly during the life of the updated Comprehensive Plan and may see a transition toward more office and technology oriented business and away from their current manufacturing or light industrial uses.

Emerging Employment Center

These are areas in which the dominant land use pattern is evolving into concentrations of employment, but that still have extensive undeveloped tracts of land and are therefore amenable to attracting more contemporary forms of economic development including high tech infrastructure and other amenities attractive to professional services.

Commercial Centers

These areas are concentrations of commercial stores and services largely oriented to the neighborhoods within convenient access to them. Some residential development such as apartments may also be part of the land use mix of these centers.

Rural Character Area

The last remaining area in the County retaining a rural character, which is largely unserved by sewer. Although numerous proposals have been made by private developer syndicates to extend sewer, this area holds the potential for Rural/Estate development on large lots. The area also has been the focus for creation of large acreage park development by the County, which enhances its attractiveness for the future development of executive housing linked to an equestrian lifestyle.

Established Residential

Established Residential areas are largely built out areas of residential land uses that have been developed according to suburban models of single family and multifamily site planning. Such areas may contain pockets of locally serving commercial uses but are otherwise composites of generally homogenous residential subdivisions based on cul-de-sac layouts.

Emerging Residential

Emerging Residential areas are areas containing extensive undeveloped lands but whose existing or proposed dominant land uses will be almost exclusively residential. As in Established Residential areas, these sections of the County may contain pockets of locally serving commercial uses. In contrast to most Established Residential areas, the Emerging Residential areas are still open to development models that have a higher degree of environmental and open space set asides, greater internal and external connectivity, and

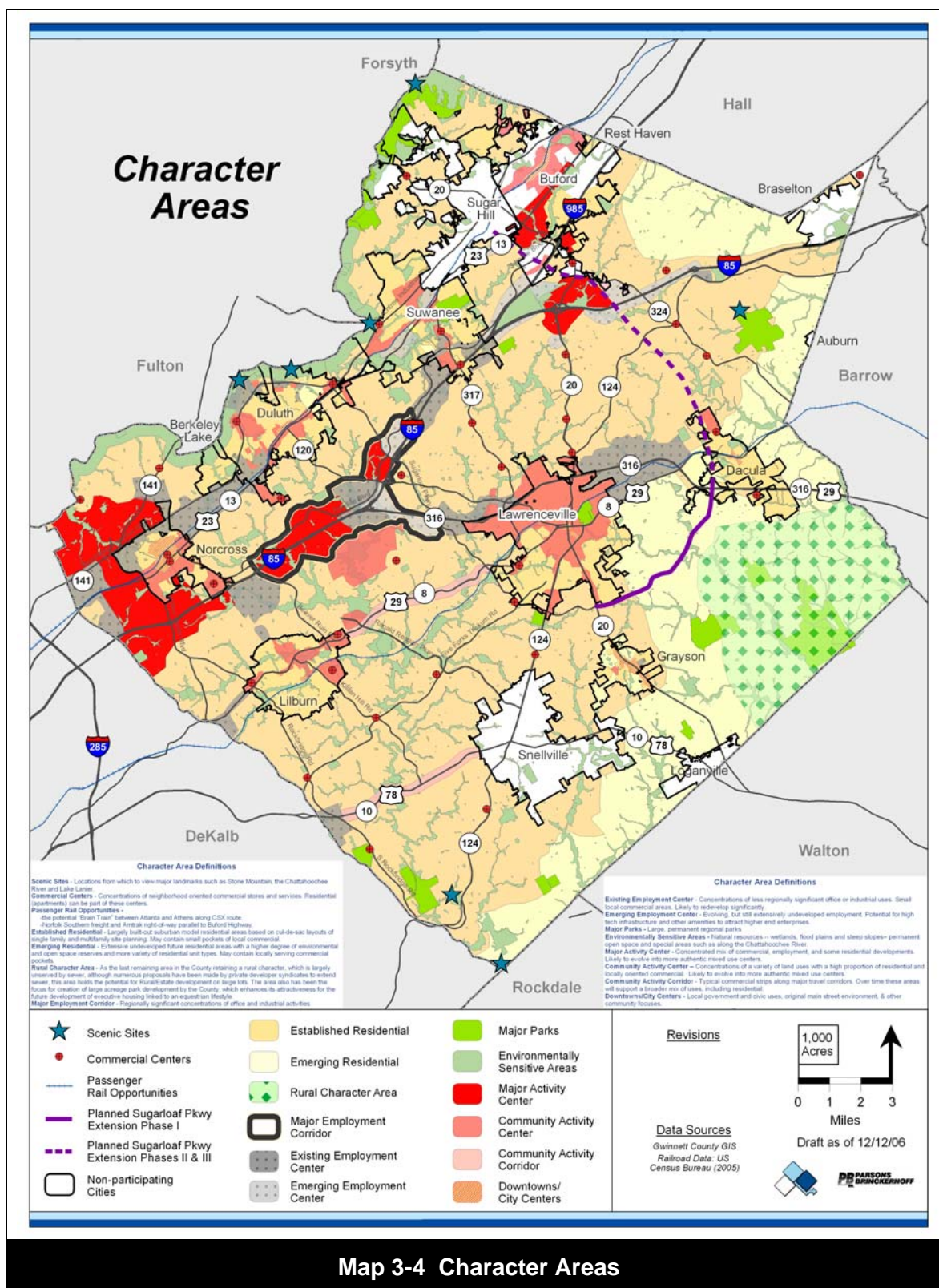
more variety of residential unit types than the traditional cul-de-sac patterns of much of the Established Residential sections of the County.

Scenic Sites

These are locations from which major landmark features can be viewed. These landmarks include Stone Mountain, the Chattahoochee River and Lake Lanier.

Passenger Rail Opportunities

Gwinnett County has two rail lines running through it. One is the existing rail line that would accommodate the potential “Brain Train” between Atlanta and Athens. Studies show that approximately 80 percent of the riders will come from Gwinnett County. Stops are proposed for Cedars Road, Lawrenceville, Ronald Reagan Parkway, and Lilburn. The other line parallels Buford Highway and I-85. It is a Norfolk Southern freight and Amtrak right-of-way and offers the potential for interstate rail connections and commuter serviced connections to Atlanta for Norcross, Duluth, Sugar Hill, and Buford – the Gwinnett Cities that straddle this line.



3.6 City Profiles and Special Attention and Character Area Maps

The following pages present short profiles of each of the nine Gwinnett Cities participating in this joint County-Cities Community Assessment plus their Special Attention and Character Area Maps.

Many of the categories shown on these maps are the same as on the Countywide maps and the designations for the areas of the County outside the City boundaries are shown to place the City maps in context. Many Cities have designated additional Character Areas that are unique to that jurisdiction. Furthermore, the Special Attention Areas are in many cases also unique to that City. Because of the more local focus of these maps, some of these Character Areas and Special Attention Areas are designated at a much finer scale than on the County maps.

BERKELEY LAKE

POPULATION

- The estimated 2005 population is 2,071. This is a 846 percent increase since 1970.
- The population is expected to increase to 3,060 by 2030, an approximately 48 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
219	503	791	1,695	2,071	2,302	2,722	3,060

Sources: US Census, Dr. Thomas Hammer Projections

- Berkeley Lake is different from the rest of the County and the State in that less than five percent of its residents are in their twenties and nearly 40 percent of residents are between the ages 40 and 59 (as compared to the Georgia rate of 25 percent).

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	133	186	238	291
5-13 Years Old	259	363	466	570
14-17 Years Old	77	100	123	146
18-20 Years Old	33	41	49	57
21-24 Years Old	27	33	38	44
25-34 Years Old	161	190	218	247
35-44 Years Old	394	549	704	589
45-54 Years Old	361	509	657	805
55-64 Years Old	128	163	197	232
65 and Older	122	160	197	235

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>



- Berkeley Lake, similar to the rest of the County, is becoming more diverse. Much of Berkeley Lake's increase can be attributed to an increase in the number of Asians who live there. 14 percent of Berkeley Lake's population is Asian.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
783	1,372	75.2%	8	323	3,937.5%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
1,372	69	3	200	51	1,695

Source: US Census

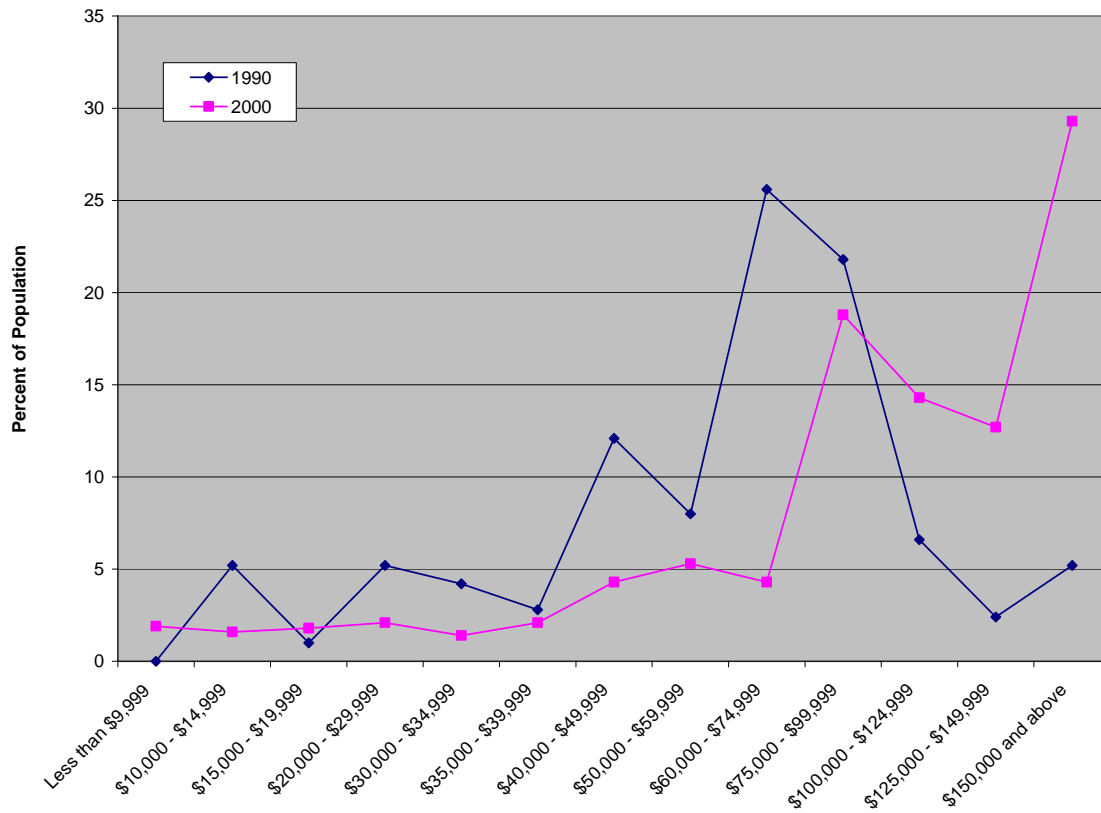
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
3	.50%	8	1.0%	45	2.65%

Source: US Census

- In 1989, Berkeley Lake had a median household income of \$65,426. In 1999, the median household income adjusted to 1989 dollars was \$83,087. This is 27 percent increase.
- In 1990, Berkeley Lake had a per capita income of \$26,883. In 2000, the per capita income adjusted to 1990 dollars was \$32,991. This is a 26 percent increase.
- Berkeley Lake has seen a reduction in the share of people making less than \$75,000 since 1990 except for a slight increase in the percent of the population making less than \$9,999 and between \$15,000 and \$19,999. However, it has seen a large increase in the percentage of people making \$75,000 or greater. In fact, the percentages of people making \$150,000 or greater is the highest in the County.
- In 1990, 0.64 percent of Berkeley Lake's population was living below the poverty level. In 2000, 2.33 percent were.

Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	0%	1.9%
\$10,000 - \$14,999	5.2%	1.6%
\$15,000 - \$19,999	1%	1.8%
\$20,000 - \$29,999	5.2%	2.1%
\$30,000 - \$34,999	4.2%	1.4%
\$35,000 - \$39,999	2.8%	2.1%
\$40,000 - \$49,999	12.1%	4.3%
\$50,000 - \$59,999	8%	5.3%
\$60,000 - \$74,999	25.6%	4.3%
\$75,000 - \$99,999	21.8%	18.8%
\$100,000 - \$124,999	6.6%	14.3%
\$125,000 - \$149,999	2.4%	12.7%
\$150,000 and above	5.2%	29.3%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Berkeley Lake residents was Educational and Health Services with 16.3 percent of people working in that industry. Manufacturing (14.1%), Retail Trade (12.8%), Finance, Insurance, and Real Estate (11.1%), and Transportation and Warehousing (9.4%) rounded out the top five industries.
- In 2000, Professional Services become the top industry with 22 percent of Berkeley Lake's residents working in that industry. Education and Health Services (14.2%), Retail Trade (11.4%), Finance, Insurance, and Real Estate (10.4%) and Manufacturing (8.4%) were the other top employment industries.
- In 1990, Berkeley Lake had an unemployment rate of 0.97 percent. The number increased to 1.65 percent in 2000. This is much lower than Gwinnett's unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Berkeley Lake was \$78,457. The median earning for a woman was \$38,938.
- Berkeley Lake has a higher-than-average share of public transportation riders than the County as a whole.

HOUSING

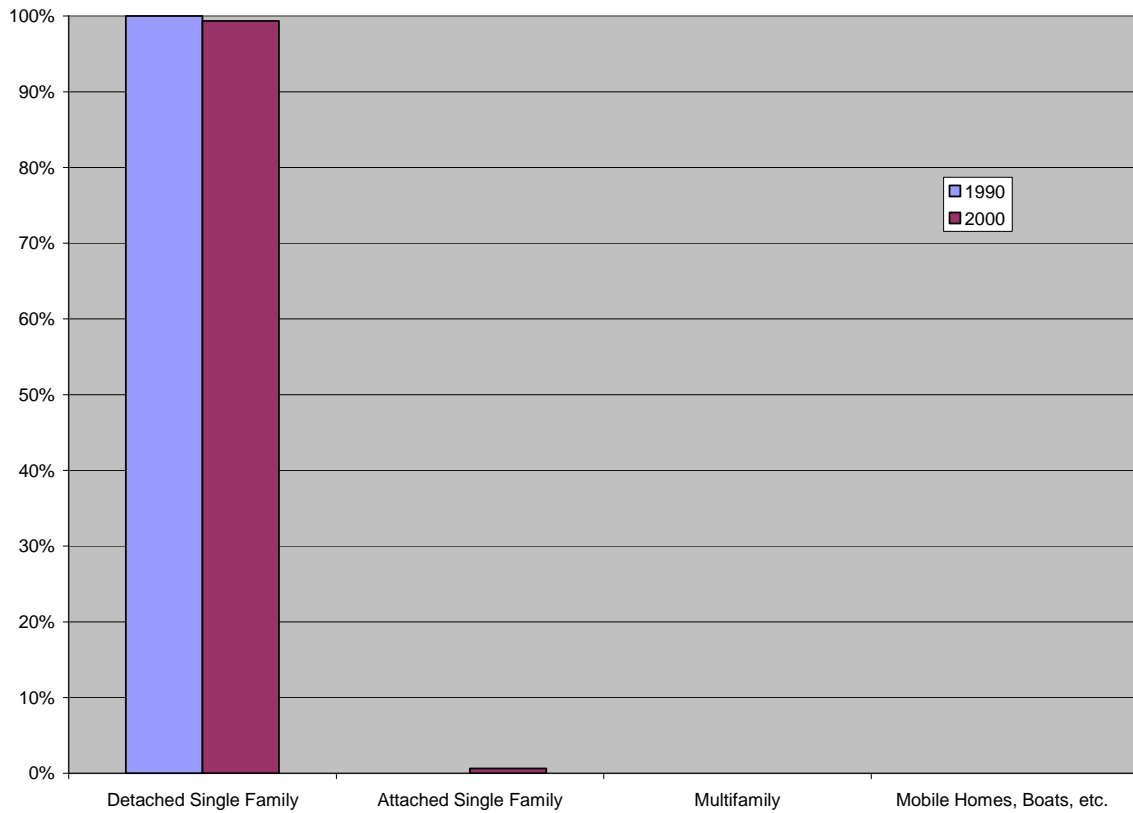
- All most all of Berkeley Lake's housing (99.4 percent in 2000) is single family detached.
- Between 1990 and 2000 there was a very small increase in the number and percentage of attached single family homes (from zero units to 4). The City has no multifamily units.

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	317	614	100.0%	99.4%
Attached Single Family	0	4	0.0%	0.6%
Multifamily	0	0	0.0%	0.0%
Mobile Homes, Boats, etc.	0	0	0.0%	0.0%
Total Units	317	618		

Source: US Census

Housing Type and Mix, 1990 and 2000



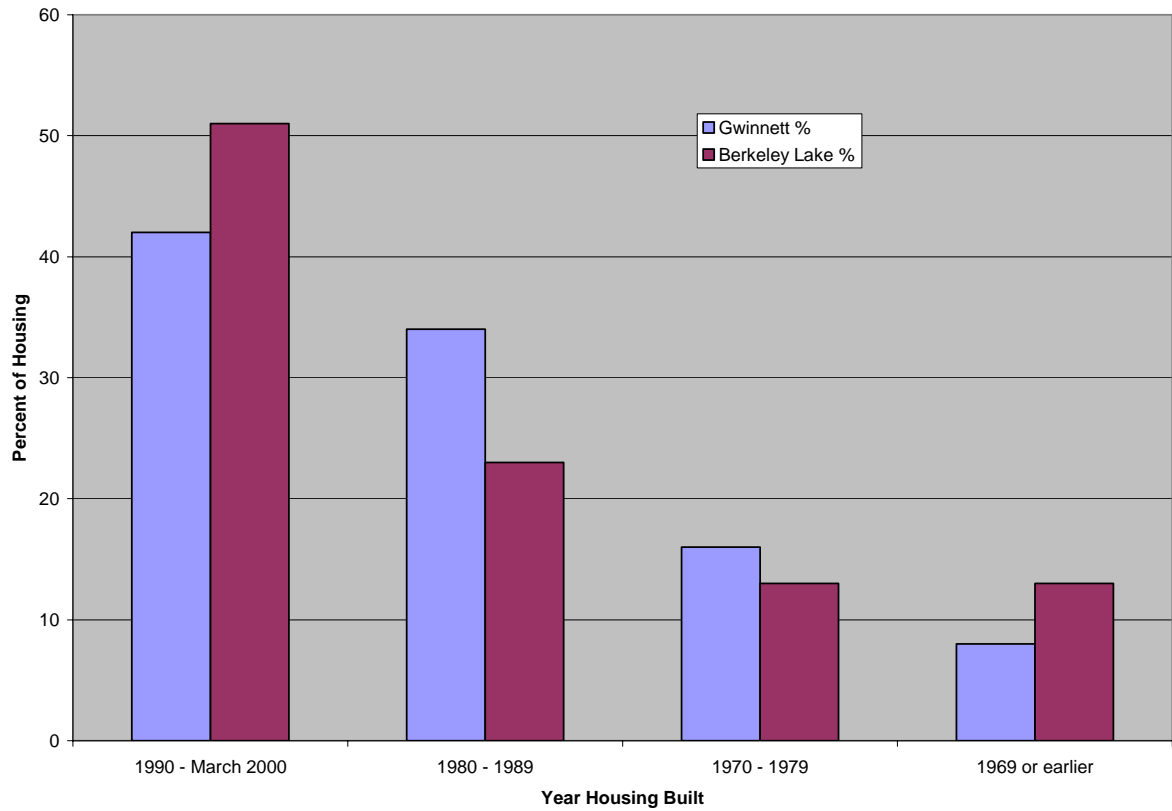
Source: US Census

- Most of Berkeley Lake's housing (51%) was constructed between 1990 and March 2000. This is similar to Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

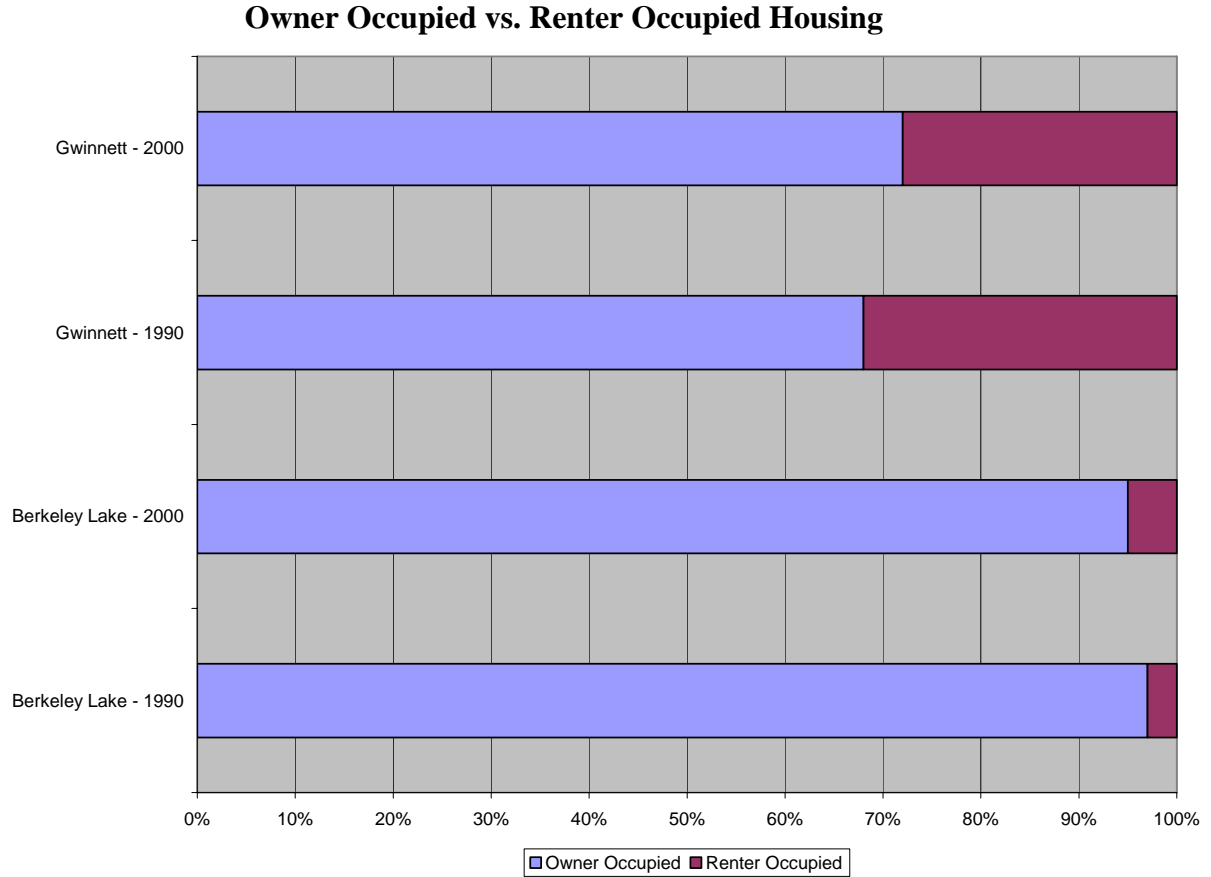
Year Constructed	Gwinnett	Berkeley Lake
1990 - March 2000	42%	51%
1980 – 1989	34%	23%
1970 – 1979	16%	13%
1969 or earlier	8%	13%

Age of Housing, 2000



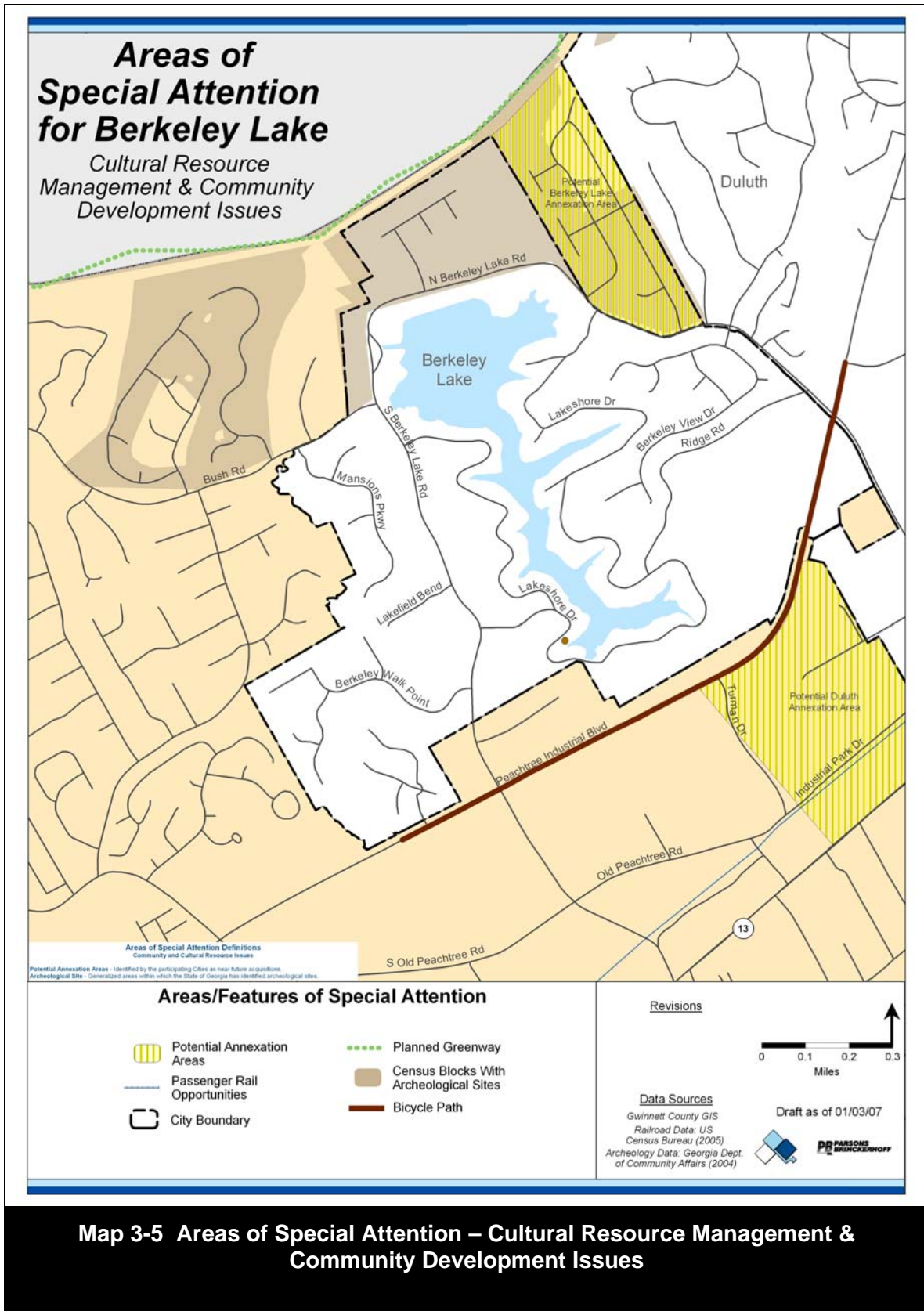
Source: US Census

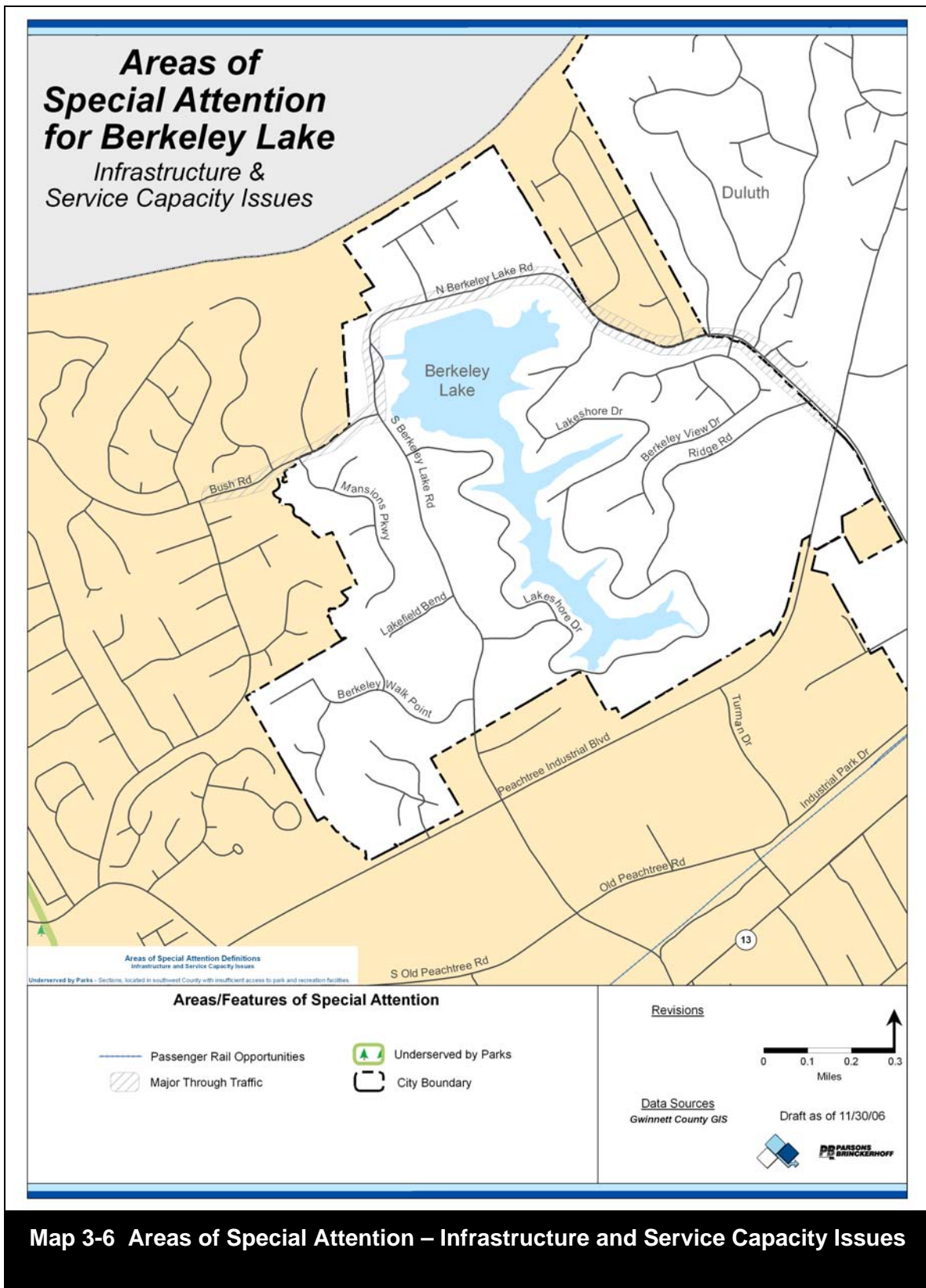
- Between 1990 and 2000, Berkeley Lake experienced a slight decrease in the percentage of owner-occupied households (97% to 95%) and a slight increase in renter-occupied households (from 3% to 5%).

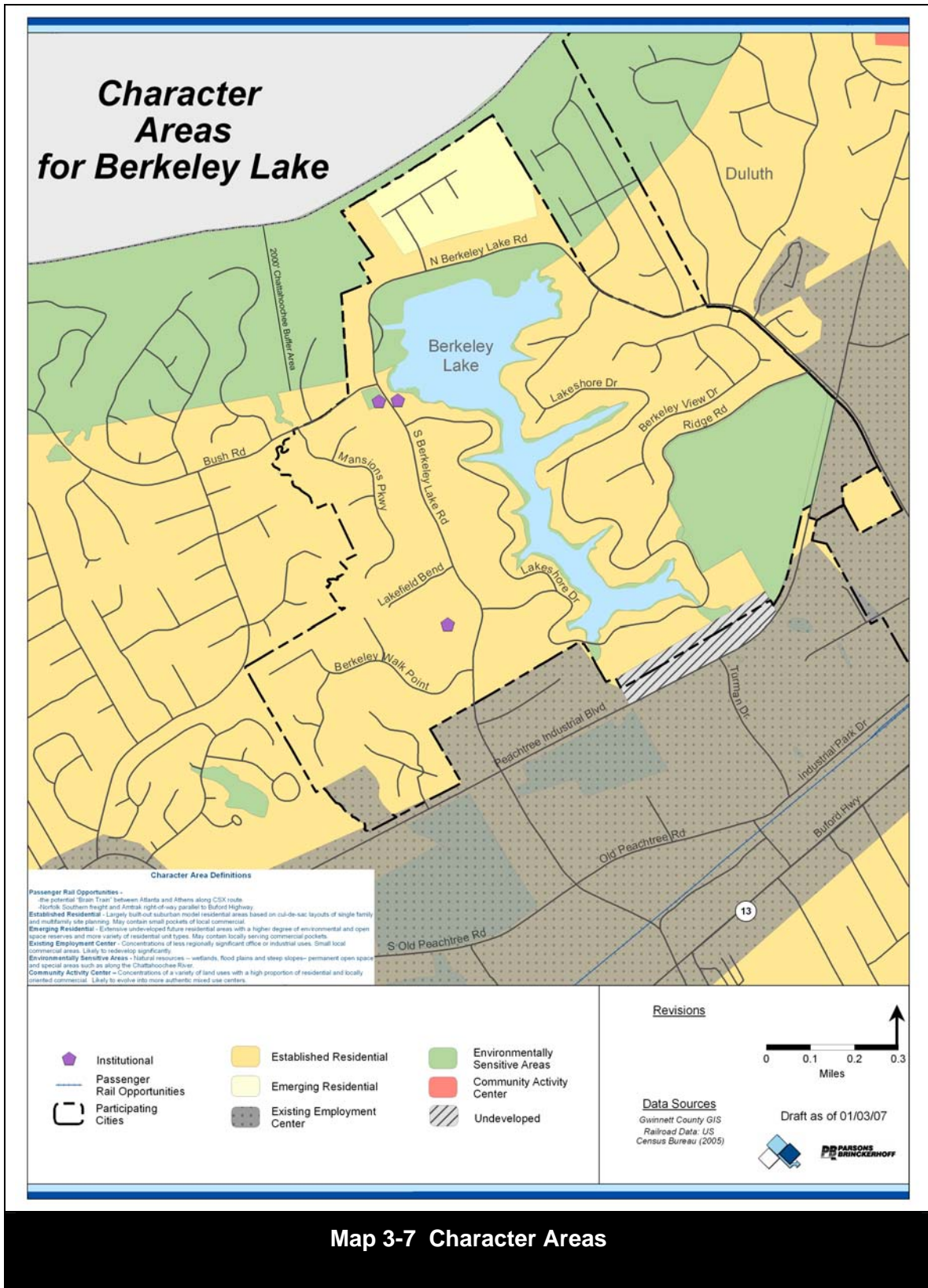


Source: US Census

- Berkeley Lake's median contract rent in 2000 was \$850 a slight increase over a median rent of \$833 in 1990. 2000's and 1990's median rents are higher than those for Gwinnett County, which had a median rent of \$719 in 2000 and median rent of \$483 in 1990.
- Approximately 26 percent of Berkeley Lake's 656 households experience some sort of housing problem. This is slightly lower than the rate for the entire County, which is 28 percent.







Map 3-7 Character Areas

BUFORD

POPULATION

- The estimated 2005 population is 10,972. This is a 136 percent increase since 1970.
- The population is expected to increase to 11,948 by 2030, an approximately 9 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
4,640	6,697	8,711	10,668	10,972	11,252	11,663	11,948

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Buford's residents is generally consistent with the rest of the County and the State. However, Buford is the jurisdiction with the largest share of residents 65 and older.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	799	924	1,049	1,174
5-13 Years Old	1,566	1,838	2,110	2,382
14-17 Years Old	461	437	413	389
18-20 Years Old	432	471	509	548
21-24 Years Old	710	799	887	976
25-34 Years Old	1,769	2,127	2,484	2,842
35-44 Years Old	1,827	2,349	2,871	3,393
45-54 Years Old	1,228	1,553	1,878	2,203
55-64 Years Old	804	946	1,088	1,230
65 and Older	1,072	1,211	1,350	1,489

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Buford, similar to the rest of the County, is becoming more diverse. Buford's non-white resident growth rate was the only Gwinnett jurisdiction under 100 percent, but the percentage of the population that reported itself as Hispanic is one of the highest in the County.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
7,332	8,125	10.8%	1,439	2,543	76.7%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
8,125	1,422	33	91	997	10,668

Source: US Census

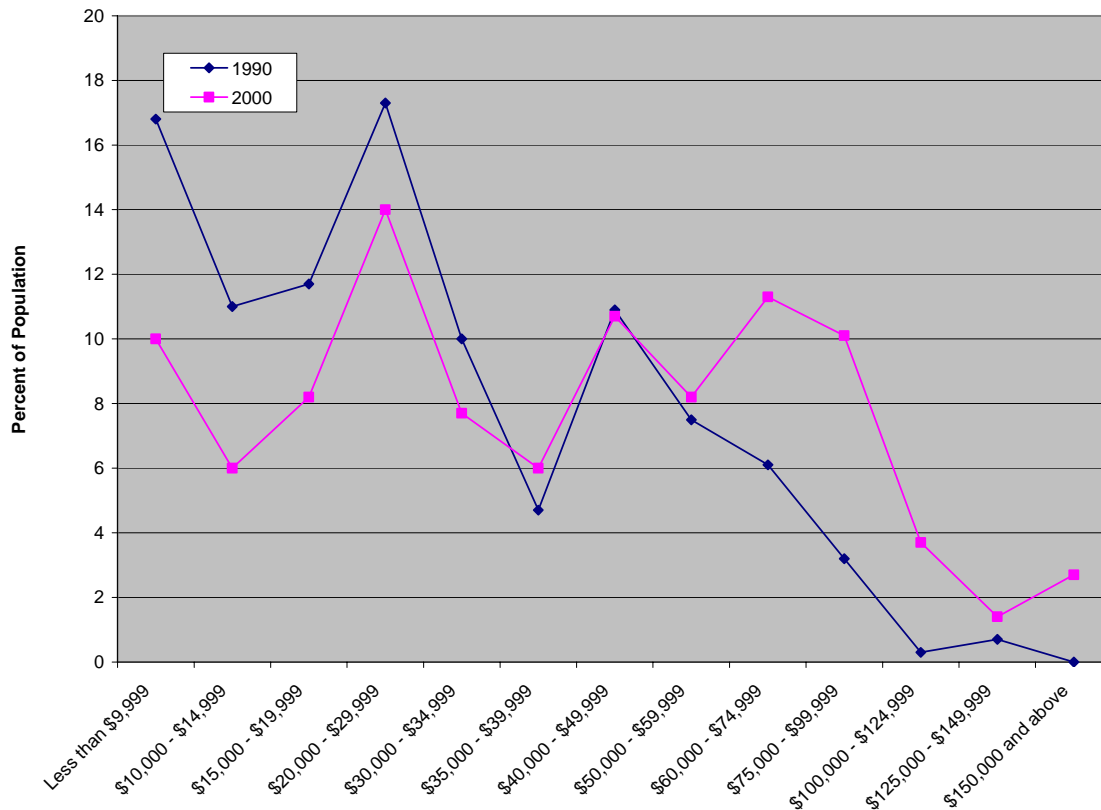
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
21	0.3%	213	2.4%	1,842	17.3%

Source: US Census

- In 1989, Buford had a median household income of \$25,758. In 1999, the median household income adjusted to 1989 dollars was \$29,417. This is a 14 percent increase.
- In 1990, Buford had a per capita income of \$11,250. In 2000, the per capita income adjusted to 1990 dollars was \$13,904. This is a 24 percent increase.
- Since 1990, Buford has seen an increase in the percentage of households earning more than \$50,000. Similarly, it has seen a decrease in the number of households earning less than \$34,000.
- In 1990, 14 percent of Buford's population was living below the poverty level. In 2000, 11.2 percent were.

Income Distribution, 1990 & 2000



Source: US Census



Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	16.8%	10%
\$10,000 - \$14,999	11%	6%
\$15,000 - \$19,999	11.7%	8.2%
\$20,000 - \$29,999	17.3%	14%
\$30,000 - \$34,999	10%	7.7%
\$35,000 - \$39,999	4.7%	6%
\$40,000 - \$49,999	10.9%	10.7%
\$50,000 - \$59,999	7.5%	8.2%
\$60,000 - \$74,999	6.1%	11.3%
\$75,000 - \$99,999	3.2%	10.1%
\$100,000 - \$124,999	0.3%	3.7%
\$125,000 - \$149,999	0.7%	1.4%
\$150,000 and above	0%	2.7%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Buford's residents was Manufacturing with 23 percent of people working in that industry. Retail Trade (19.6%), Construction (12.6%), Other Services (9.3%), and Educational and Health Services (7.2%) rounded out the top five industries.
- In 2000, the top three industries remained the same: Manufacturing (16.8%), Retail Trade (16.2), and Construction (13.1%). Educational and Health Services was fourth (10.1%) and Arts and Entertainment was fifth (9.4).
- Buford's share of people working in the Manufacturing industry is the highest in County and its share of people working in the Arts and Entertainment Industry is second-highest.
- In 1990, Buford had an unemployment rate of 6.99 percent. The percentage decreased to 4.38 percent in 2000. This is slightly higher than Gwinnett's unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Buford was \$25,913. The median earning for a woman was \$18,636.

HOUSING

- Most of Buford's housing (61.9 percent in 2000) is single family detached.
- There was slight increase in the number and percentage of attached single family homes and a slight decrease in the number and percentage of multifamily and mobile homes.
- Between 2000 and 2006, 100 percent of the 268 housing units permitted were single family (which includes attached and detached housing).

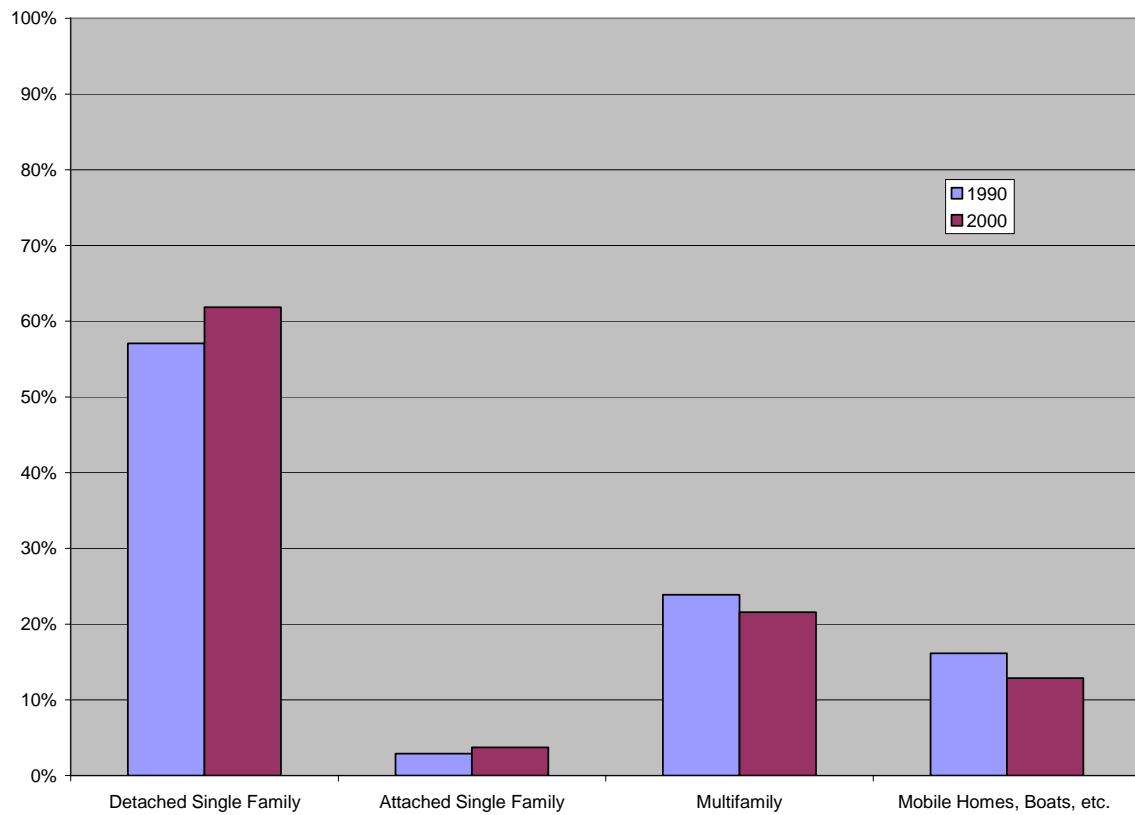


Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	2,092	2,480	57.1%	61.9%
Attached Single Family	106	149	2.9%	3.7%
Multifamily	876	864	23.9%	21.6%
Mobile Homes, Boats, etc.	592	516	16.1%	12.9%
Total Units	3,666	4,009		

Source: US Census

Housing Type and Mix, 1990 and 2000



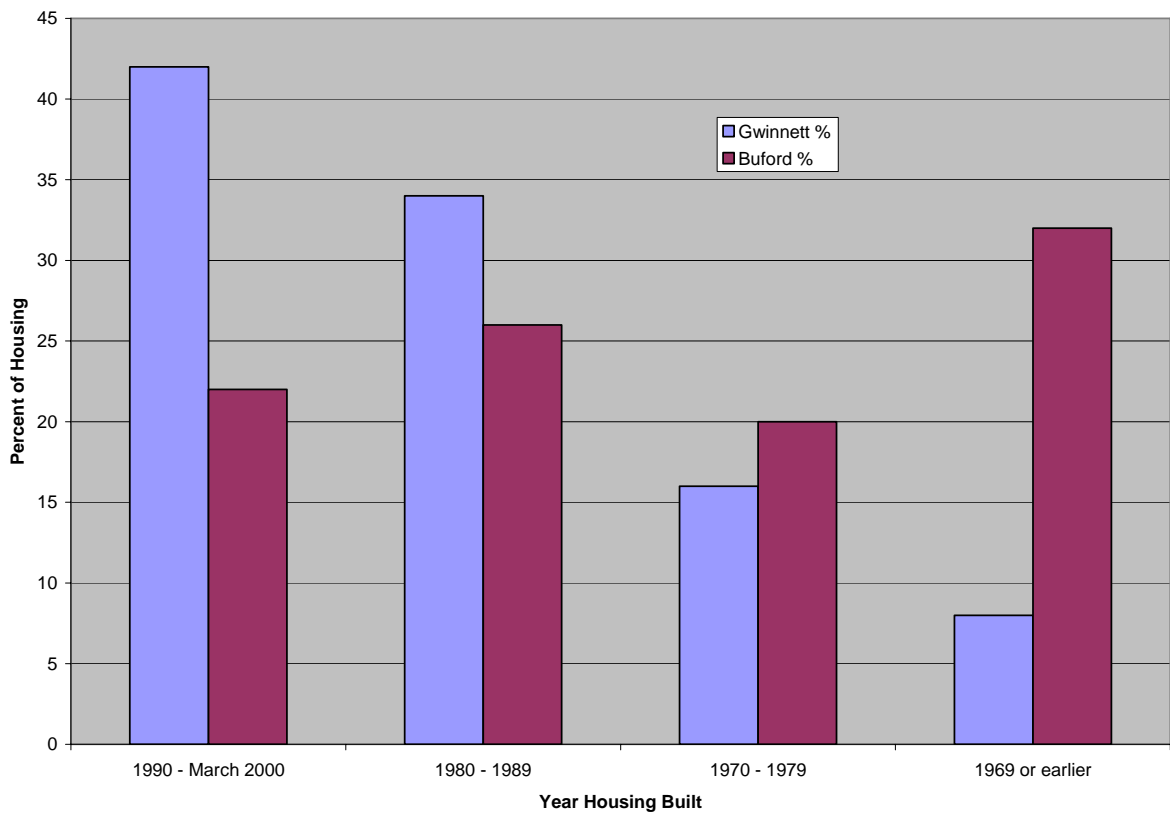
Source: US Census

- More of Buford's housing (32%) was constructed in 1969 or earlier than in any other time period. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

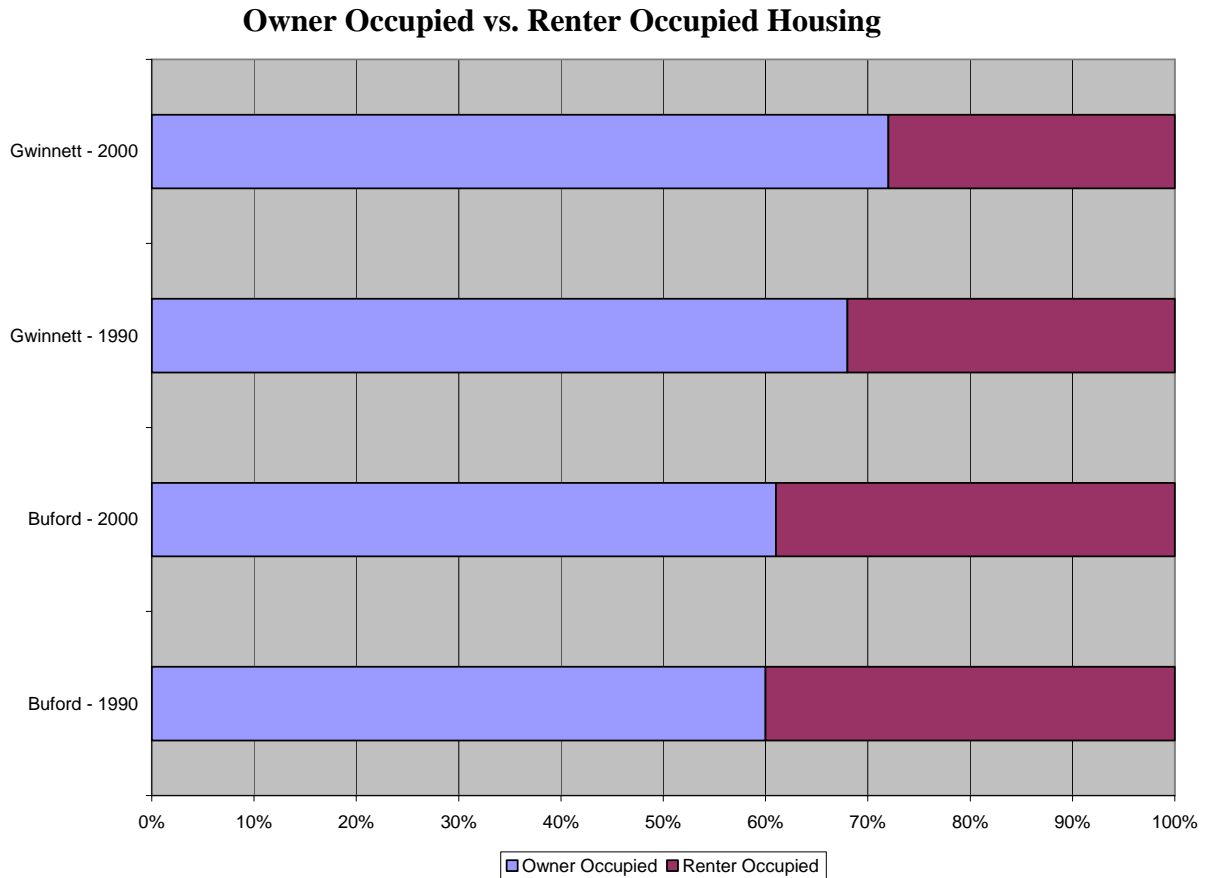
Year Constructed	Gwinnett	Buford
1990 - March 2000	42%	22%
1980 - 1989	34%	26%
1970 - 1979	16%	20%
1969 or earlier	8%	32%

Age of Housing, 2000



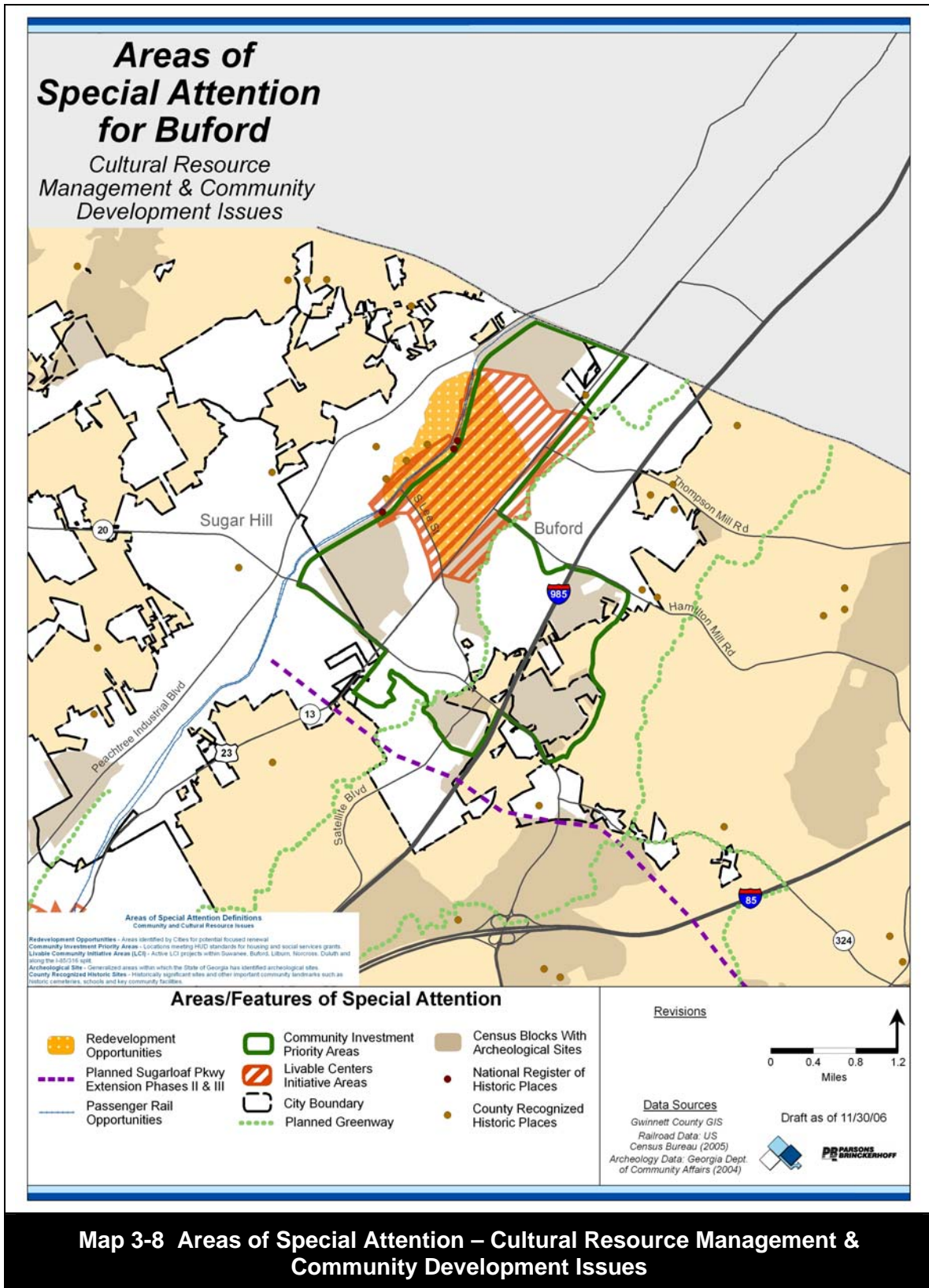
Source: US Census

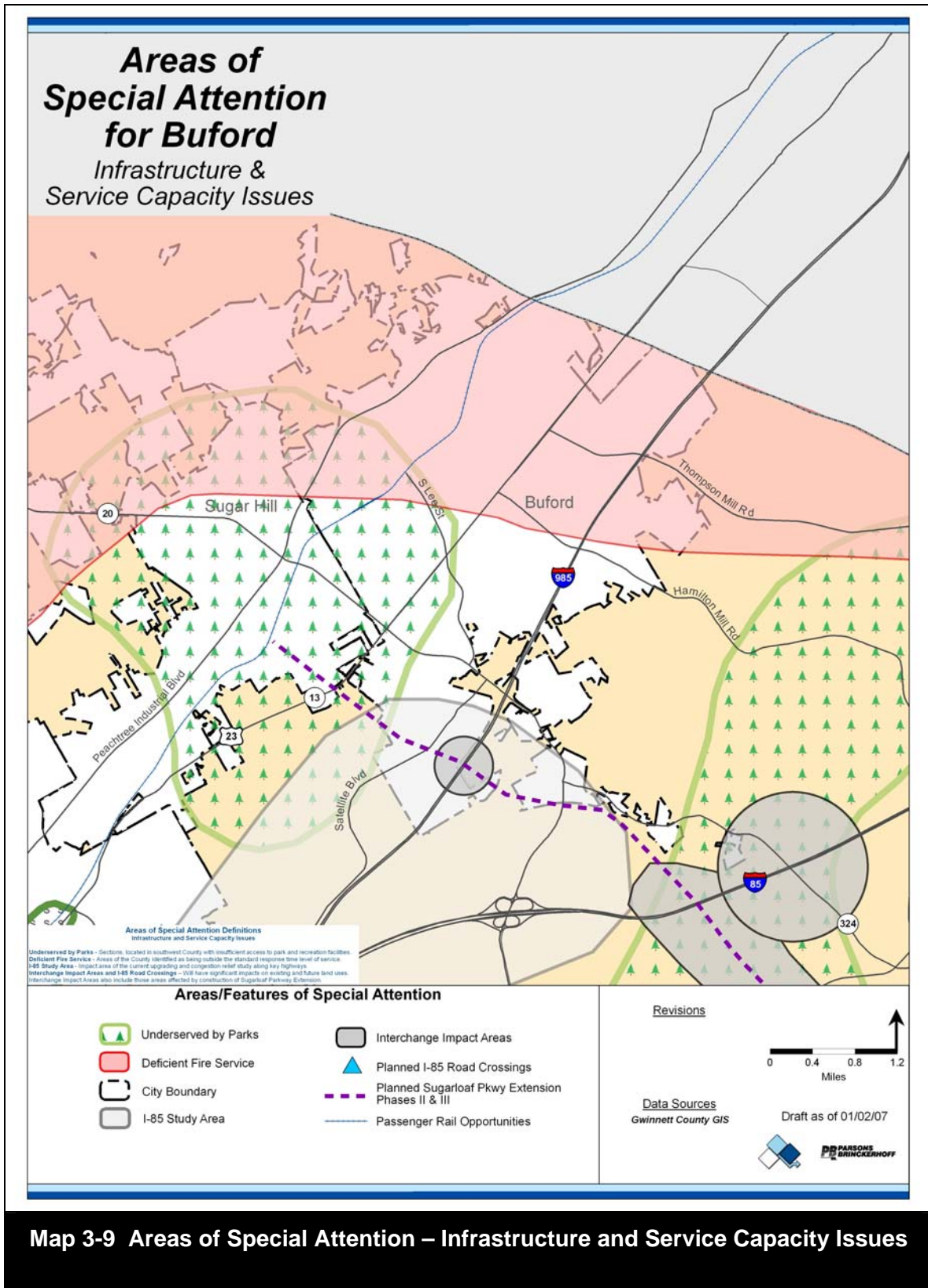
- Between 1990 and 2000, Buford experienced a slight increase in the percentage of owner-occupied households (60% to 61%) and a slight decrease in renter-occupied households (from 40% to 39%).

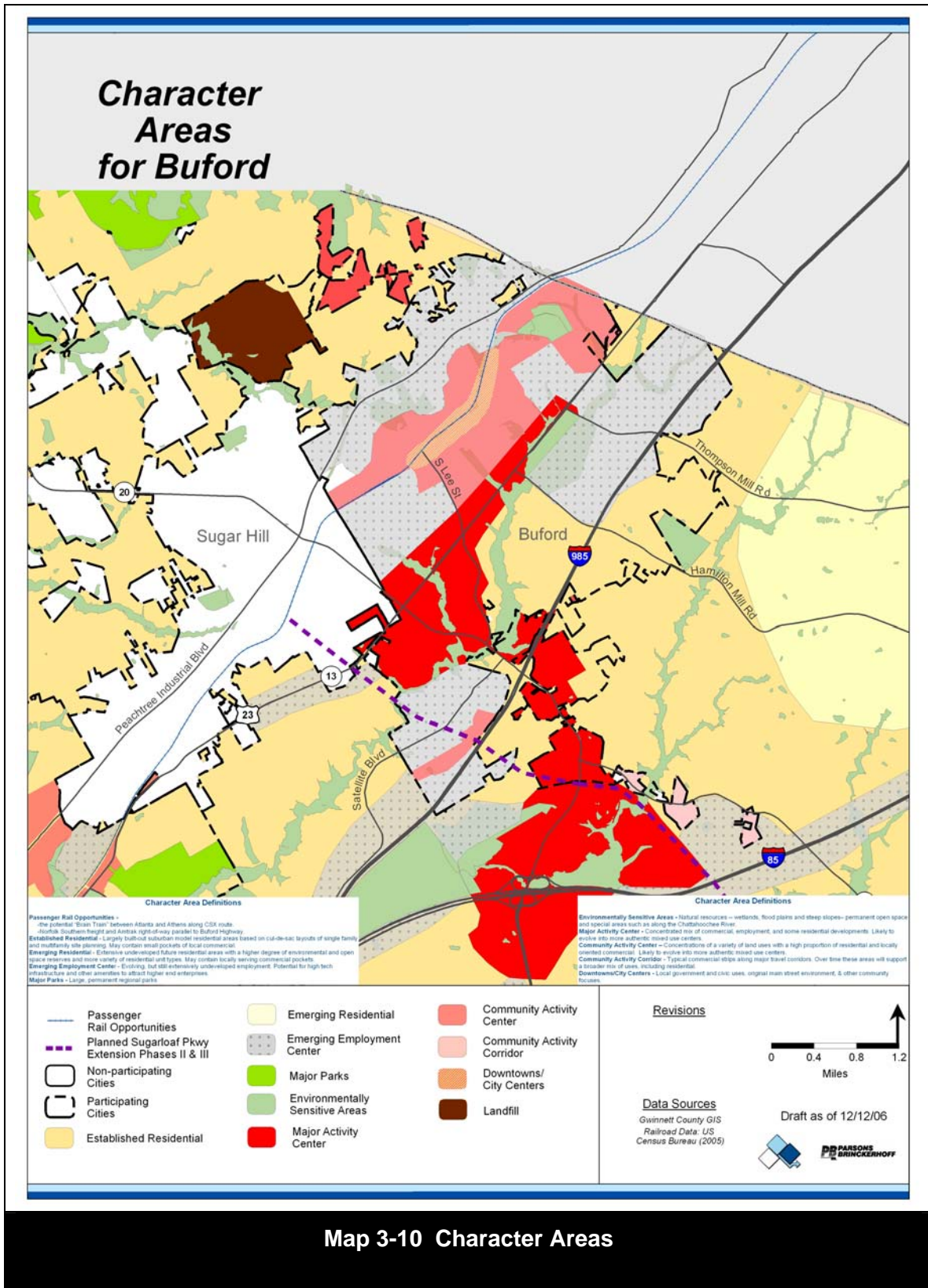


Source: US Census

- Buford's median contract rent in 2000 was \$537 a 46 percent increase over a median rent of \$360 in 1990. 2000's and 1990's median rents are lower than those for Gwinnett County, which had a median rent of \$719 in 2000 and median rent of \$483 in 1990.
- Approximately 36 percent of Buford's 3,850 households experience some sort of housing problem. This is higher than the rate for the entire County, which is 28 percent.







Map 3-10 Character Areas

DACULA

POPULATION

- The estimated 2005 population is 4,425. This is a 465.86% percent increase since 1970.
- The population is expected to increase to 5,495 by 2030, an approximate twenty-four percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
782	1,577	2,217	3,848	4,425	4,712	5,162	5,495

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Dacula's residents is generally consistent with the rest of the County and the State.
- Dacula is projected to have a slightly lower proportion of the County's total school age population than it has today. By 2030, school age children in both Dacula and the County will be 16 percent of the total population.
- Dacula is projected to have a larger proportion of the County's residents 65 years and older.

Projections by Age

	2000	2010	2010*	2020	2020*	2030	2030*
0-4 Years Old	316	407	816	498	1,017	589	1,217
5-13 Years Old	644	826	1,656	1,008	2,091	1,190	2,459
14-17 Years Old	164	186	373	207	532	229	473
18-20 Years Old	153	184	369	215	497	246	508
21-24 Years Old	144	161	322	177	467	194	400
25-34 Years Old	648	821	1,646	993	2,104	1,166	2,410
35-44 Years Old	772	1,057	2,119	1,341	2,507	1,626	3,360
45-54 Years Old	497	668	1,339	839	1,614	1,010	2,087
55-64 Years Old	260	343	687	426	844	509	1,052
65 and Older	250	333	687	415	812	498	1,029
Total	5,848	6,996	9,994	8,139	12,485	9287	14,995

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

**Dacula Age Projections, 2000-2030. Based on annexation and subdivision build-out*

- Dacula, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
2,205	3,516	59.5%	12	332	2,666.7%

Source: US Census



Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
3,516	163	13	60	96	3,848

Source: US Census

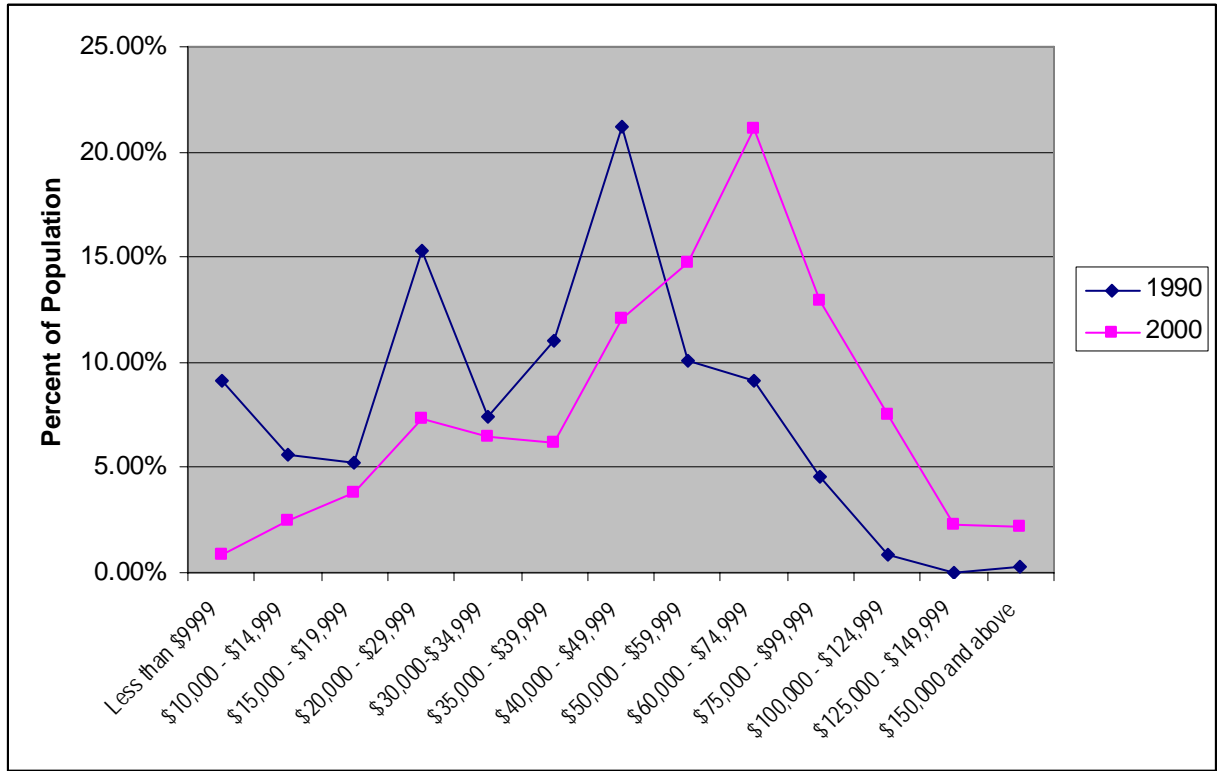
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
5	0.32%	22	0.99%	142	3.69%

Source: US Census

- In 1989, Dacula had a median household income of \$38,571. In 1999, the median household income adjusted to 1989 dollars was \$43,689. This is 13.3 percent increase.
- In 1990, Dacula had a per capita income of \$13,245. In 2000, the per capita income adjusted to 1990 dollars was \$19,720. This is a 4.8 percent increase.
- In 1990, over 21.2 percent of the population had incomes between \$40,000 and \$49,999. By 2000, over 45 percent of the population had incomes greater than \$60,000.
- In 1990, 5.4 percent of Dacula's population was living below the poverty level. In 2000, 1.5 percent were living below the poverty line.

Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	9.10%	0.90%
\$10,000 - \$14,999	5.60%	2.50%
\$15,000 - \$19,999	5.20%	3.80%
\$20,000 - \$29,000	15.30%	7.30%
\$30,000 - \$34,999	7.40%	6.50%
\$35,000 - \$39,999	11.00%	6.20%
\$40,000 - \$49,999	21.20%	12.10%
\$50,000 - \$59,999	10.10%	14.70%
\$60,000 - \$74,999	9.10%	21.10%
\$75,000 - \$99,999	4.60%	12.90%
\$100,000 - \$124,999	0.90%	7.50%
\$125,000 - \$149,999	0.00%	2.30%
\$150,000 and above	0.30%	2.20%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Dacula's residents was Manufacturing with 20.8 percent of people working in that industry. Retail Trade (14%), Educational and Health Services (13.1%), Construction (10.0%), and Wholesale Trade (8.4%) rounded out the top five industries.
- In 2000, Manufacturing remained the number one industry although the percentage dropped from 20.8 percent to 15.7 percent. Retail Trade (14.9%), Educational and Health Services (11.9%), Construction (11.8%), and Profession, Scientific, and Management Services (8.9%) rounded out the top five industries.
- In 1990, Dacula had an unemployment rate of 3.7 percent. The number increased to 4.22 percent in 2000. This is higher than Gwinnett's unemployment rate of 3.26 percent in 2000, which is lower than the state average of 3.5 percent and the national rate or 4.0 percent.
- In 1999, the median earning for a man living in Dacula was \$35,712. The median earning for a woman was \$24,609.
- A majority of Dacula's residents drive alone to work (83.4%), followed by carpool (12.2%), transit (.2%) and work at home (3.5%). The 2000 Census reported that no one biked or walked to work.

HOUSING

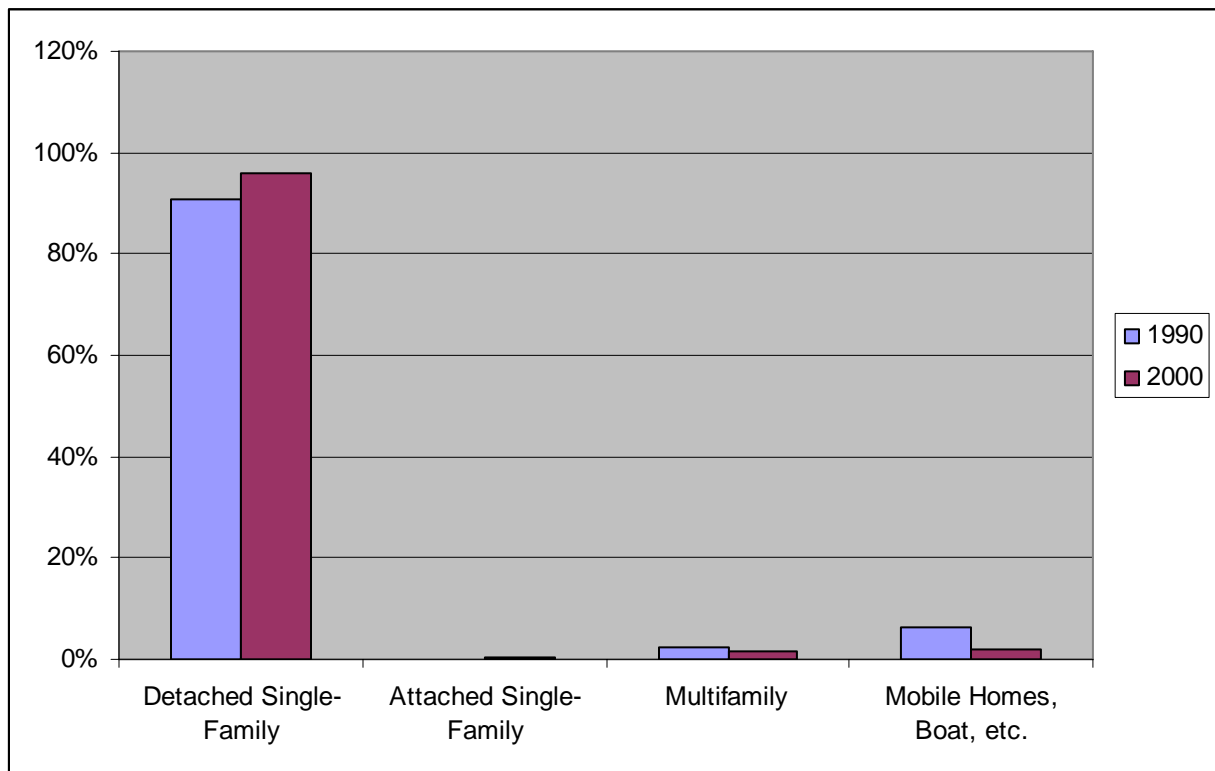
- The majority Dacula's housing (96 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number and percentage of single family detached homes and a very slight increase in single family attached dwellings (.5%).
- Between 2000 and 2006 all of the housing units permitted (209) were for single family houses.

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	699	1,300	91%	96.0%
Attached Single Family	1	7	0%	0.5%
Multifamily	19	19	2%	1.4%
Mobile Homes, Boats, etc.	50	28	7%	2.1%
Total Units	769	1,354	100%	100.0%

Source: US Census

Housing Type and Mix, 1990 and 2000



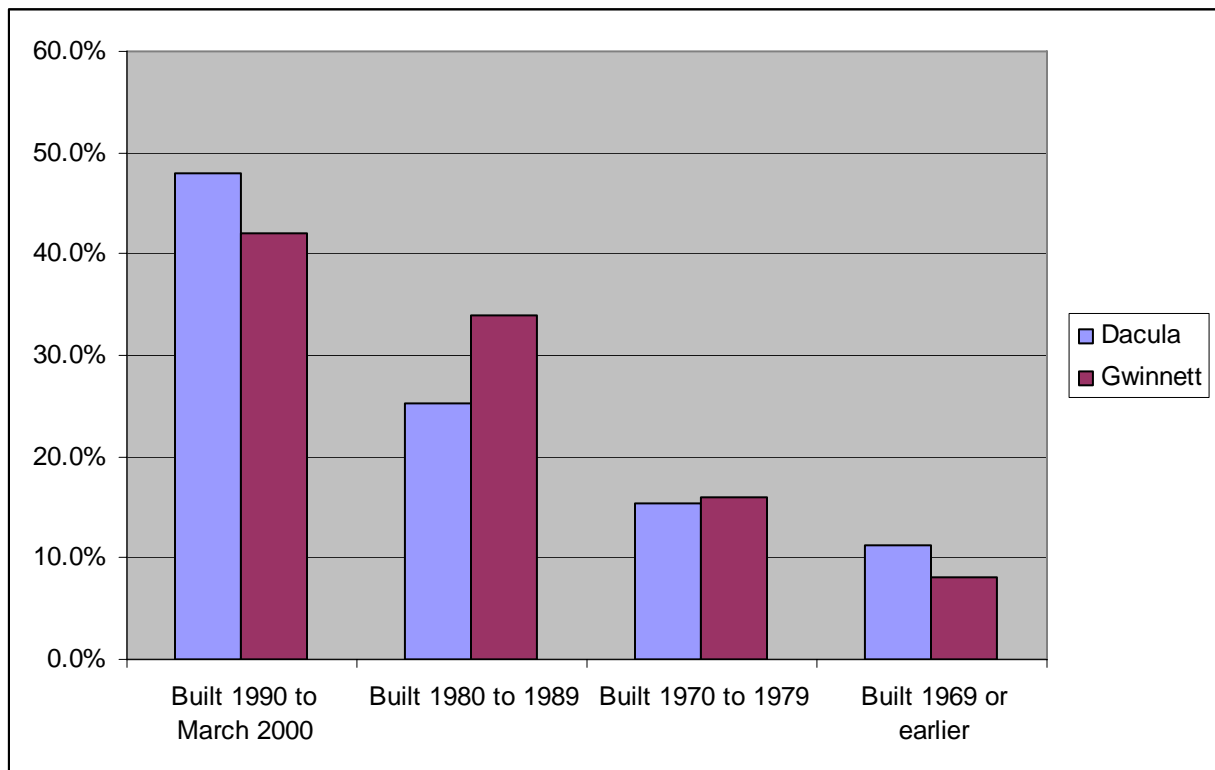
Source: US Census

- A majority of Dacula's housing (52.1 percent) was constructed prior to 1990. This is similar to Gwinnett County, which had the majority of its housing (58%) constructed prior to 1990.

Age of Housing, 2000

Year Constructed	Gwinnett	Dacula
1990 - March 2000	42%	47.9%
1980 – 1989	34%	25.3%
1970 – 1979	16%	15.4%
1969 or earlier	8%	11.3%

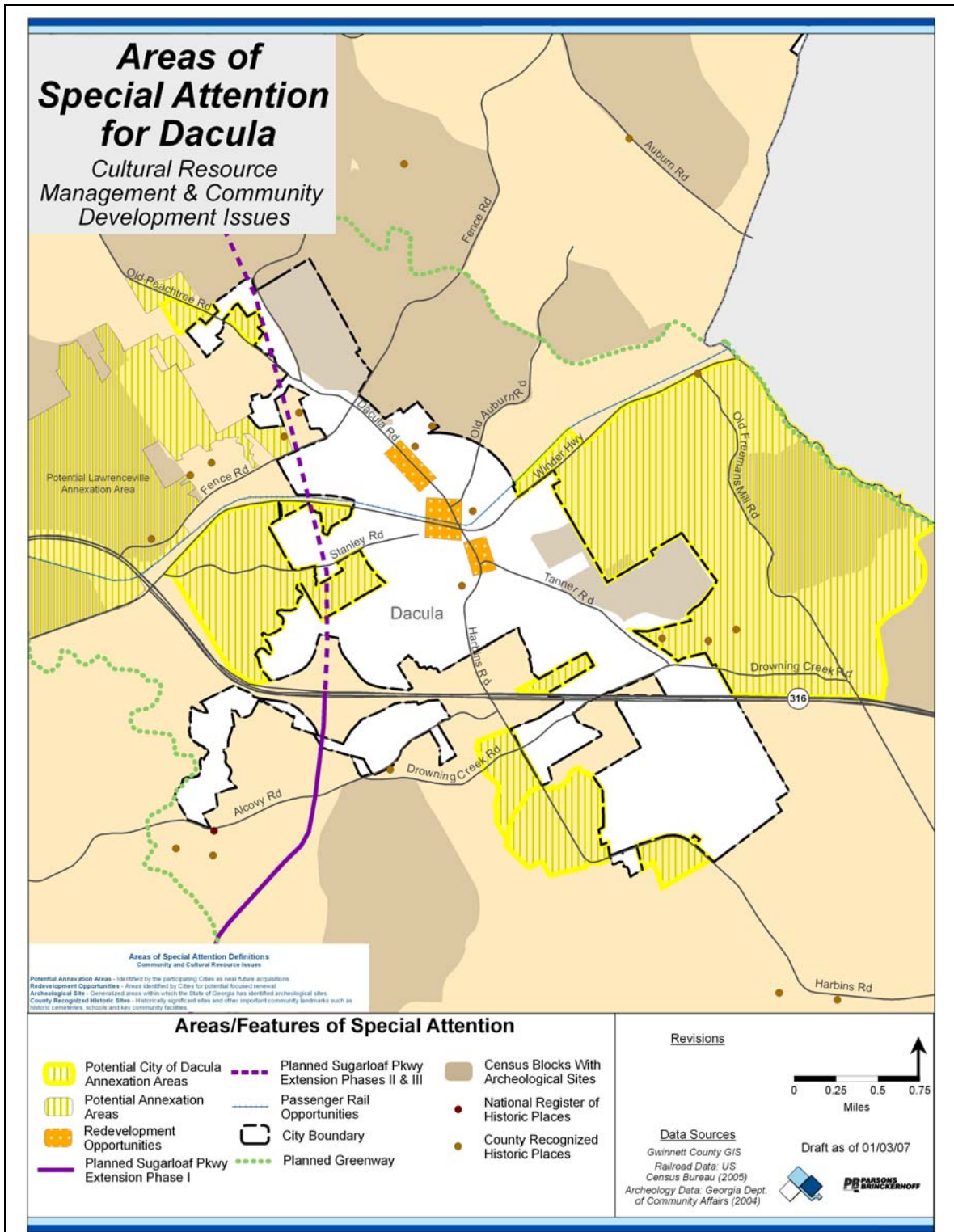
Age of Housing, 2000



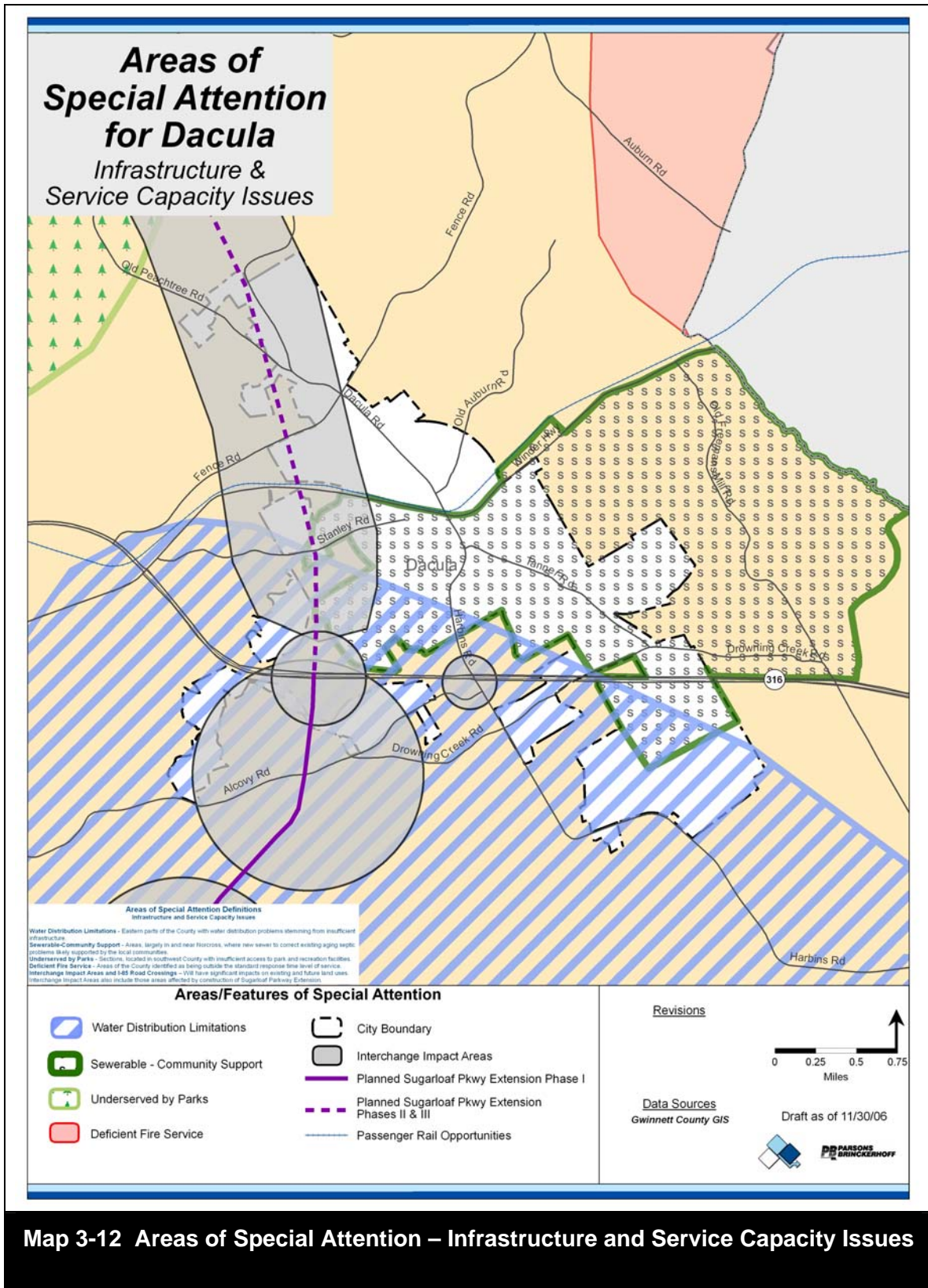
Source: US Census

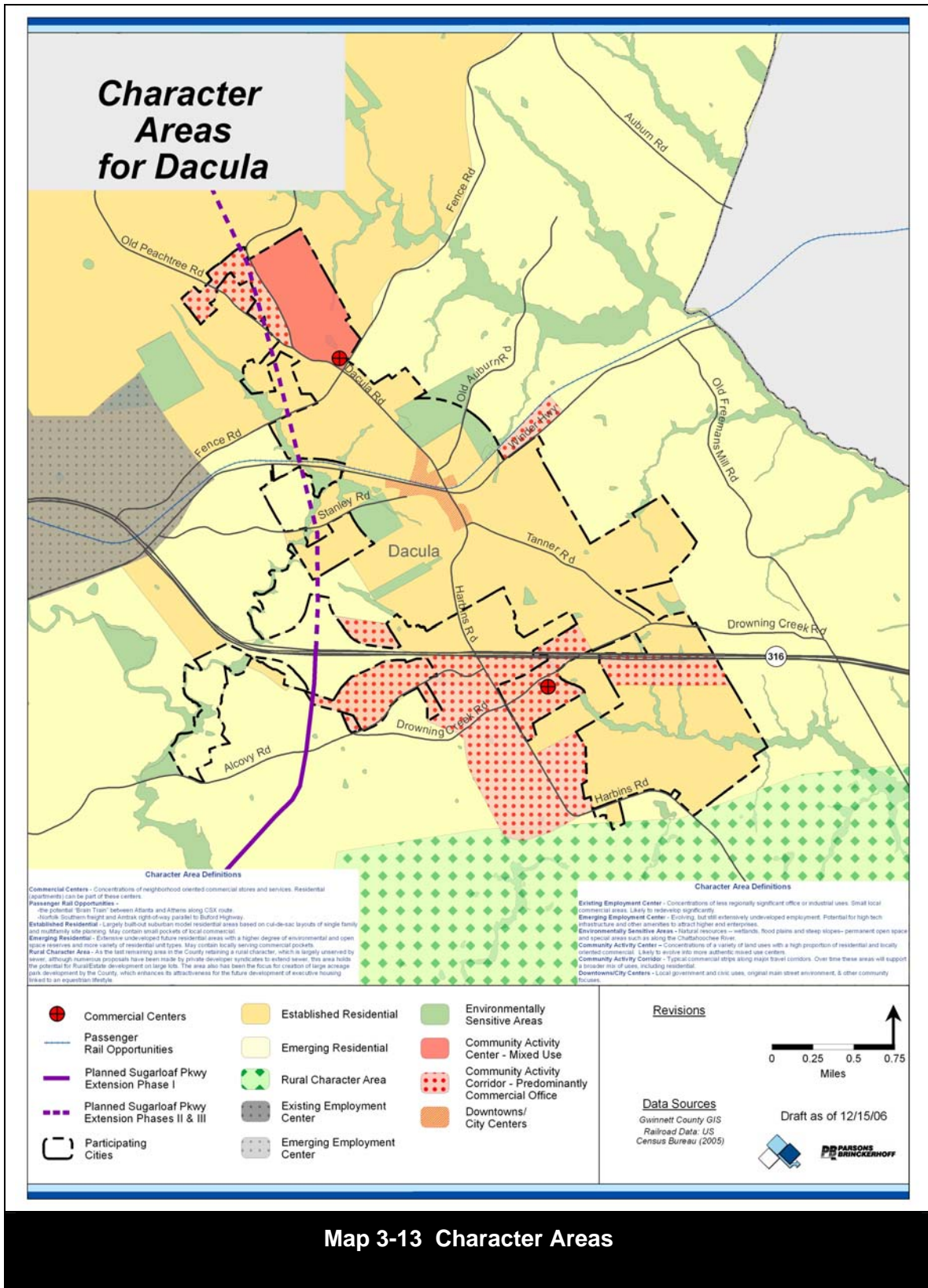
Owner Occupied vs. Renter Occupied Housing

- Between 1990 and 2000, Dacula experienced a decrease in the percentage of renter-occupied households and an increase in owner-occupied households.
- Dacula's median contract rent in 2000 was \$471, a 36 percent increase over a median rent of \$347 in 1990. These rents are lower than those for Gwinnett County, which had a median rent of \$719 in 2000 and \$483 in 1990.
- Approximately 23 percent of Dacula's 1,291 households experience some sort of housing problem.



Map 3-11 Areas of Special Attention – Cultural Resource Management & Community Development Issues





Map 3-13 Character Areas

DULUTH

POPULATION

- The estimated 2005 population is 24,482. This is a 1,253 percent increase since 1970.
- The population is expected to increase to 34,691 by 2030, an approximate 42 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
1,810	2,956	9,029	22,122	24,482	27,011	31,307	34,691

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Duluth's residents is generally consistent with the rest of the County and the State.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	1,680	2,379	3,078	3,777
5-13 Years Old	2,929	4,168	5,407	6,646
14-17 Years Old	829	1,138	1,446	1,755
18-20 Years Old	765	1,073	1,380	1,688
21-24 Years Old	1,176	1,656	2,135	2,615
25-34 Years Old	4,684	6,735	8,786	10,837
35-44 Years Old	4,560	6,641	8,722	10,803
45-54 Years Old	3,084	4,489	5,894	7,299
55-64 Years Old	1,329	1,894	2,459	3,024
65 and Older	1,086	1,534	1,981	2,429

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Duluth, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
8,271	15,186	83.6%	758	6,936	815%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
15,186	2,623	73	2,860	1,380	22,122

Source: US Census



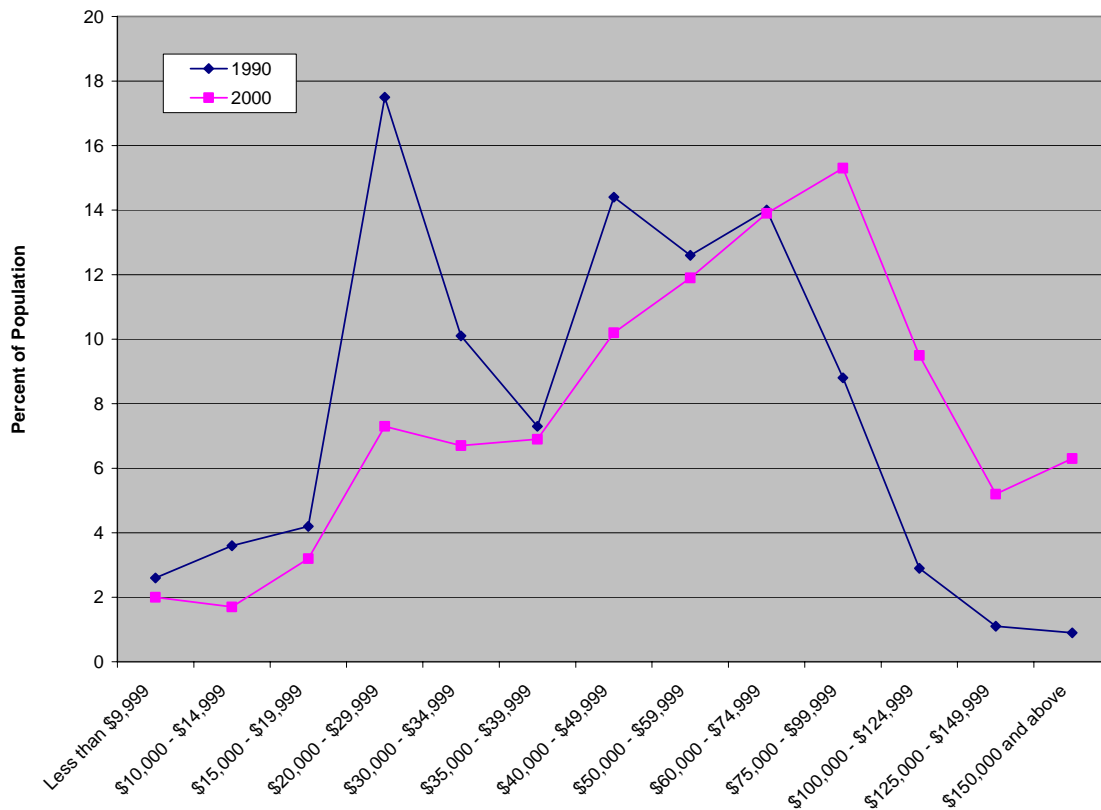
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
13	0.4%	217	2.4%	2,002	9%

Source: US Census

- In 1989, Duluth had a median household income of \$42,869. In 1999, the median household income adjusted to 1989 dollars was \$45,635. This is a 6.45 percent increase.
- In 1990, Duluth had a per capita income of \$19,866. In 2000, the per capita income adjusted to 1990 dollars was \$22,165. This is a 12 percent increase
- The percentage of households making \$60,000 or higher has remained the same or increased from 1990 to 2000. Similarly, there was a decrease in the percentage of households making less than \$60,000.
- In 1990, 2.5 percent of Duluth's population was living below the poverty level. In 2000, 4.4 percent were.

Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	2.6%	2%
\$10,000 - \$14,999	3.6%	1.7%
\$15,000 - \$19,999	4.2%	3.2%
\$20,000 - \$29,999	17.5%	7.3%
\$30,000 - \$34,999	10.1%	6.7%
\$35,000 - \$39,999	7.3%	6.9%
\$40,000 - \$49,999	14.4%	10.2%
\$50,000 - \$59,999	12.6%	11.9%
\$60,000 - \$74,999	14%	13.9%
\$75,000 - \$99,999	8.8%	15.3%
\$100,000 - \$124,999	2.9%	9.5%
\$125,000 - \$149,999	1.1%	5.2%
\$150,000 and above	0.9%	6.3%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Duluth's residents was Manufacturing with 18.4 percent of people working in that industry. Retail Trade (17.9%), Wholesale Trade (11.6%), Other Services (10.2%), and Finance, Insurance and Real Estate (9.9%) rounded out the top five industries.
- In 2000, Professional Services was the top industry with 15.6 percent of Duluth's residents working in that industry. Retail Trade (13.6%), Educational and Health Services (12.1%), Manufacturing (11), and Finance, Insurance and Real Estate (9.5%) round out the top five industries in 2000.
- In 1990, Duluth had an unemployment rate of 3.1 percent. The percentage decreased to 1.8 percent in 2000. This is much lower than Gwinnett's unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Duluth was \$40,392. The median earning for a woman was \$27,329.

HOUSING

- The majority Duluth's housing (52 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number and percentage of detached single family homes and a decrease in the number of multifamily homes. The percentage of attached single family homes remained the same.
- Between 2000 and 2006, 89 percent of the total housing units permitted (1,520) were for single family houses (which includes detached and attached houses).

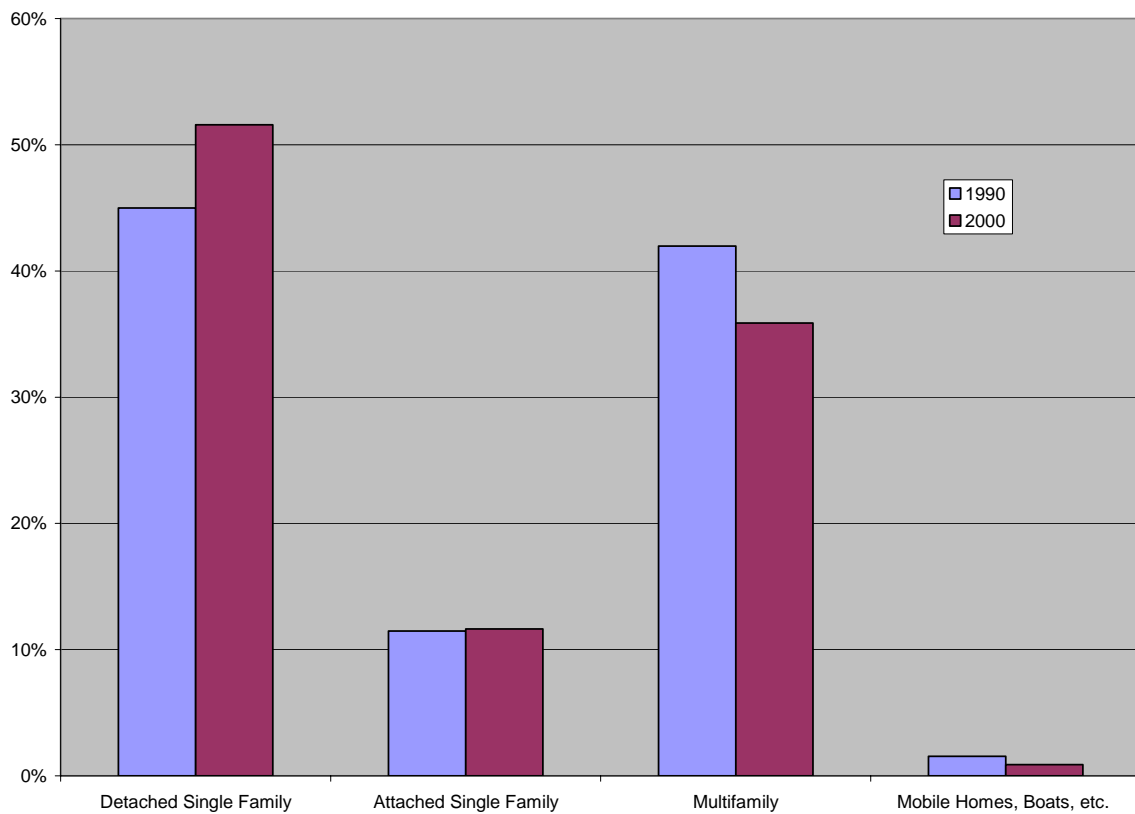


Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	1,741	4,721	45.0%	51.6%
Attached Single Family	444	1,065	11.5%	11.6%
Multifamily	1,624	3,284	42.0%	35.9%
Mobile Homes, Boats, etc.	60	81	1.6%	0.9%
Total Units	3,869	9,151		

Source: US Census

Housing Type and Mix, 1990 and 2000



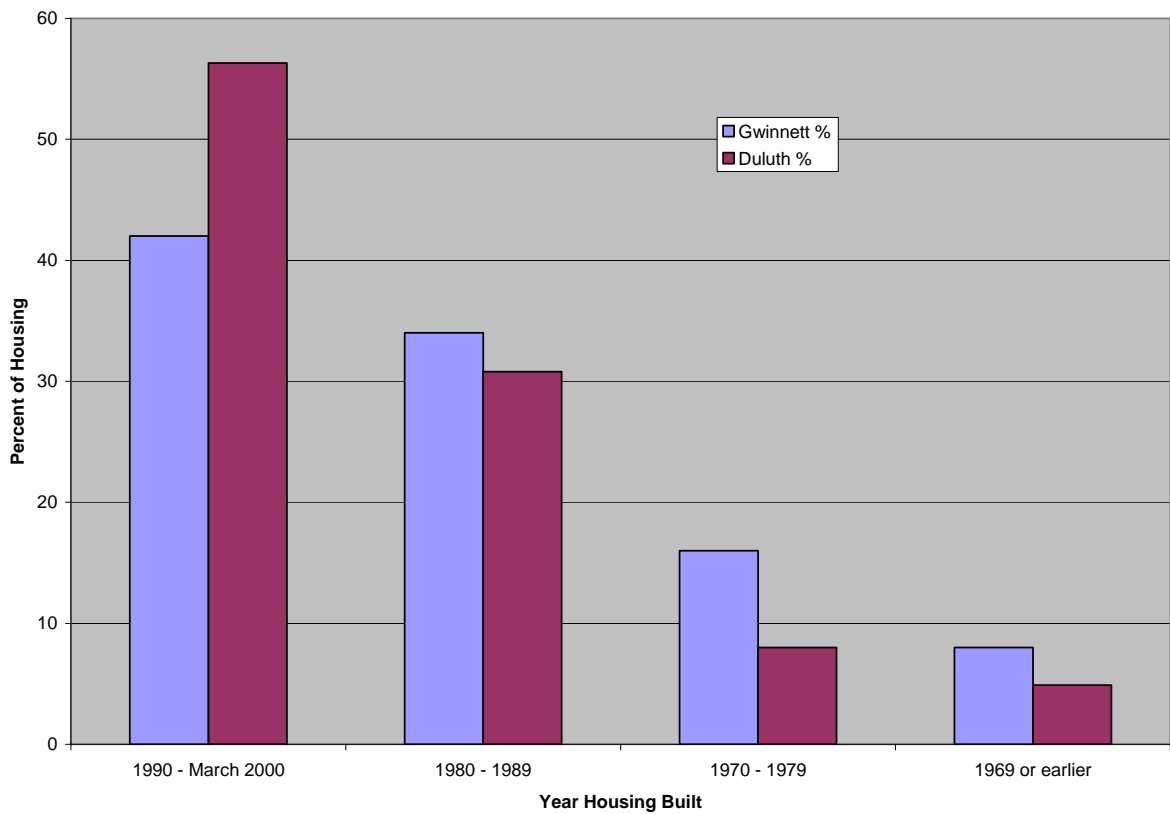
Source: US Census

- A majority of Duluth's housing (56%) was constructed between 1990 and March 2000. This is similar to Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

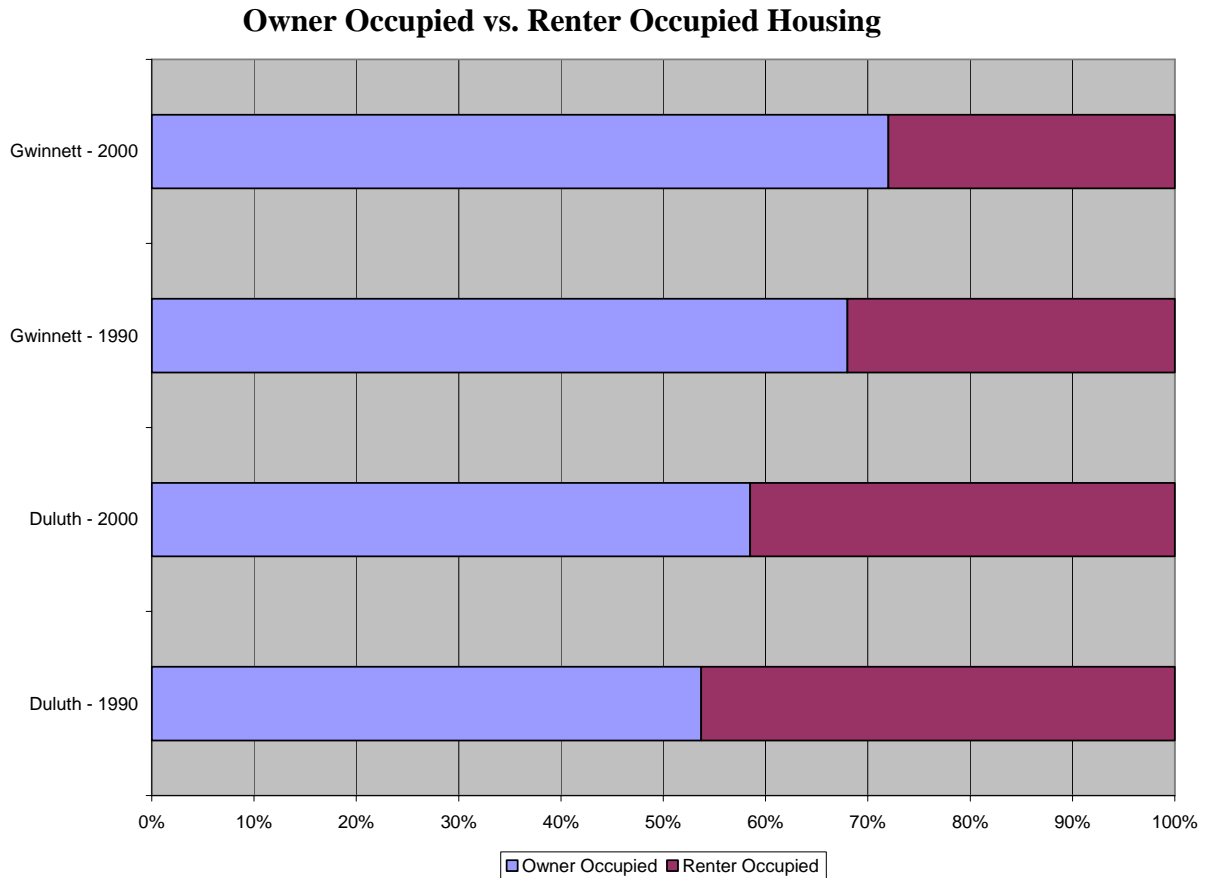
Year Constructed	Gwinnett	Duluth
1990 - March 2000	42%	56.3%
1980 - 1989	34%	30.8%
1970 - 1979	16%	8%
1969 or earlier	8%	4.9%

Age of Housing, 2000



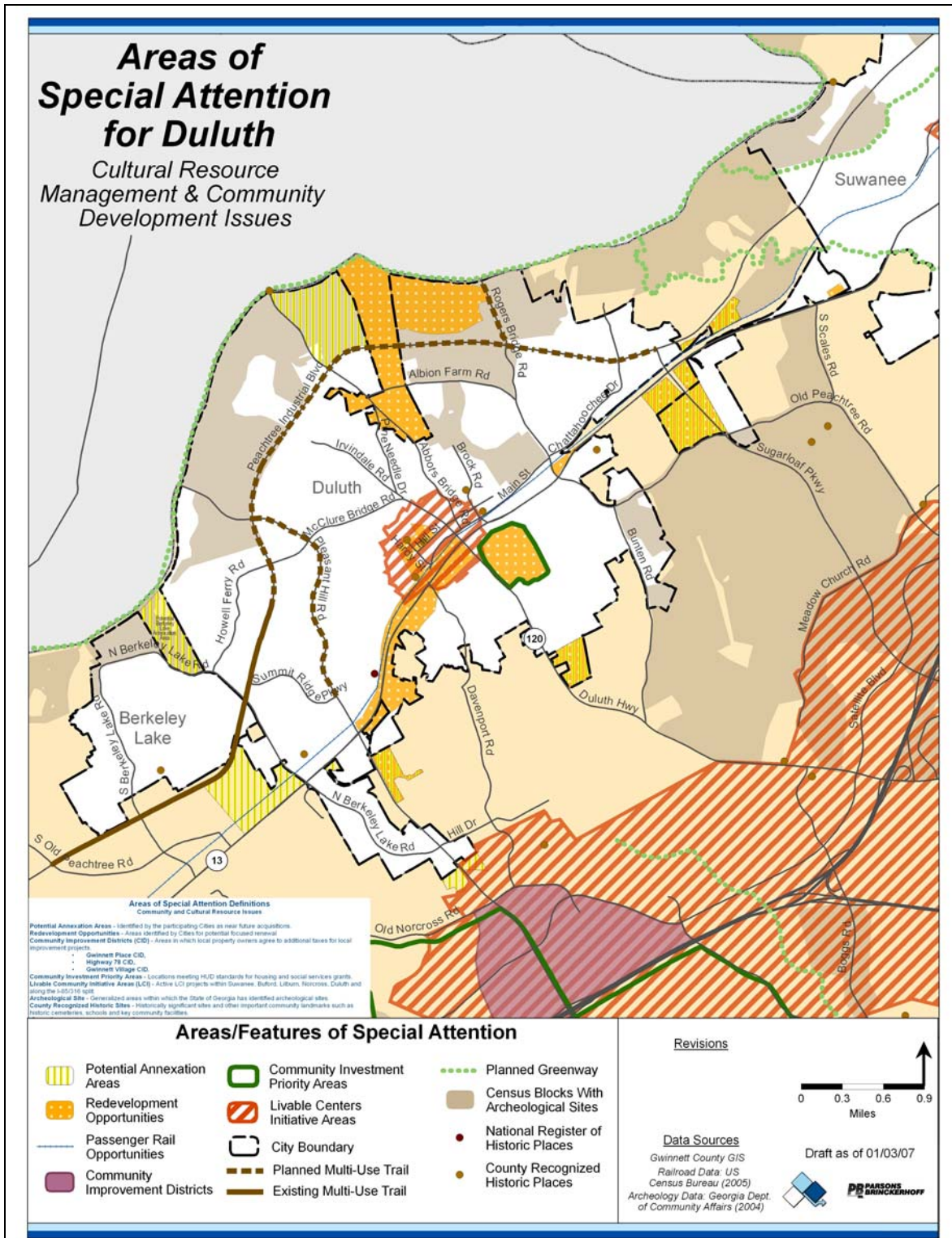
Source: US Census

- Between 1990 and 2000, Duluth experienced an increase in the percentage of owner-occupied households (54% to 58.5%) and a decrease in renter-occupied households (from 46% to 41.5%).

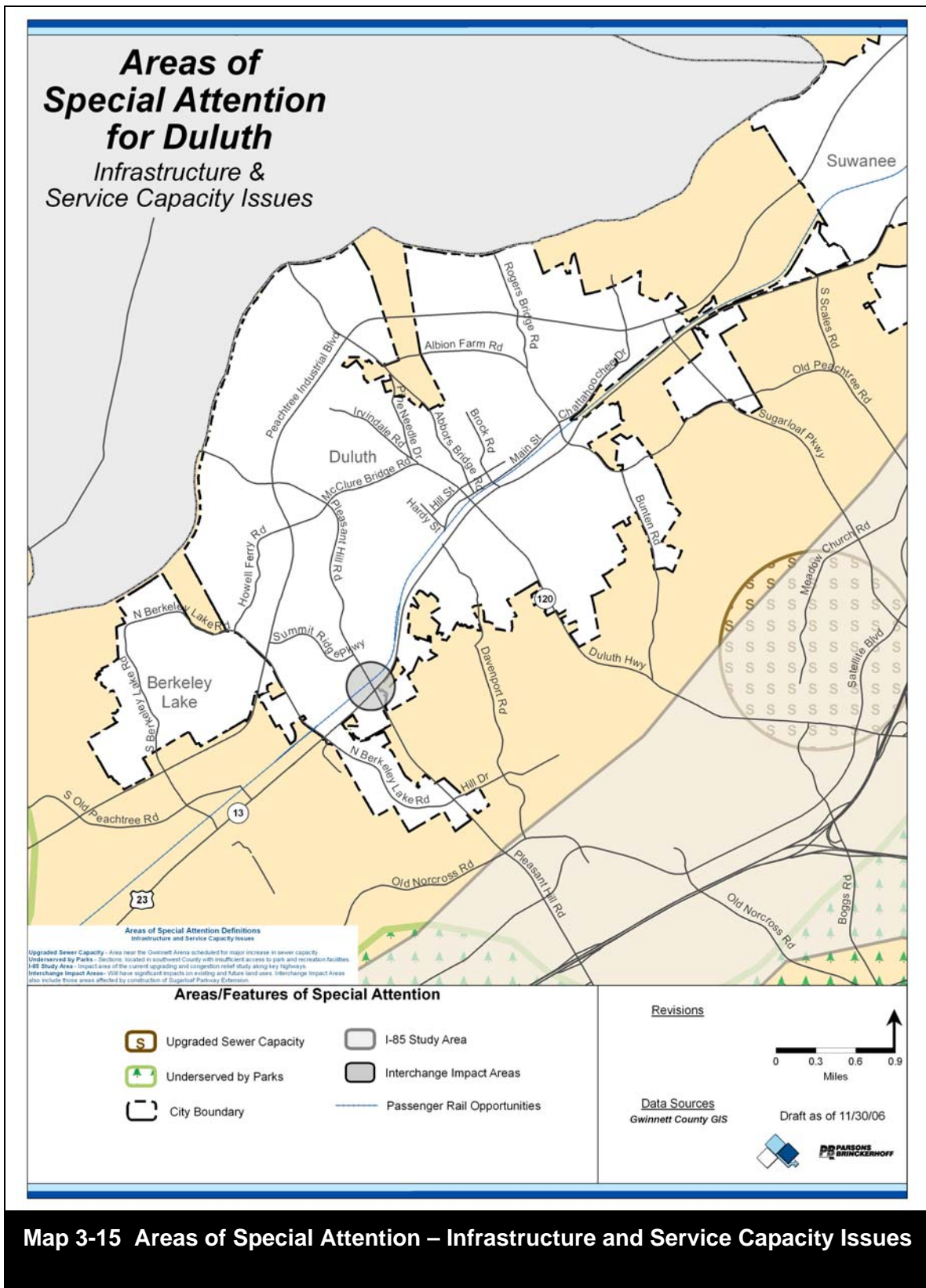


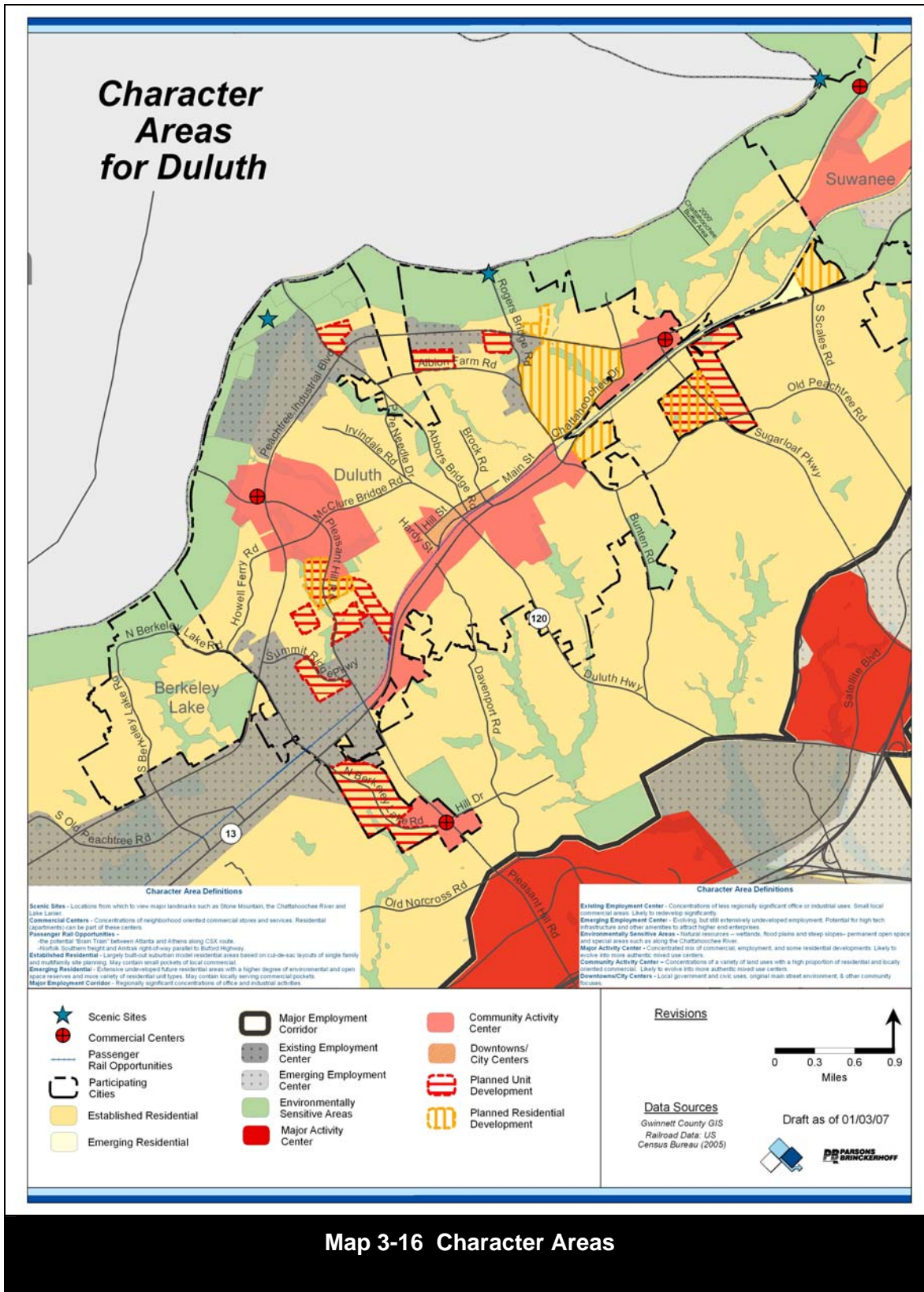
Source: US Census

- Duluth's median contract rent in 2000 was \$780, a 51 percent increase over a median rent of \$516 in 1990. 2000's median rent is higher than those for Gwinnett County, which had a median rent of \$719 in 2000.
- Approximately 26 percent of Duluth's 8,777 households experience some sort of housing problem. This is slightly lower than the rate for the entire County, which is 28 percent.



Map 3-14 Areas of Special Attention – Cultural Resource Management & Community Development Issues





Map 3-16 Character Areas

GRAYSON

POPULATION

- The estimated 2005 population is 1,314. This is a 259 percent increase since 1970.
- The population is expected to increase to 2,327 by 2030, an approximate 77 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
366	464	529	765	1,314	1,528	1,954	2,327

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Grayson's residents is generally consistent with the rest of the County and the State.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	56	64	71	79
5-13 Years Old	130	160	190	220
14-17 Years Old	40	40	39	39
18-20 Years Old	15	14	12	11
21-24 Years Old	20	15	9	4
25-34 Years Old	116	133	150	167
35-44 Years Old	144	189	234	279
45-54 Years Old	105	140	174	209
55-64 Years Old	67	77	87	97
65 and Older	72	86	100	114

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Grayson, similar to the rest of the County, is becoming more diverse – although in Grayson it isn't a very big shift. In 1990, its non-white population was two percent and in 2000 it was five percent. This is compared to nine percent (1990) and 27 percent (2000) for Gwinnett's non-white population. Also, unlike the rest of Gwinnett's jurisdictions it has not seen an increase in its Hispanic population.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
520	725	39.4%	9	40	344.4%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
725	27	0	8	5	765

Source: US Census

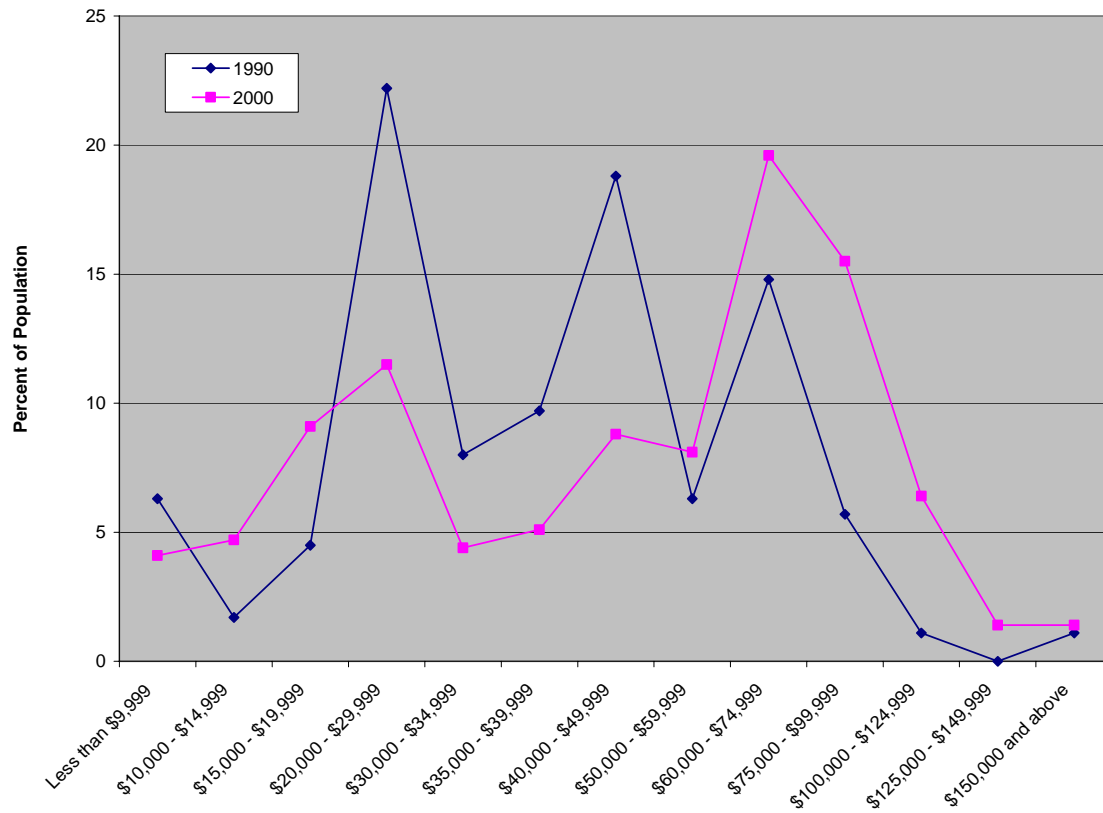
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
0	0%	9	1.7%	7	0.9%

Source: US Census

- In 1989, Grayson had a median household income of \$39,000. In 1999, the median household income adjusted to 1989 dollars was \$39,303. This is 0.78 percent increase.
- In 1990, Grayson had a per capita income of \$13,973. In 2000, the per capita income adjusted to 1990 dollars was \$17,236. This is a 23.4 percent increase.
- The percentage of the population with incomes of \$50,000 or more is greater in 2000 than in 1990. In general, the percentage of the population with incomes less than \$50,000 was higher in 1990 than in 2000. Two exceptions are for households earning between \$10,000 and \$19,999.
- In 1990, 2.79 percent of Grayson's population was living below the poverty level. In 2000, 8.16 percent were. Gwinnett County's percentage living below the poverty level in 2000 was 5.68 percent.

Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	6.3%	4.1%
\$10,000 - \$14,999	1.7%	4.7%
\$15,000 - \$19,999	4.5%	9.1%
\$20,000 - \$29,999	22.2%	11.5%
\$30,000 - \$34,999	8%	4.4%
\$35,000 - \$39,999	9.7%	5.1%
\$40,000 - \$49,999	18.8%	8.8%
\$50,000 - \$59,999	6.3%	8.1%
\$60,000 - \$74,999	14.8%	19.6%
\$75,000 - \$99,999	5.7%	15.5%
\$100,000 - \$124,999	1.1%	6.4%
\$125,000 - \$149,999	0%	1.4%
\$150,000 and above	1.1%	1.4%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Grayson's residents was Retail Trade with 15.1 percent of people working in that industry. Manufacturing and Construction were tied for second with 14.7 percent. Educational and Health Services (11.7%) and Transportation and Warehousing (10.2%) round out the top five industries.
- In 2000, retail trade dropped to second place, although its share grew slightly to 15.2 percent. The percentage of Grayson residents working in the Educational and Health Services industry grew to 25.8 percent – capturing the number one spot. Manufacturing (13.6%), Transportation and Warehousing (7.8%), and Construction (7.1%) round out the top five industries in 2000.
- In 1990, Grayson had an unemployment rate of 1.49 percent. The number increased to 4.12 percent in 2000. This is higher than Gwinnett's unemployment rate of 3.26, which is lower than the state average of 3.5 percent and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Grayson was \$34,063. The median earning for a woman was \$19,500.

HOUSING

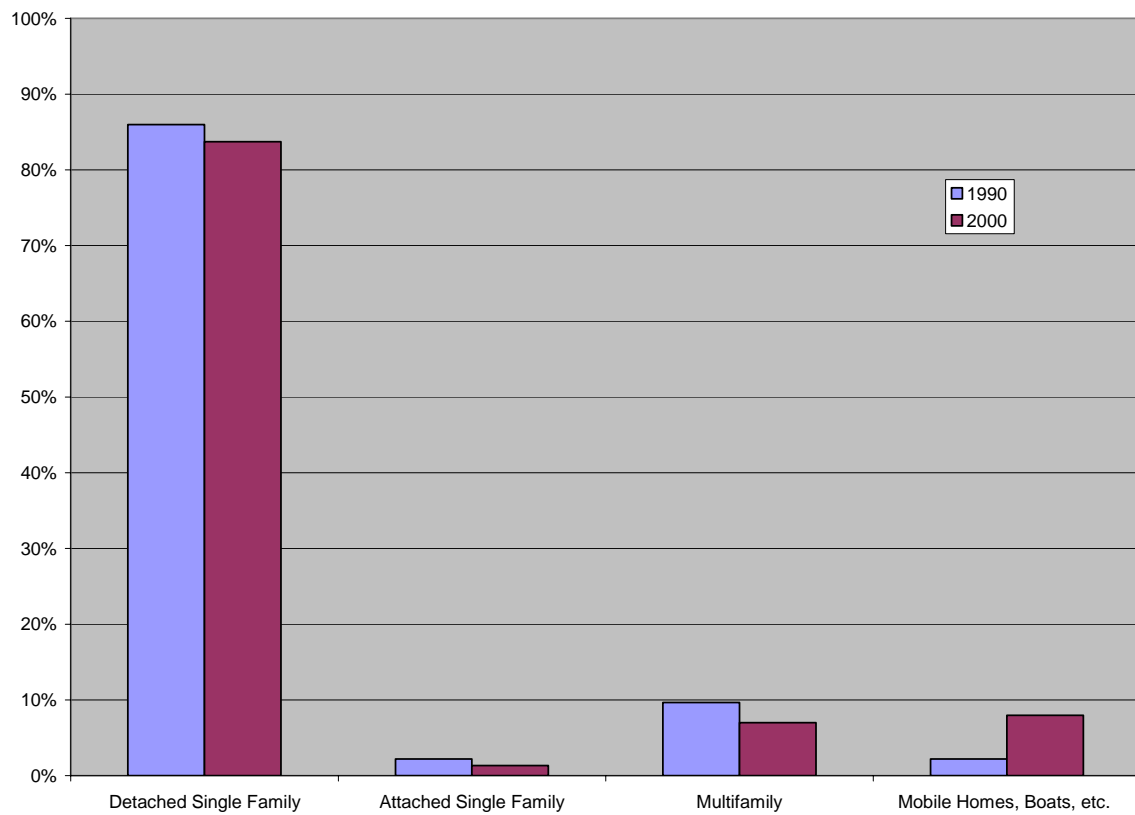
- The majority Grayson's housing (83.7 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number of single family detached homes and a slight decrease in the number and percentage of attached single family homes and multifamily homes. There was also an increase in the number and percentage of homes in the mobile homes, boats, etc. category.

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	196	252	86.0%	83.7%
Attached Single Family	5	4	2.2%	1.3%
Multifamily	22	21	9.6%	7.0%
Mobile Homes, Boats, etc.	5	24	2.2%	8.0%
Total Units	228	301		

Source: US Census

Housing Type and Mix, 1990 and 2000



Source: US Census

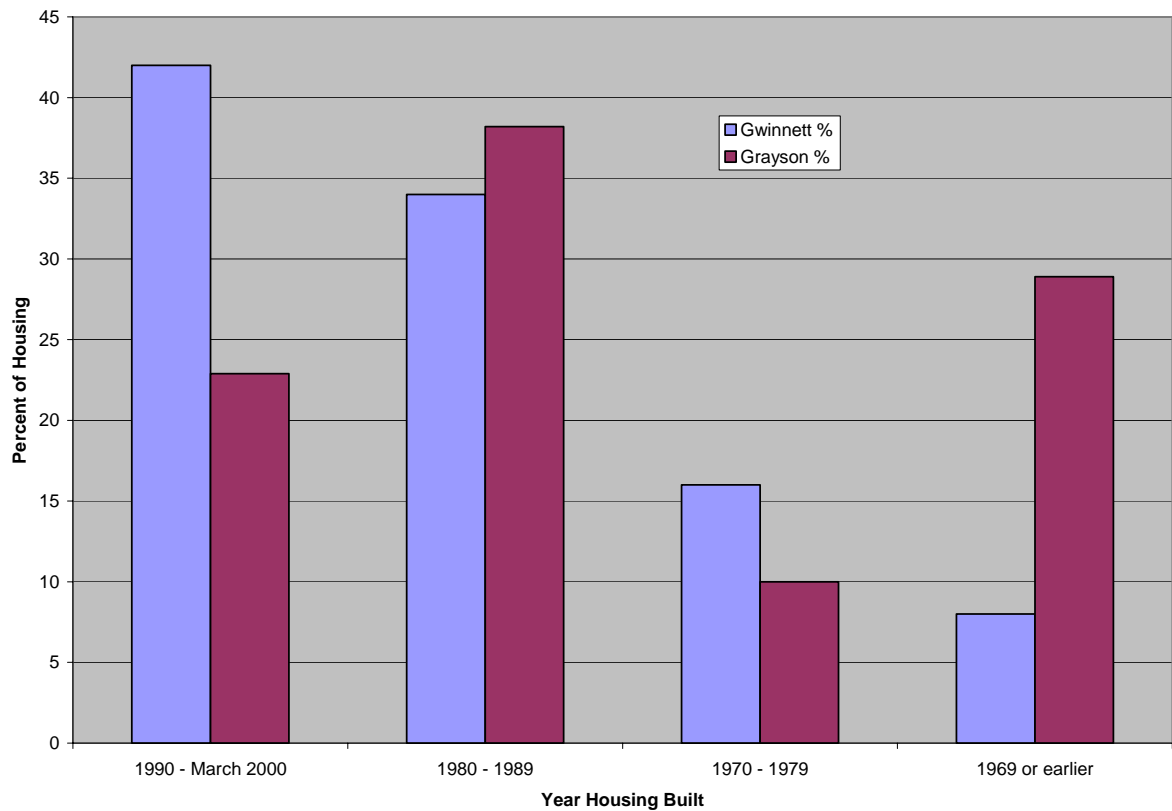
- More of Grayson's housing (38%) was constructed between 1980 and 1989 than during any other period. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

Year Constructed	Gwinnett	Grayson
1990 - March 2000	42%	23%
1980 - 1989	34%	38%
1970 - 1979	16%	10%
1969 or earlier	8%	29%

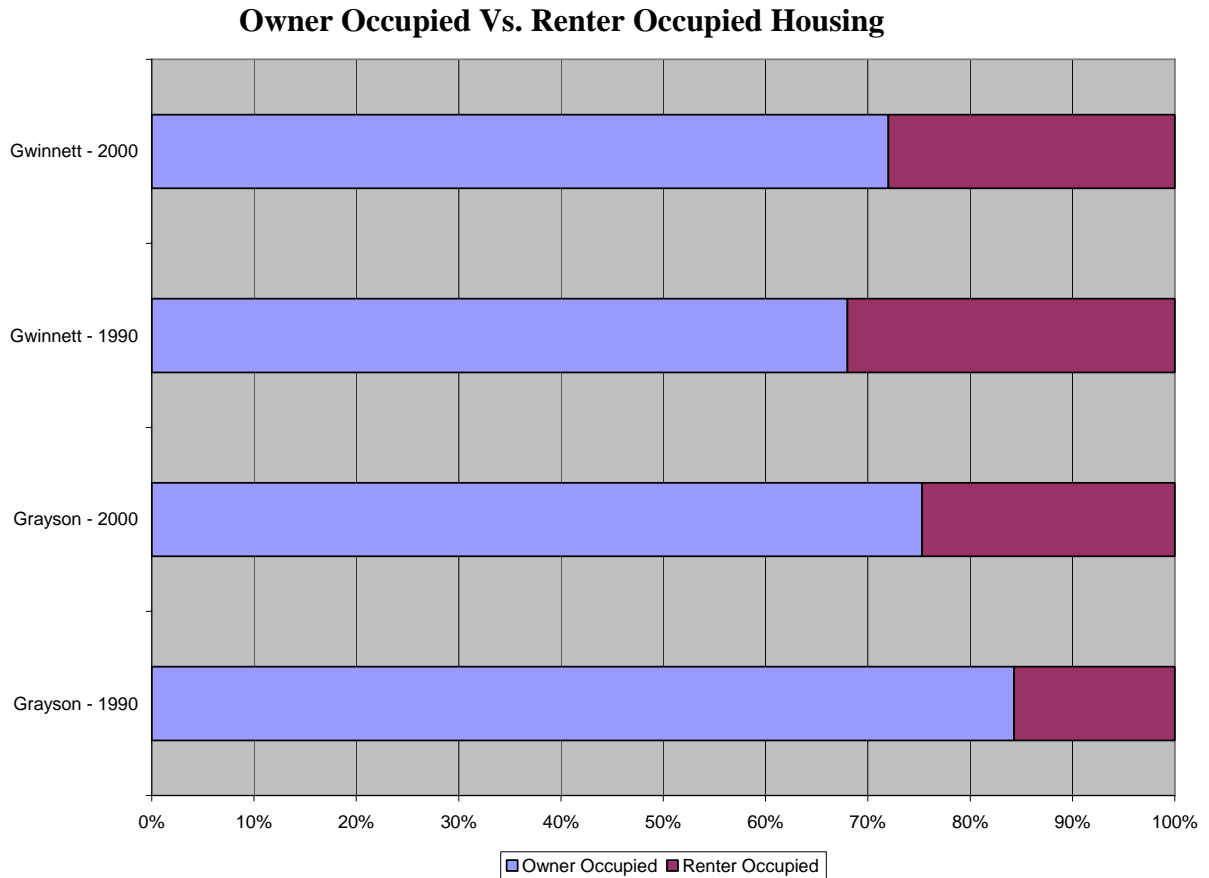
Source: US Census

Age of Housing, 2000

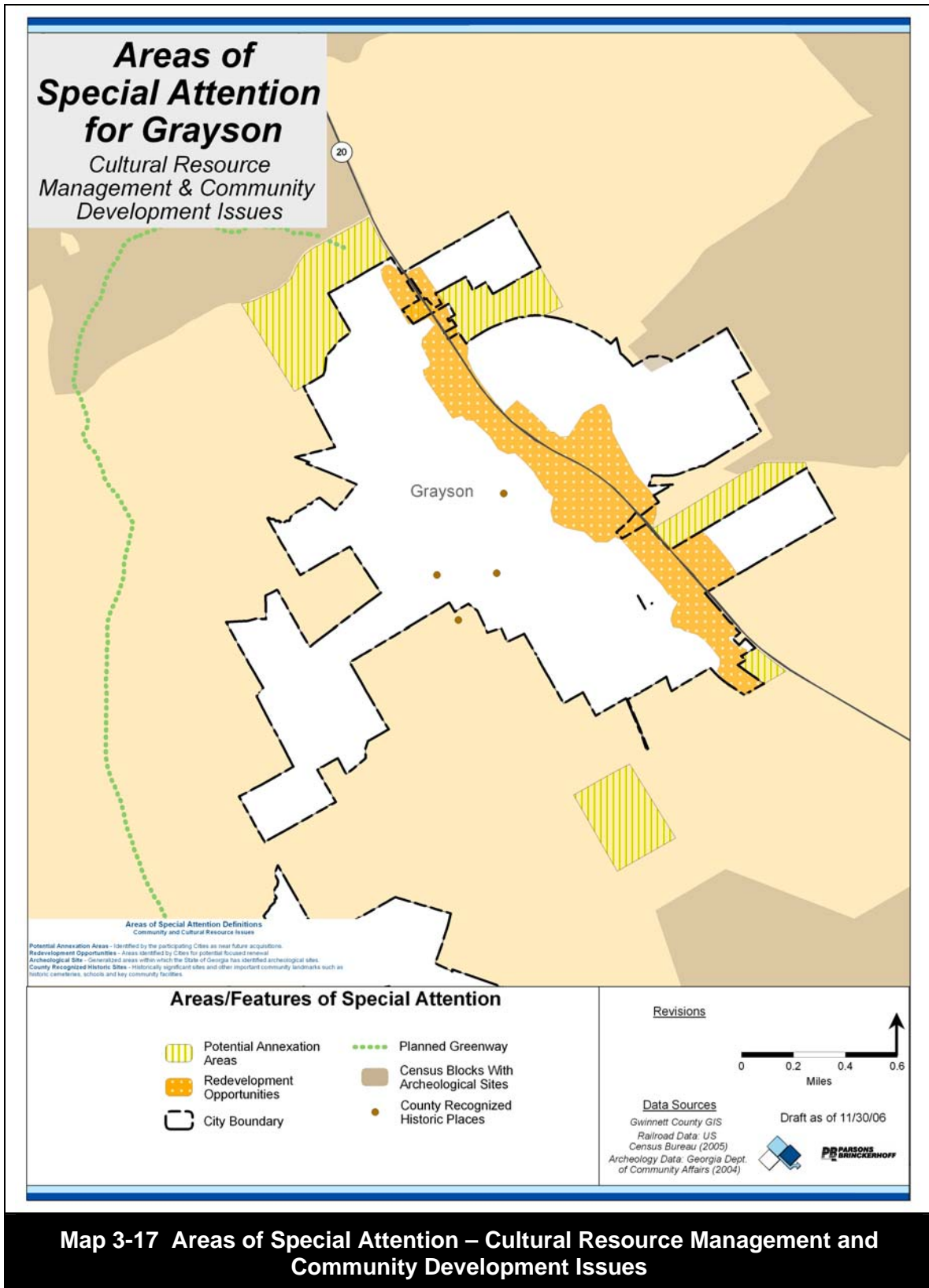


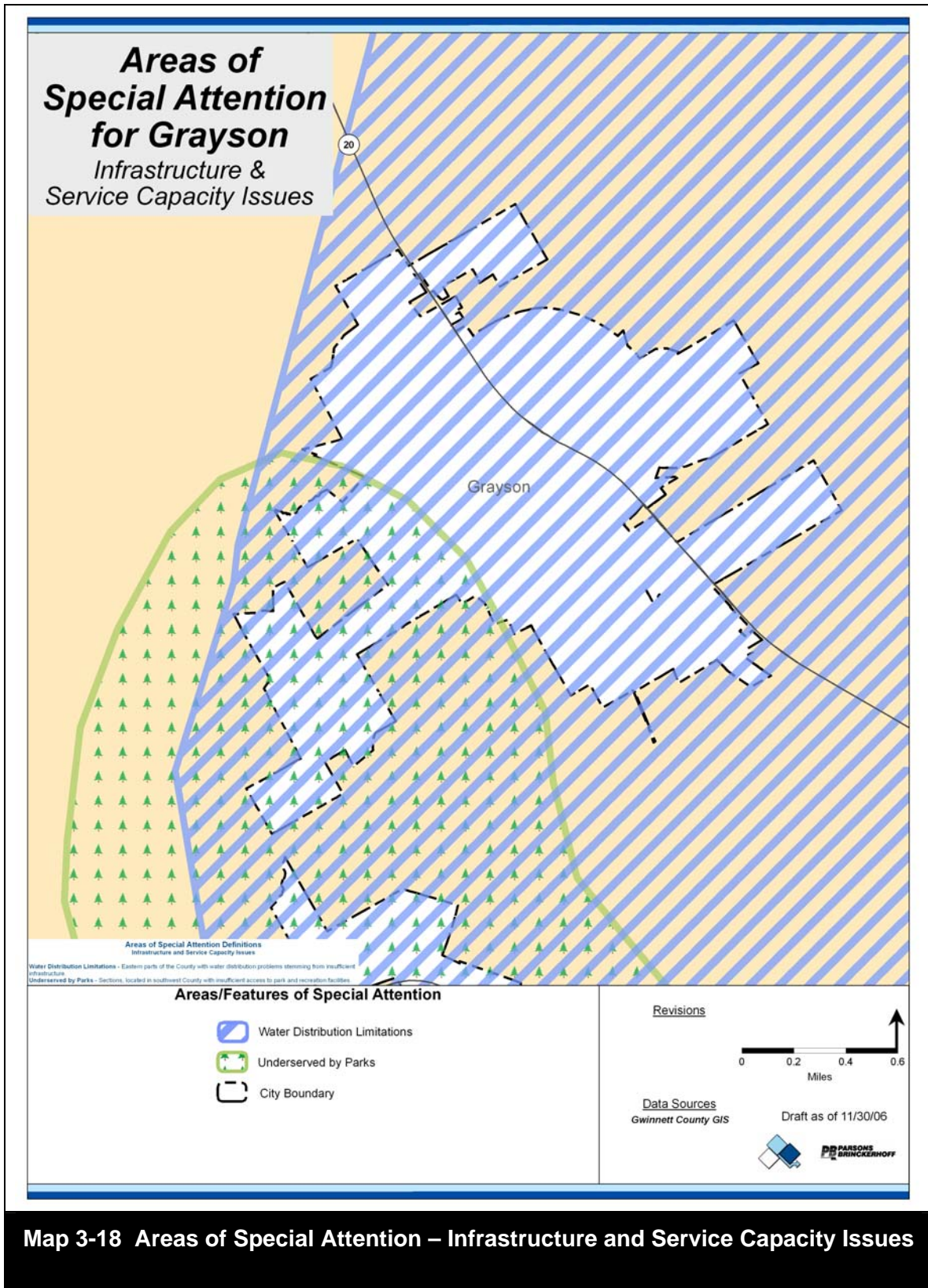
Source: US Census

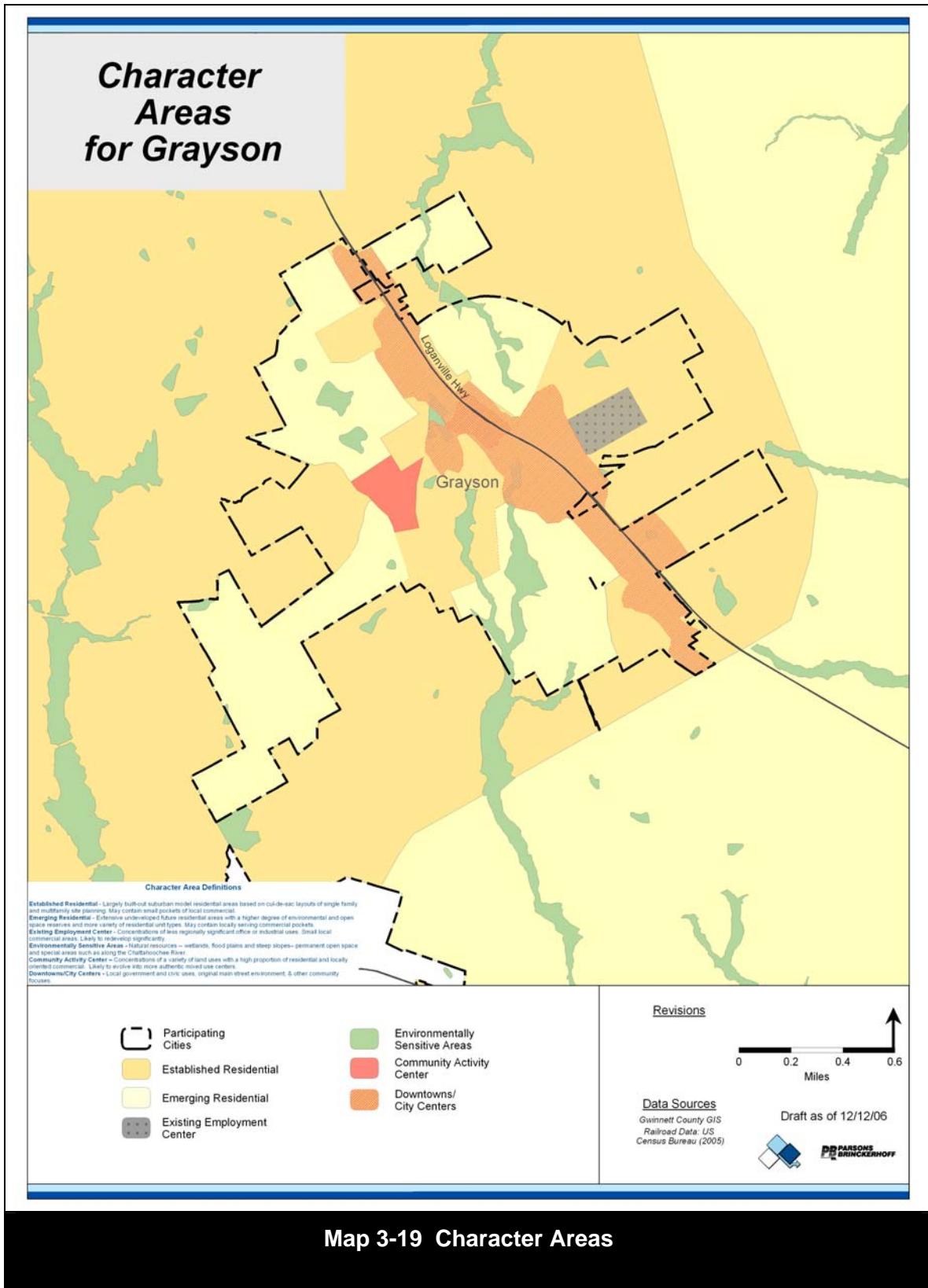
- Between 1990 and 2000, Grayson experienced a decrease in the percentage of owner-occupied households (84% to 75%) and an increase in renter-occupied households (from 16% to 25%).



- Grayson's median contract rent in 2000 was \$569, a 65 percent increase over a median rent of \$344 in 1990. These rents are lower than those for Gwinnett County, which had a median rent of \$719 in 2000 and \$483 in 1990.
- Approximately 22 percent of Grayson's 286 households experience some sort of housing problem. This is lower than the rate for the entire County, which is 28 percent.







LAWRENCEVILLE

POPULATION

- The estimated 2005 population is 28,393. This is a 445 percent increase since 1970.
- The population is expected to increase to 36,882 by 2030, an approximate 30 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
5,207	8,928	16,848	22,397	28,393	30,396	34,082	36,882

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Lawrenceville's residents is generally consistent with the rest of the County and the State.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	1,707	2,180	2,652	3,125
5-13 Years Old	3,254	4,195	5,135	6,076
14-17 Years Old	947	1,126	1,305	1,484
18-20 Years Old	1,025	1,295	1,564	1,834
21-24 Years Old	1,431	1,798	2,164	2,531
25-34 Years Old	3,906	4,997	6,087	7,178
35-44 Years Old	3,995	5,494	6,993	8,492
45-54 Years Old	2,704	3,655	4,606	5,557
55-64 Years Old	1,379	1,743	2,107	2,471
65 and Older	2,049	2,651	3,253	3,855

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Lawrenceville, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
15,428	17,030	10.4%	1,420	5,367	278%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
17,030	3,048	49	731	1,539	22,397

Source: US Census



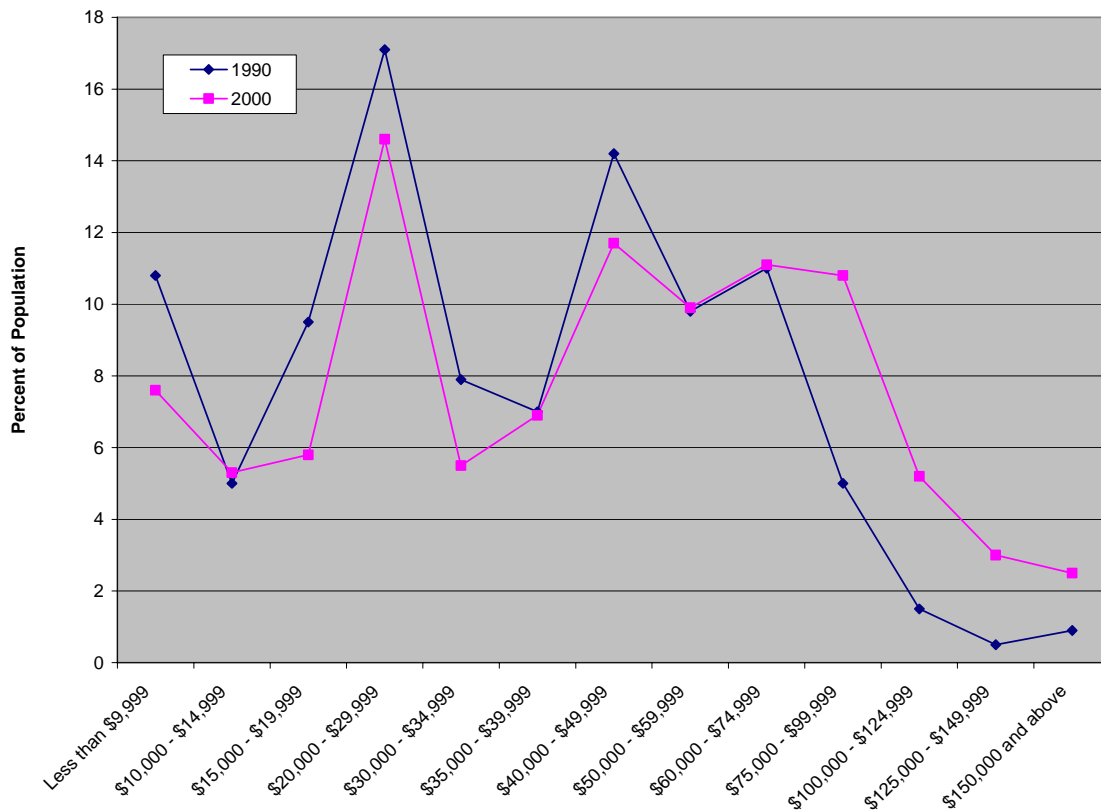
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
80	.8%	307	1.8%	2,720	12.1%

Source: US Census

- In 1989, Lawrenceville had a median household income of \$34,826. In 1999, the median household income adjusted to 1989 dollars was \$32,884. This is a 5.6 percent decrease.
- In 1990, Lawrenceville had a per capita income of \$14,479. In 2000, the per capita income adjusted to 1990 dollars was \$14,923. This is a three percent increase
- The percentage of households making \$50,000 or higher has increased from 1990 to 2000. Similarly, there was a decrease in the percentage of households making less than \$50,000, except for a slight increase in the percentage making between \$10,000 and \$14,999.
- In 1990, 8.85 percent of Lawrenceville's population was living below the poverty level. In 2000, 11.53 percent were.

Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	10.8%	7.6%
\$10,000 - \$14,999	5%	5.3%
\$15,000 - \$19,999	9.5%	5.8%
\$20,000 - \$29,999	17.1%	14.6%
\$30,000 - \$34,999	7.9%	5.5%
\$35,000 - \$39,999	7%	6.9%
\$40,000 - \$49,999	14.2%	11.7%
\$50,000 - \$59,999	9.8%	9.9%
\$60,000 - \$74,999	11%	11.1%
\$75,000 - \$99,999	5%	10.8%
\$100,000 - \$124,999	1.5%	5.2%
\$125,000 - \$149,999	0.5%	3%
\$150,000 and above	0.9%	2.5%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Lawrenceville's residents was Retail Trade with 19.5 percent of people working in that industry. Manufacturing (13.8%), Construction (10.6%), Educational and Health Services (10.4%), and Finance, Insurance and Real Estate (8.2%) rounded out the top five industries.
- In 2000, Educational and Health Services was the top industry with 15 percent of Lawrenceville's residents working in that industry. Retail Trade (14.5%), Construction (13.2%), Manufacturing (12%), and Professional Services (11.3%) round out the top five industries in 2000.
- In 1990, Lawrenceville had an unemployment rate of 4.29 percent. The percentage increased to 4.42 percent in 2000. This is higher than Gwinnett's unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Lawrenceville was \$26,364. The median earning for a woman was \$20,947.

HOUSING

- The majority Lawrenceville's housing (59 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number and percentage of detached and attached single family homes. There was a corresponding decrease in the number and percentage of multifamily homes.
- Between 2000 and 2006, 46 percent of the total housing units permitted (2,502) were for single family houses (which includes detached and attached houses).

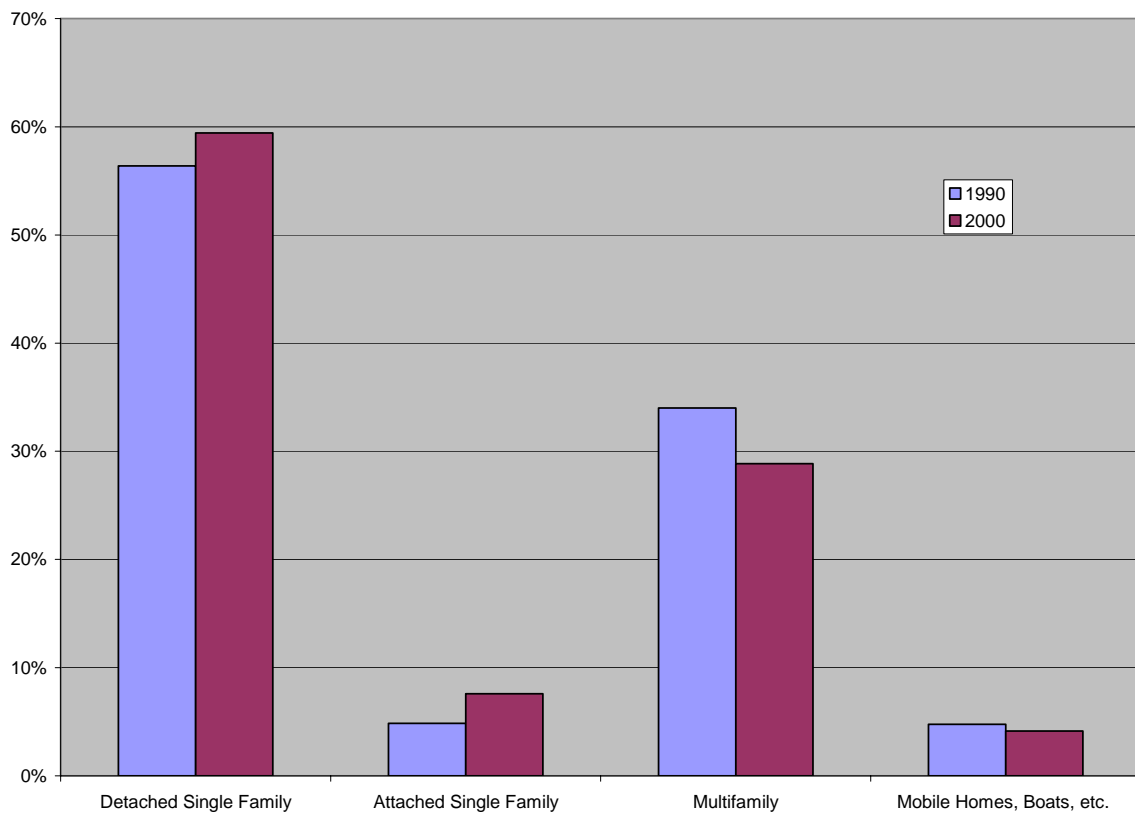


Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	3,763	4,561	56.4%	59.4%
Attached Single Family	323	582	4.8%	7.6%
Multifamily	2,270	2,215	34.0%	28.9%
Mobile Homes, Boats, etc.	318	317	4.8%	4.1%
Total Units	6,674	7,675		

Source: US Census

Housing Type and Mix, 1990 and 2000



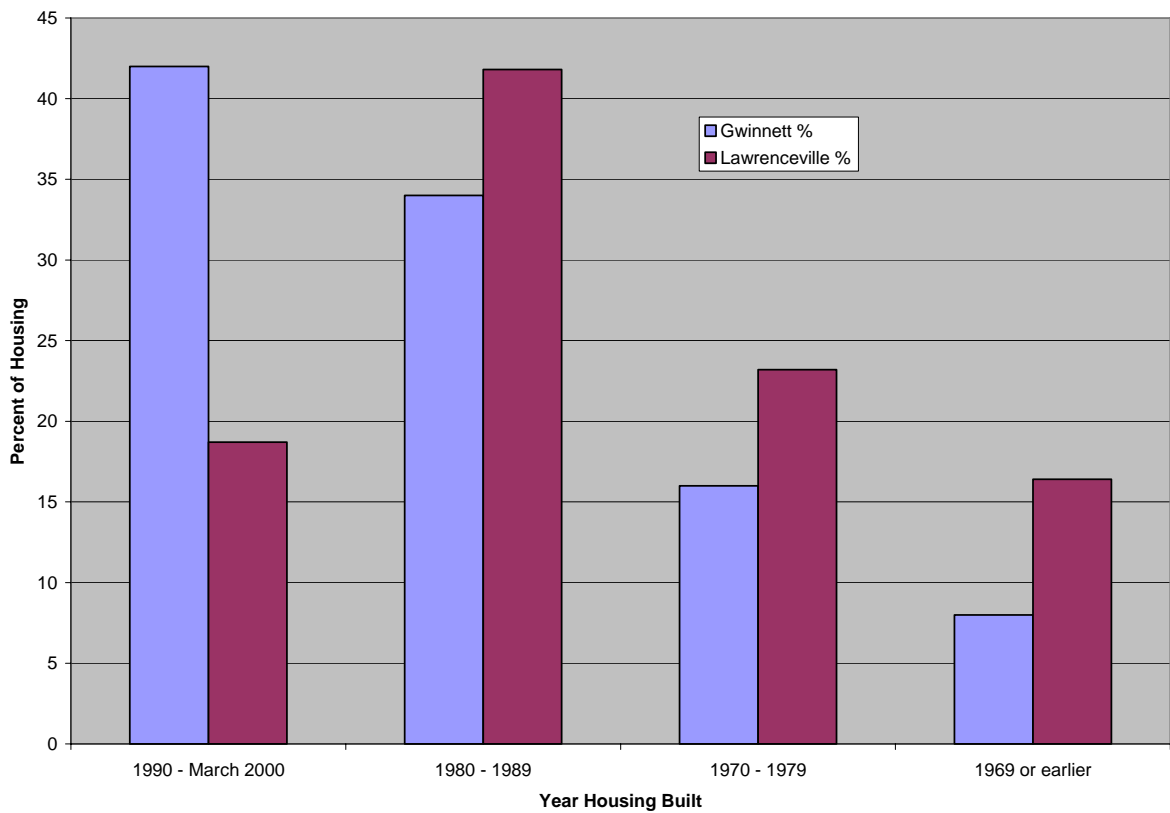
Source: US Census

- More of Lawrenceville's housing (42%) was constructed between 1980 and 1989. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

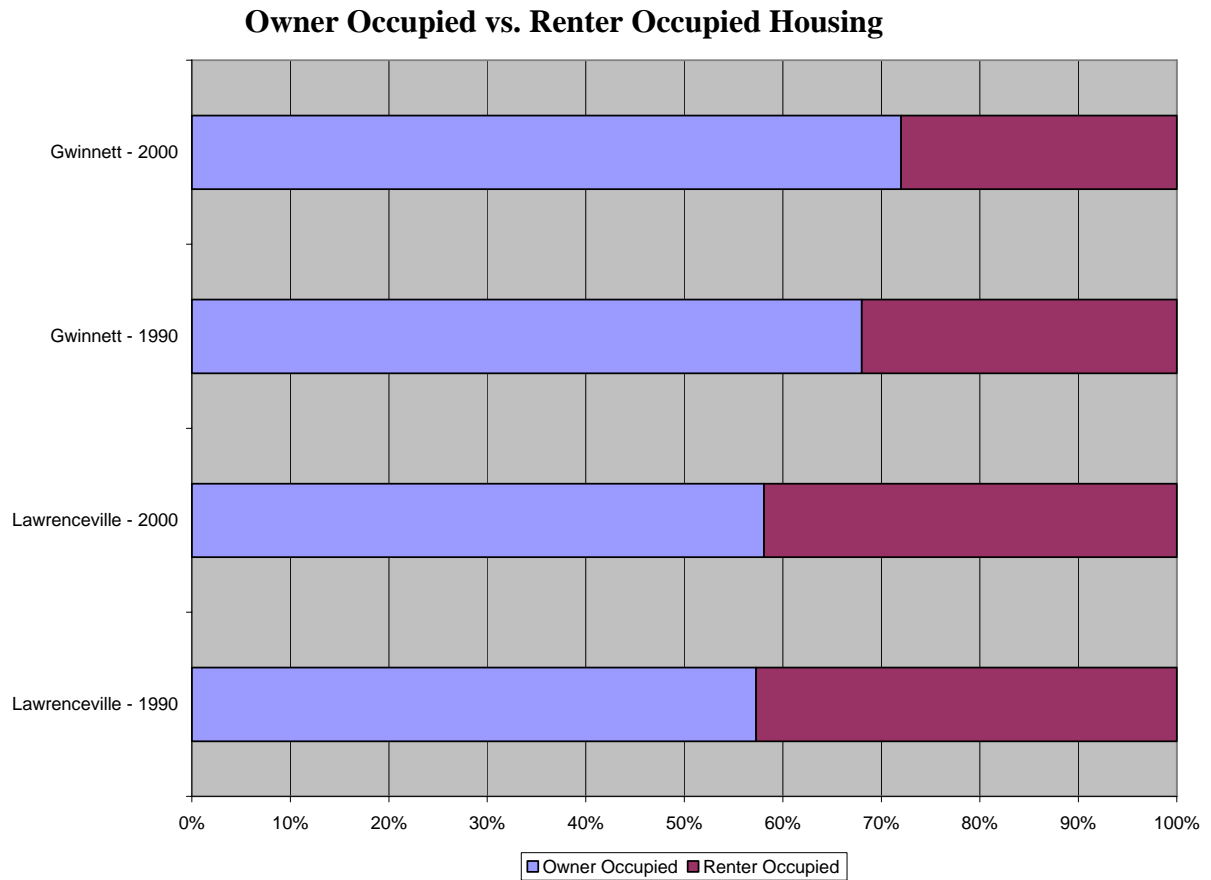
Year Constructed	Gwinnett	Lawrenceville
1990 - March 2000	42%	18.7%
1980 - 1989	34%	41.8%
1970 - 1979	16%	23.2%
1969 or earlier	8%	16.4%

Age of Housing, 2000



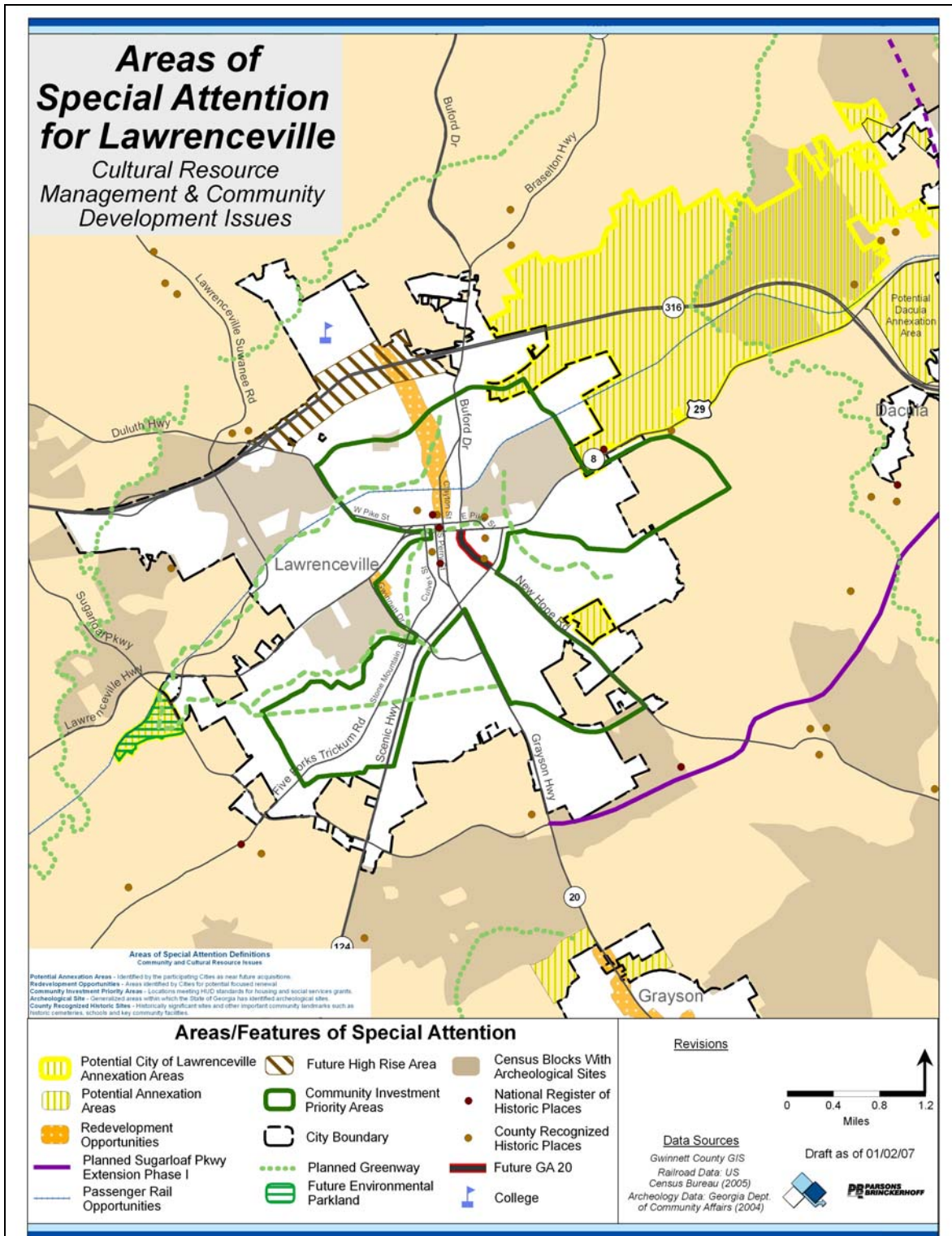
Source: US Census

- Between 1990 and 2000, Lawrenceville experienced a slight increase in the percentage of owner-occupied households (57.3% to 58.1%) and a slight decrease in renter-occupied households (from 42.7% to 41.9%).

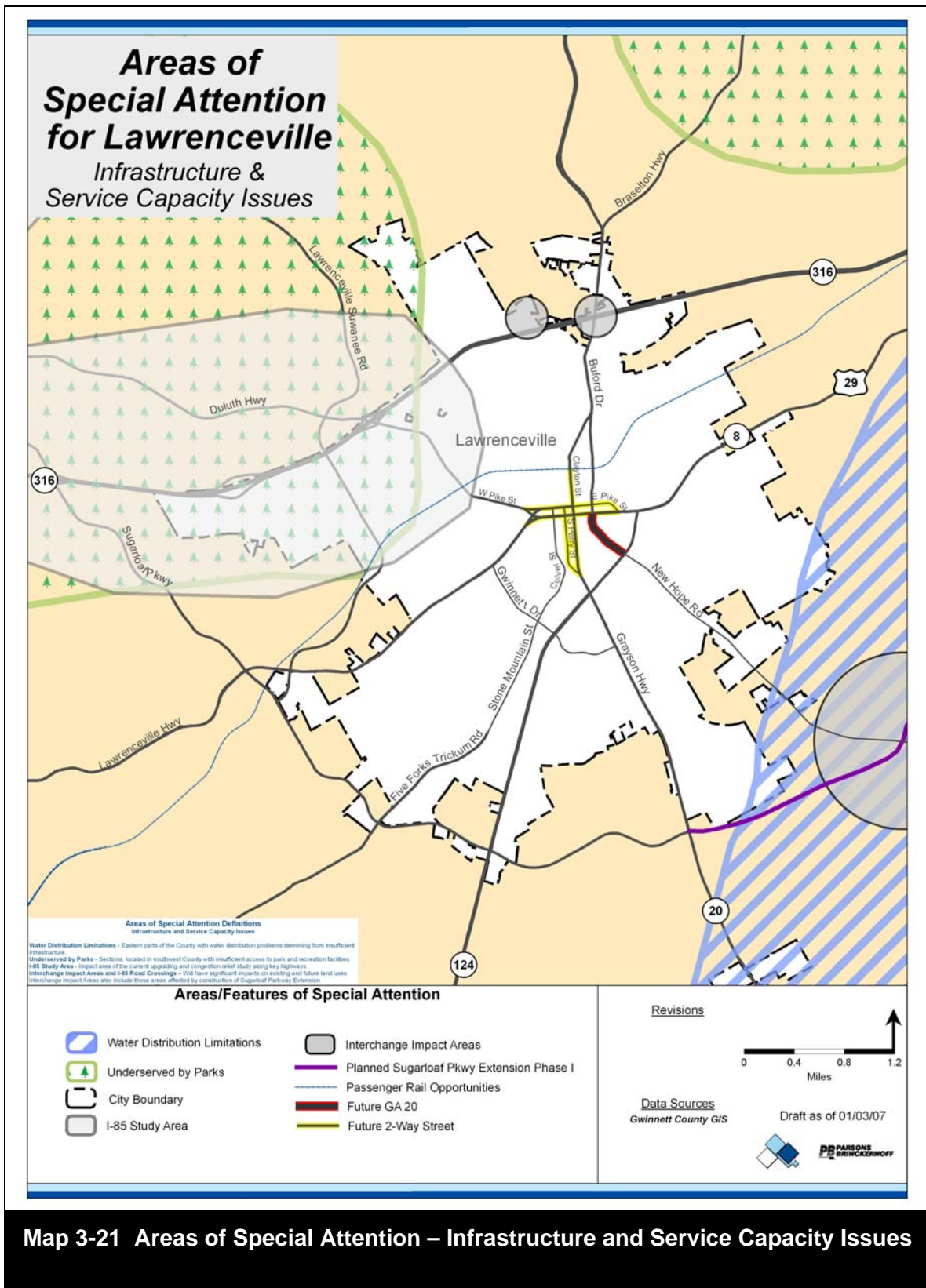


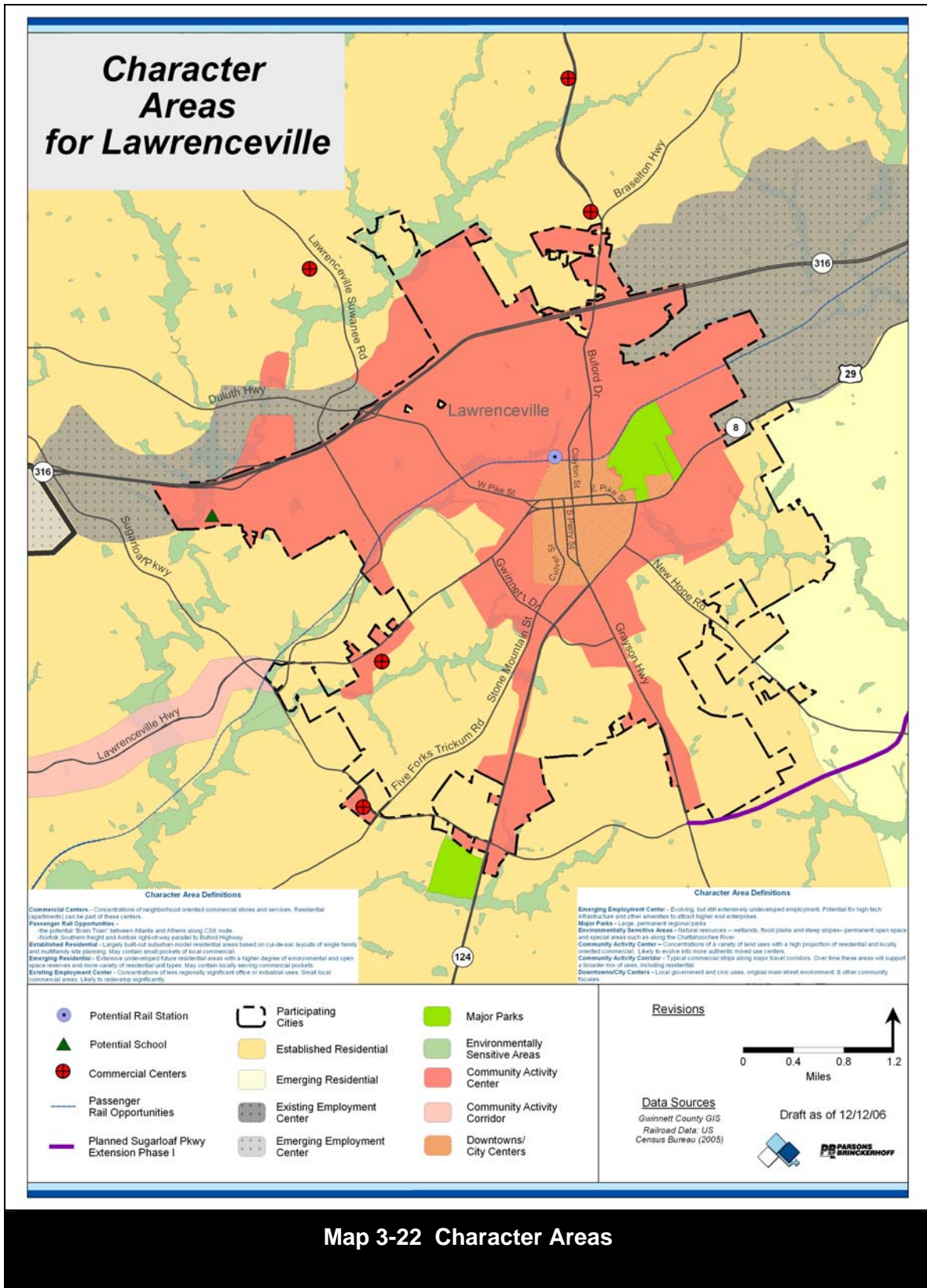
Source: US Census

- Lawrenceville's median contract rent in 2000 was \$597, a 43 percent increase over a median rent of \$418 in 1990. 2000's median rent is lower than those for Gwinnett County, which had a median rent of \$719 in 2000.
- Approximately 31 percent of Lawrenceville's 7,489 households experience some sort of housing problem. This is higher than the rate for the entire County, which is 28 percent.



Map 3-20 Areas of Special Attention – Cultural Resource Management and Community Development Issues





Map 3-22 Character Areas

LILBURN

POPULATION

- The estimated 2005 population is 11,416. This is a 585 percent increase since 1970.
- The population is expected to increase to 12,246 by 2030, an approximate seven percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
1,666	3,765	9,301	11,307	11,416	11,649	12,002	12,246

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Lilburn's residents is generally consistent with the rest of the County and the State.
- Lilburn is projected to have a smaller proportion of the County's total school age population than it has today. However, the number of school aged children will continue to grow.
- Lilburn is projected to have a larger proportion of the County's residents 65 years and older.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	750	958	116	1,374
5-13 Years Old	1,635	2,106	2,576	3,047
14-17 Years Old	523	644	764	885
18-20 Years Old	427	568	708	846
21-24 Years Old	597	803	1,008	1,214
25-34 Years Old	1,733	2,788	2,643	3,098
35-44 Years Old	2,077	2,801	3,524	4,248
45-54 Years Old	1,754	2,478	3,202	3,926
55-64 Years Old	877	1,223	1,569	1,915
65 and Older	934	1,312	1,689	2,067

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Lilburn, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
8,626	7,812	-9.4%	675	3,495	417.8%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
7,812	1,349	38	1,325	783	11,307

Source: US Census

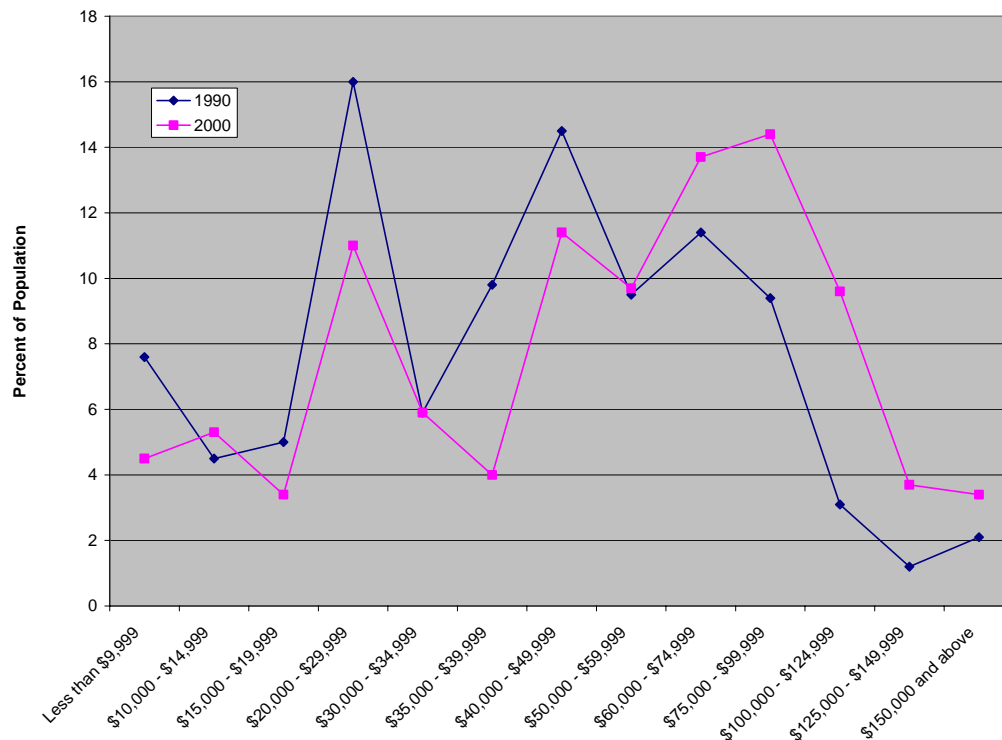
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
13	0.30%	216	2.30%	1,495	13.20%

Source: US Census

- In 1989, Lilburn had a median household income of \$40,708. In 1999, the median household income adjusted to 1989 dollars was \$40,789. This is 0.20 percent increase.
- In 1990, Lilburn had a per capita income of \$18,377. In 2000, the per capita income adjusted to 1990 dollars was \$17,090. This is a seven percent decrease.
- The percentage of the population with incomes of \$60,000 or more is greater in 2000 than in 1990. In general, the percentage of the population with incomes less than \$60,000 was higher in 1990 than in 2000.
- In 1990, 3.73 percent of Lilburn's population was living below the poverty level. In 2000, 6.10 percent were.

Income Distribution, 1990 & 2000



Source: US Census



Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	7.6%	4.5%
\$10,000 - \$14,999	4.5%	5.3%
\$15,000 - \$19,999	5%	3.4%
\$20,000 - \$29,999	16%	11%
\$30,000 - \$34,999	5.9%	5.9%
\$35,000 - \$39,999	9.8%	4%
\$40,000 - \$49,999	14.5%	11.4%
\$50,000 - \$59,999	9.5%	9.7%
\$60,000 - \$74,999	11.4%	13.7%
\$75,000 - \$99,999	9.4%	14.4%
\$100,000 - \$124,999	3.1%	9.6%
\$125,000 - \$149,999	1.2%	3.7%
\$150,000 and above	2.1%	3.4%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Lilburn's residents was Retail Trade with 18.5 percent of people working in that industry. Educational and Health Services (12.4%), Manufacturing (11.6%), Transportation and Warehousing (10.9), and Financial, Insurance, and Real Estate (9.5) rounded out the top five industries.
- In 2000, retail trade dropped to fourth with 11.3 percent of Lilburn's residents working in that industry. Educational and Health Services (14.7%), Professional Services (12.4%), Manufacturing (12.1%), and Construction (8.6%) round out the top five industries in 2000.
- In 1990, Lilburn had an unemployment rate of 3.41 percent. The number decreased to 3.25 percent in 2000. This is identical Gwinnett's unemployment rate, which is lower than the state average of 3.5 percent and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Lilburn was \$29,670. The median earning for a woman was \$22,248.
- Lilburn has a greater number of people who walk or ride a bicycle to get to work than the County as a whole.

HOUSING

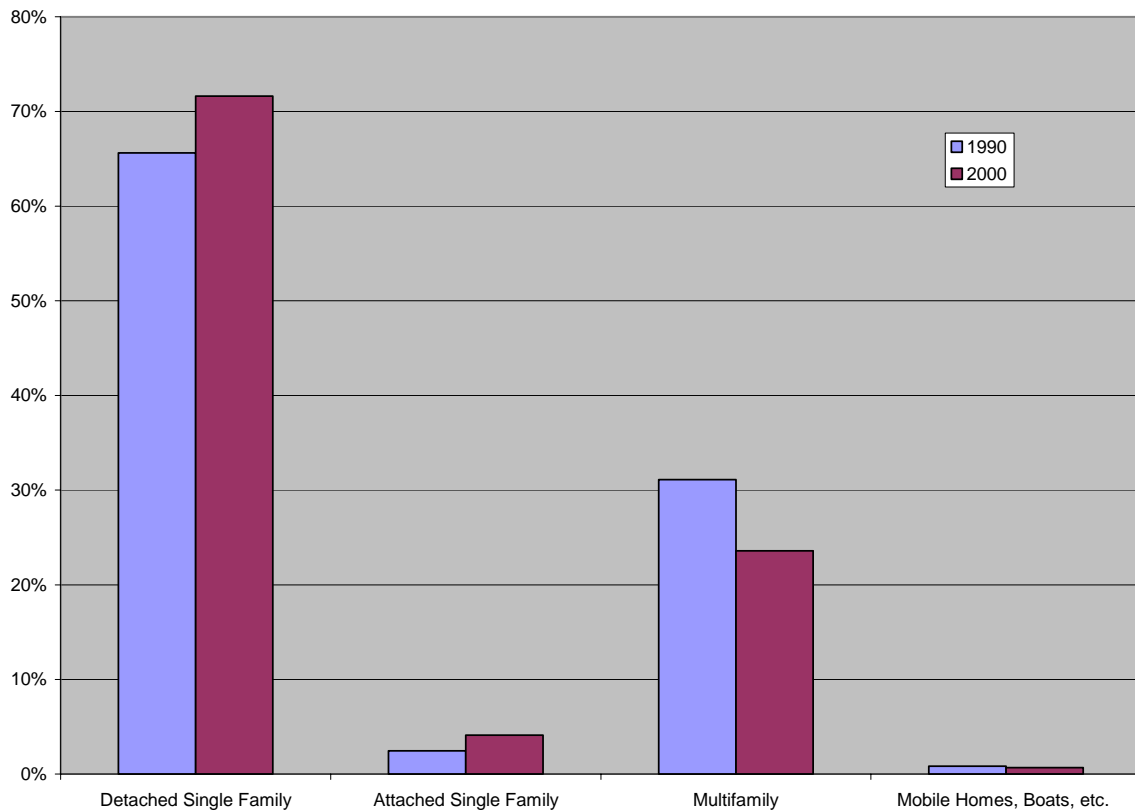
- The majority Lilburn's housing (71.6 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number and percentage of attached single family homes and a decrease in the number of multifamily homes.
- Between 2000 and 2006 all of the housing units permitted (183) were for single family houses (which includes detached and attached houses).

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	2,384	2,873	65.6%	71.6%
Attached Single Family	89	165	2.4%	4.1%
Multifamily	1130	946	31.1%	23.6%
Mobile Homes, Boats, etc.	30	27	0.8%	0.7%
Total Units	3,633	2,784		

Source: US Census

Housing Type and Mix, 1990 and 2000



Source: US Census

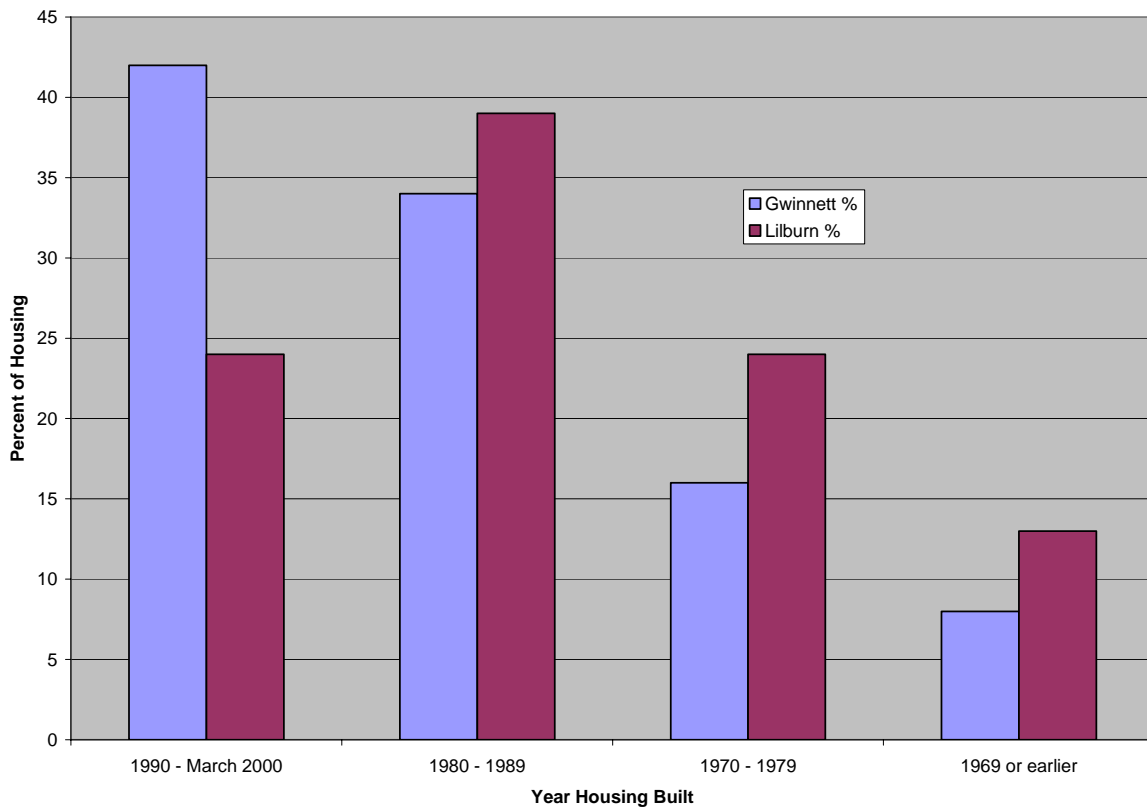
- More of Lilburn's housing (39%) was constructed between 1980 and 1989 than during any other period. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

Year Constructed	Gwinnett	Lilburn
1990 - March 2000	42%	24%
1980 - 1989	34%	39%
1970 - 1979	16%	24%
1969 or earlier	8%	8%

Source: US Census

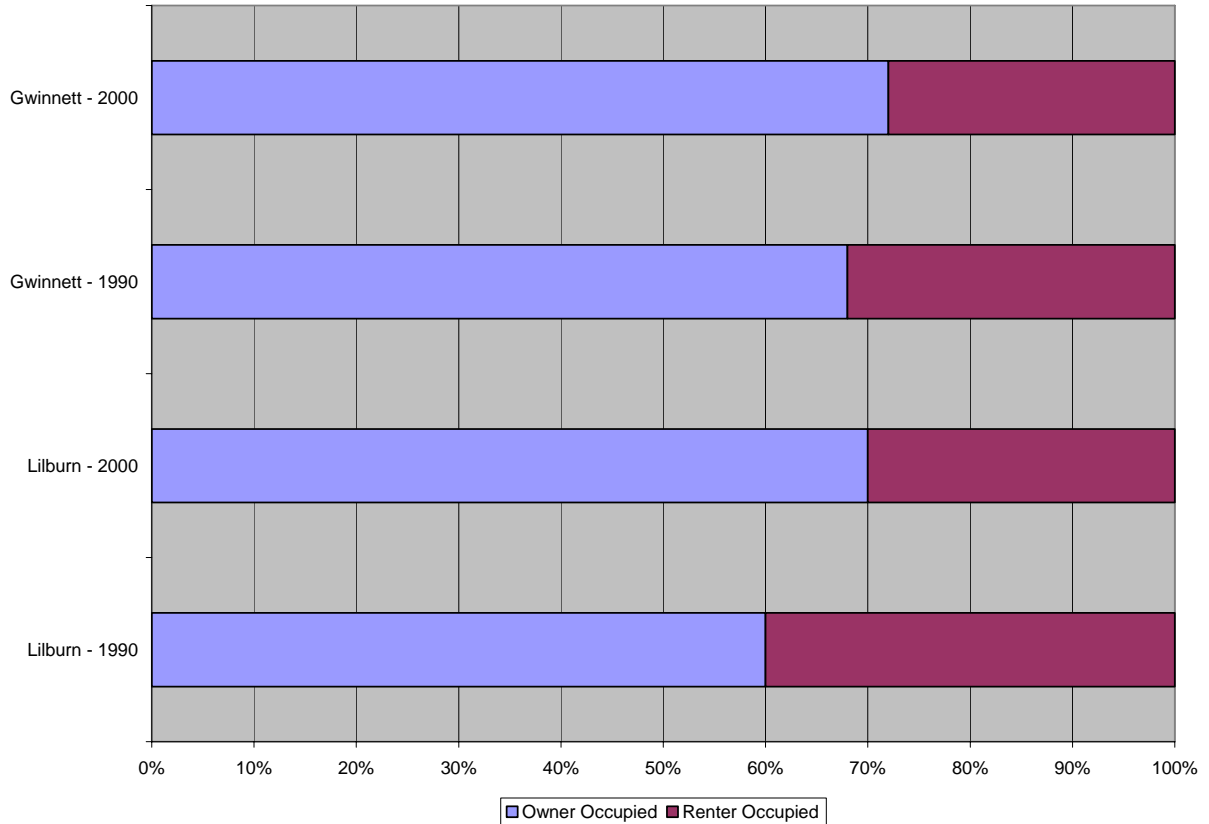
Age of Housing, 2000



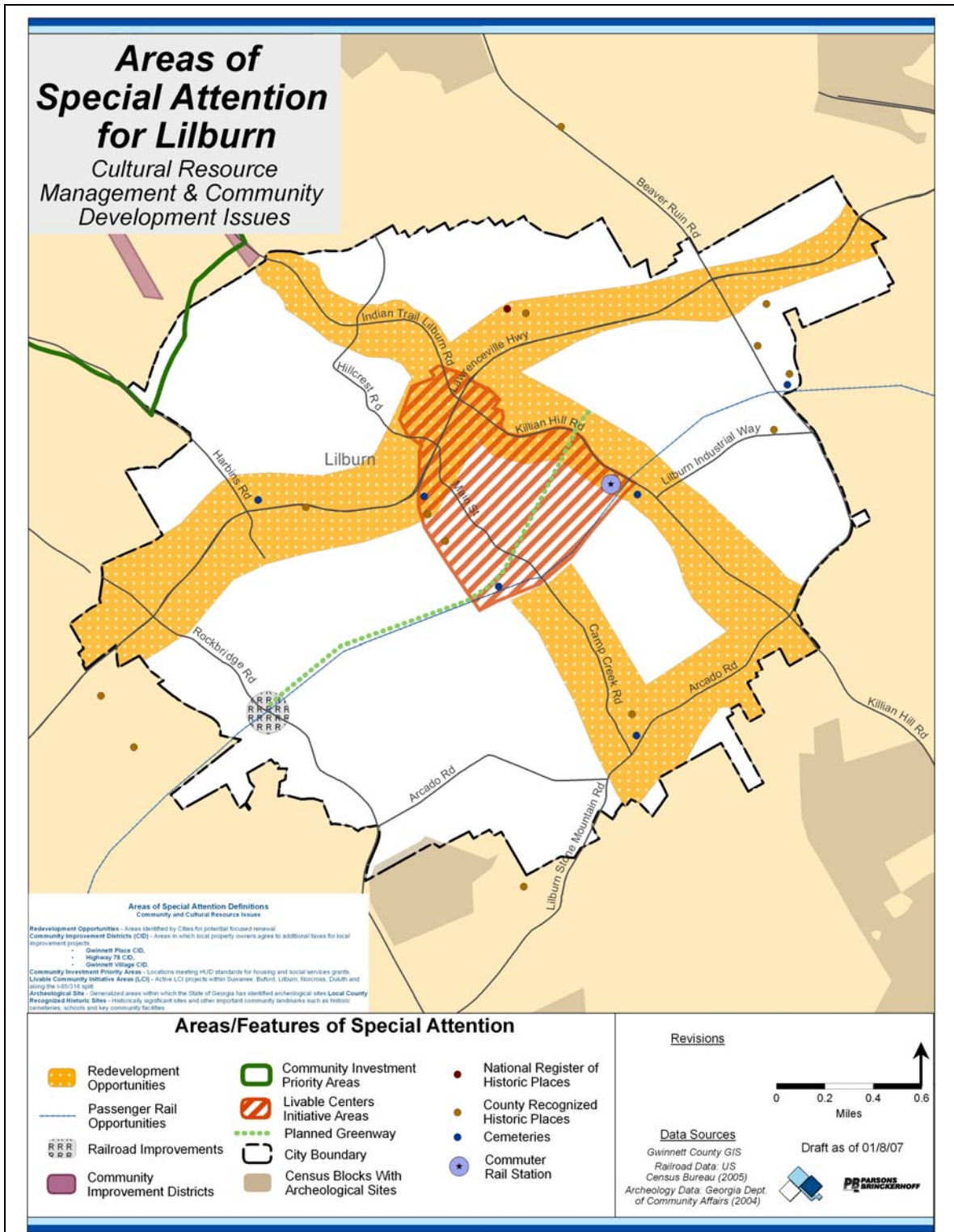
Source: US Census

- Between 1990 and 2000, Lilburn experienced a decrease in the percentage of renter-occupied households (40% to 30%) and an increase in owner-occupied households (from 60% to 70%).

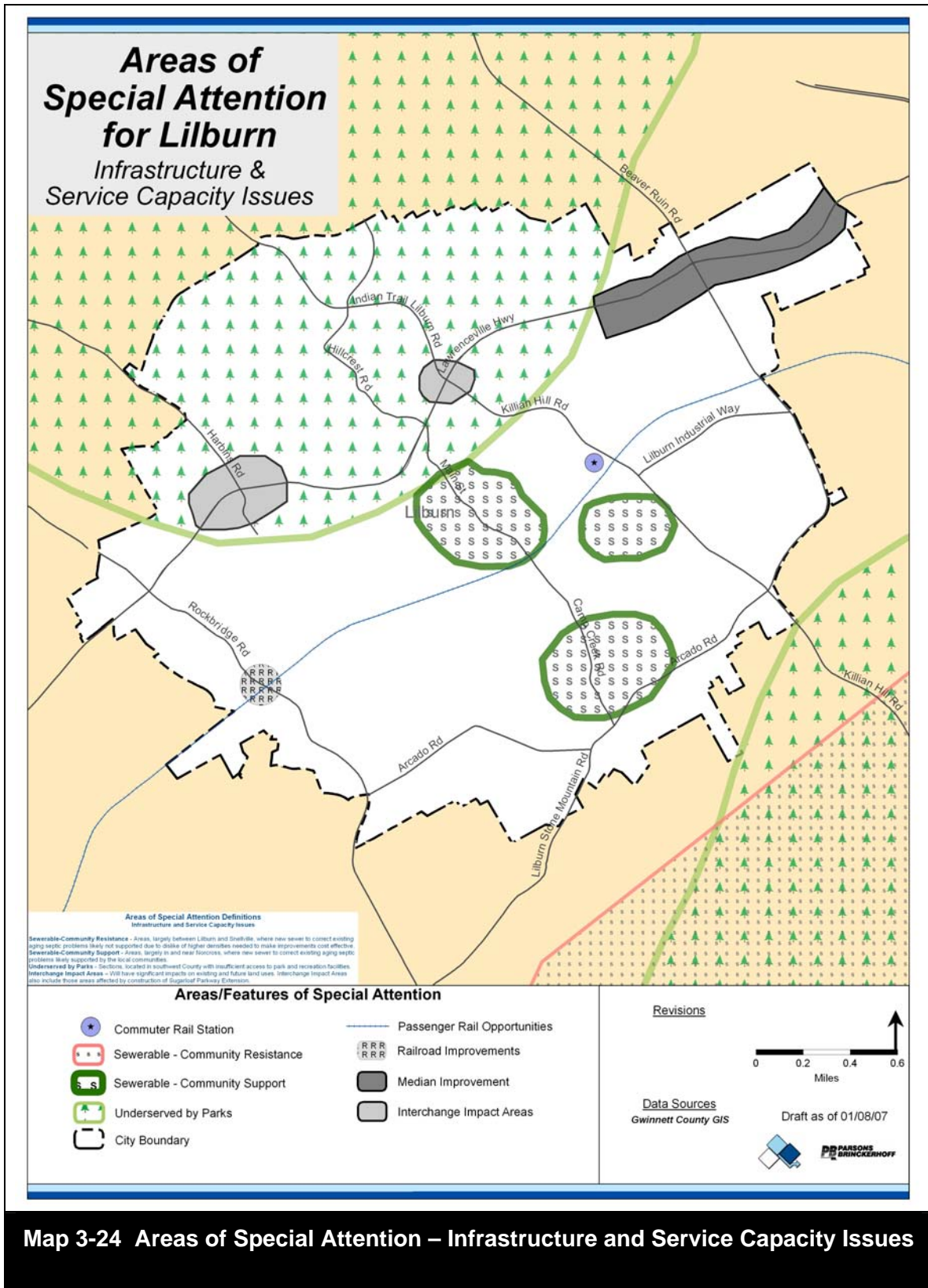
Owner Occupied Vs. Renter Occupied Housing



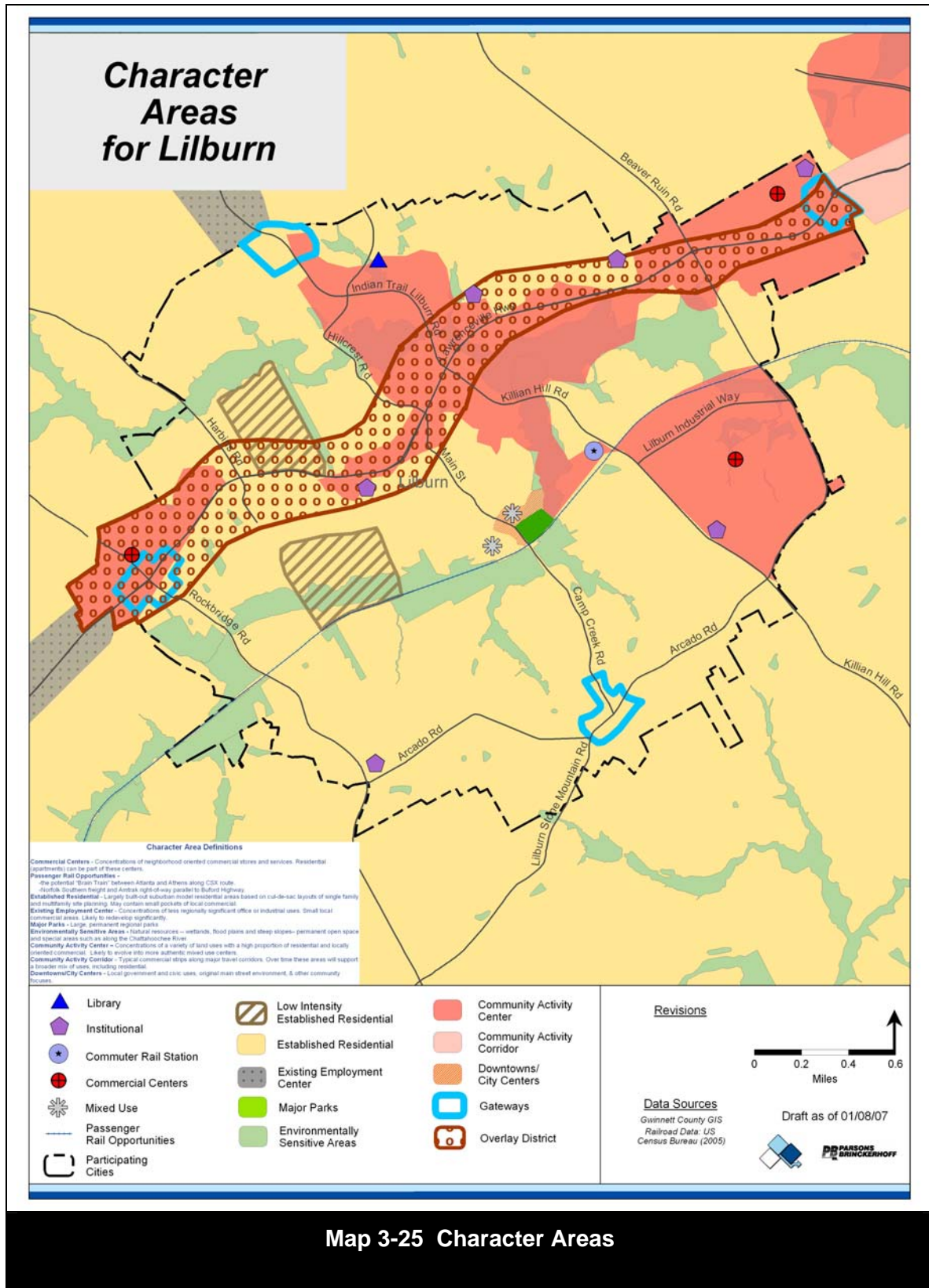
- Lilburn's median contract rent in 2000 was \$664, a 40 percent increase over a median rent of \$474 in 1990. These rents are lower than those for Gwinnett County, which had a median rent of \$719 in 2000 and \$483 in 1990.
- Approximately 30 percent of Lilburn's 1,149 households experience some sort of housing problem. This is very similar to the rate for the entire County, which is 28 percent.



Map 3-23 Areas of Special Attention –Cultural Resource Management and Community Development Issues



Map 3-24 Areas of Special Attention – Infrastructure and Service Capacity Issues



Map 3-25 Character Areas

NORCROSS

POPULATION

- The estimated 2005 population is 9,887. This is a 258 percent increase since 1970.
- The population is expected to increase to 12,337 by 2030, an approximate 25 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
2,755	3,317	5,947	8,410	9,887	10,469	11,540	12,337

Sources: US Census, Dr. Thomas Hammer Projections

- Norcross, with 25 percent of its population in the twenties cohort, is different from the County and the State, which has 15 percent of the population in the twenties cohort.
- Norcross is projected to have a smaller proportion of the total school age population than it has today. However, the number of school aged children will continue to grow.
- Norcross is unique in its ability to attract and retain 21-24 year olds. The percentage share for this cohort remains stable or declines slightly in every Gwinnett jurisdiction except Norcross, which is home to the Lincoln College of Technology (formerly the Career Education Institute) and the Georgia Medical Institute – two community institutions that attract more college-age individuals.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	639	848	1,056	1,265
5-13 Years Old	971	1,231	1,491	1,751
14-17 Years Old	301	356	411	466
18-20 Years Old	467	603	739	875
21-24 Years Old	780	1,022	1,263	1,505
25-34 Years Old	2,029	2,714	3,399	4,084
35-44 Years Old	1,407	1,905	2,403	2,901
45-54 Years Old	843	1,106	1,368	1,631
55-64 Years Old	459	552	645	738
65 and Older	514	621	728	835

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Norcross, similar to the rest of the County, is becoming more diverse. Much of the increase in diversity is coming from people who are of Hispanic heritage.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
4,377	4,499	2.8%	1,570	3,911	149.1%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
4,499	1,751	45	516	1,599	8,410

Source: US Census

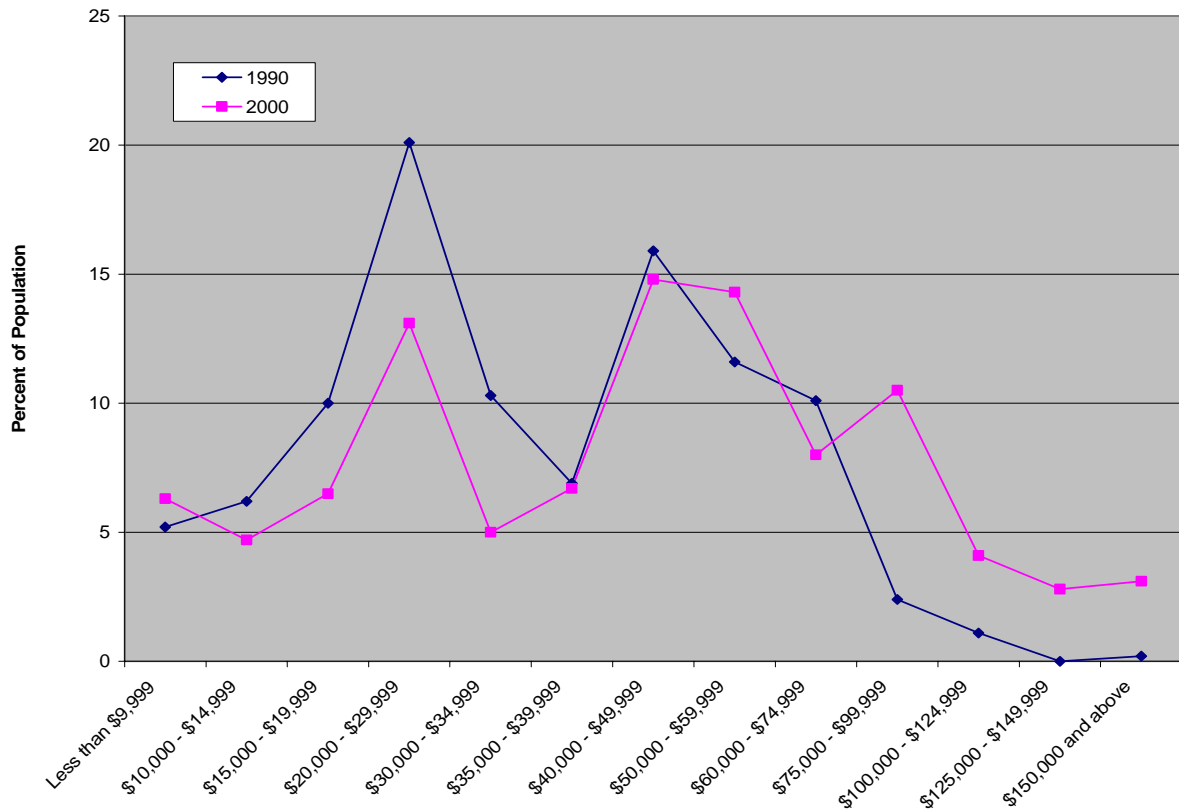
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
22	0.60%	292	4.90%	3,442	40.90%

Source: US Census

- In 1989, Norcross had a median household income of \$33,367. In 1999, the median household income adjusted to 1989 dollars was \$33,970. This is 1.81 percent increase.
- In 1990, Norcross had a per capita income of \$14,410. In 2000, the per capita income adjusted to 1990 dollars was \$14,106. This is a two percent decrease.
- In general, the income distribution of Norcross's population shows that there are more households earning more money in 2000 than in 1990. Notable exceptions include 1) those earning less than \$9,999, 2) those earning between \$40,000 - \$49,999, and 3) and those earning between \$60,000 - \$74,999 - in 1990, 10.1 percent of Norcross's households fell into this category and in 2000, the percentage dropped to 8.0.
- In 1990, 6.92 percent of Norcross's population was living below the poverty level. In 2000, 17.9 percent were.

Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	5.2%	6.3%
\$10,000 - \$14,999	6.2%	4.7%
\$15,000 - \$19,999	10.0%	6.5%
\$20,000 - \$29,999	20.1%	13.1%
\$30,000 - \$34,999	10.3%	5.0%
\$35,000 - \$39,999	6.9%	6.7%
\$40,000 - \$49,999	15.9%	14.8%
\$50,000 - \$59,999	11.6%	14.3%
\$60,000 - \$74,999	10.1%	8.0%
\$75,000 - \$99,999	2.4%	10.5%
\$100,000 - \$124,999	1.1%	4.1%
\$125,000 - \$149,999	0.0%	2.8%
\$150,000 and above	0.2%	3.1%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Norcross's residents was retail trade with 15.9 percent of people working in that industry. Manufacturing (12.7%), Wholesale Trade (12.7%), Construction (9.9%), and Other Services (9.8) rounded out the top five industries.
- In 2000, retail trade dropped to fifth with 9.3 percent of Norcross's residents working in that industry. Construction became the dominant industry with 20.2 percent of residents working in this field. Professional Services (15.7%), Manufacturing (13%), and Arts and Entertainment (11.1%) round out the top five industries in 2000. The percentages for Construction and Arts and Entertainment are the highest in Norcross than in any of the other Gwinnett Cities.
- In 1990, Norcross had an unemployment rate of 2.1 percent. The number increased to 6.27 percent in 2000. This is much higher than Gwinnett's unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Norcross was \$21,410. The median earning for a woman was \$21,960. Of the Gwinnett Cities, Gwinnett County, the Atlanta MSA, and the State of Georgia, Norcross is the only jurisdiction where a woman's median earning is higher, albeit slightly, than a man's. Typically there is a \$6,000 to \$10,000 difference between the two.
- Norcross has a greater share of people who carpool, use transit, walk, and bicycle to work of than the County as a whole.

HOUSING

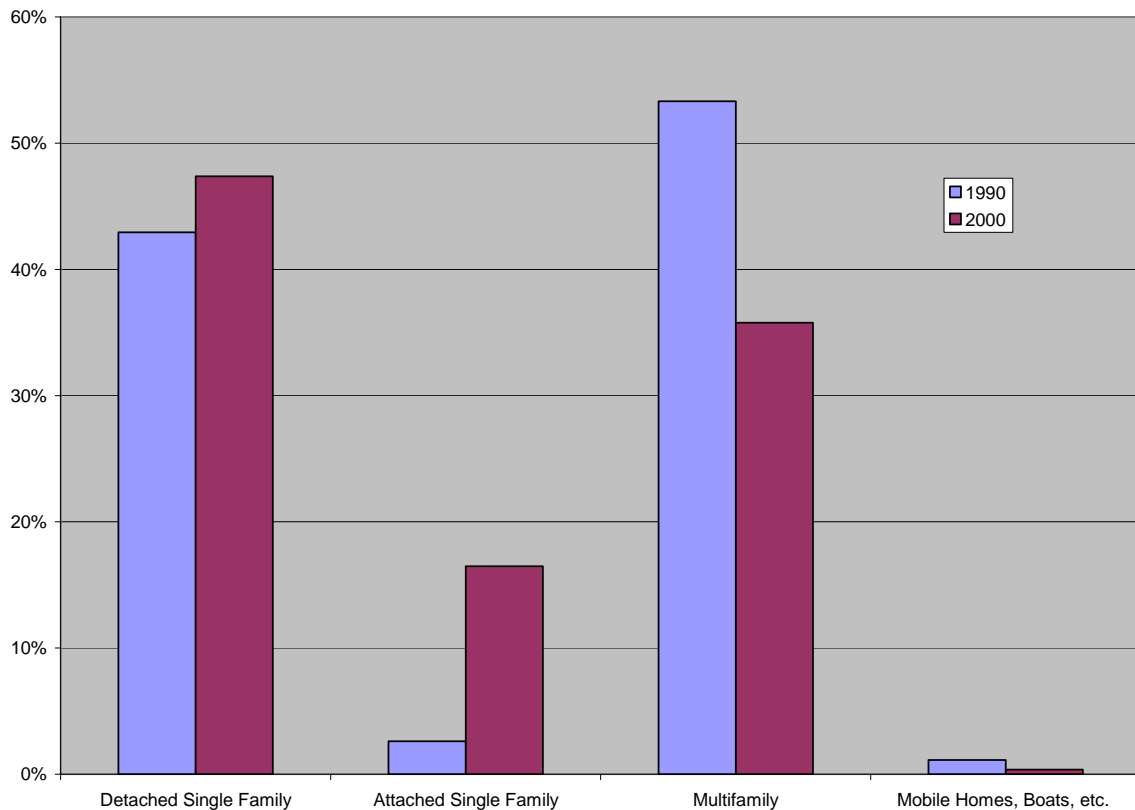
- The majority Norcross's housing (47.4 percent in 2000) is single family detached.
- Between 1990 and 2000 there was a slight increase in the number and percentage of attached single family homes and a decrease in the number of multifamily homes.
- Between 2000 and 2006 72 percent of the total housing units permitted (723) were for single family houses (which includes detached and attached houses).

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	1,184	1,319	42.9%	47.4%
Attached Single Family	72	459	2.6%	16.5%
Multifamily	1,470	996	53.3%	35.8%
Mobile Homes, Boats, etc.	31	10	1.1%	0.4%
Total Units	2,757	2,784		

Source: US Census

Housing Type and Mix, 1990 and 2000



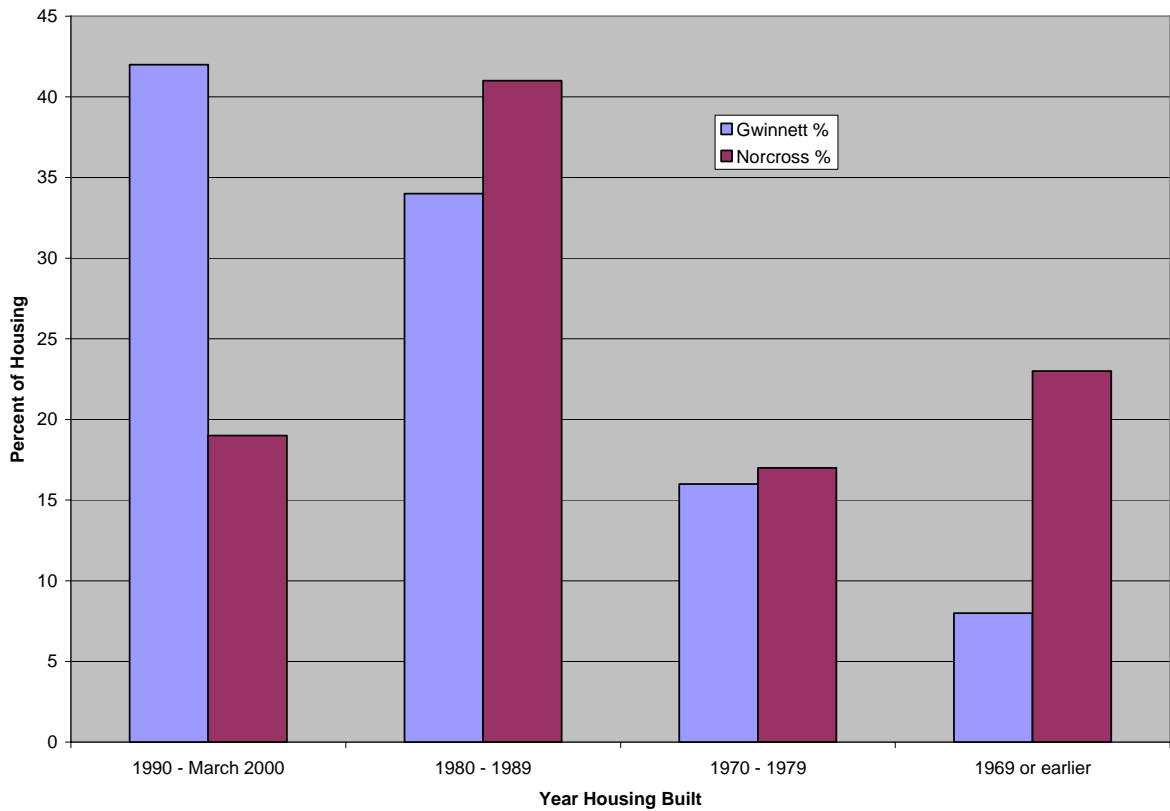
Source: US Census

- More of Norcross's housing (41%) was constructed between 1980 and 1989 than during any other period. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

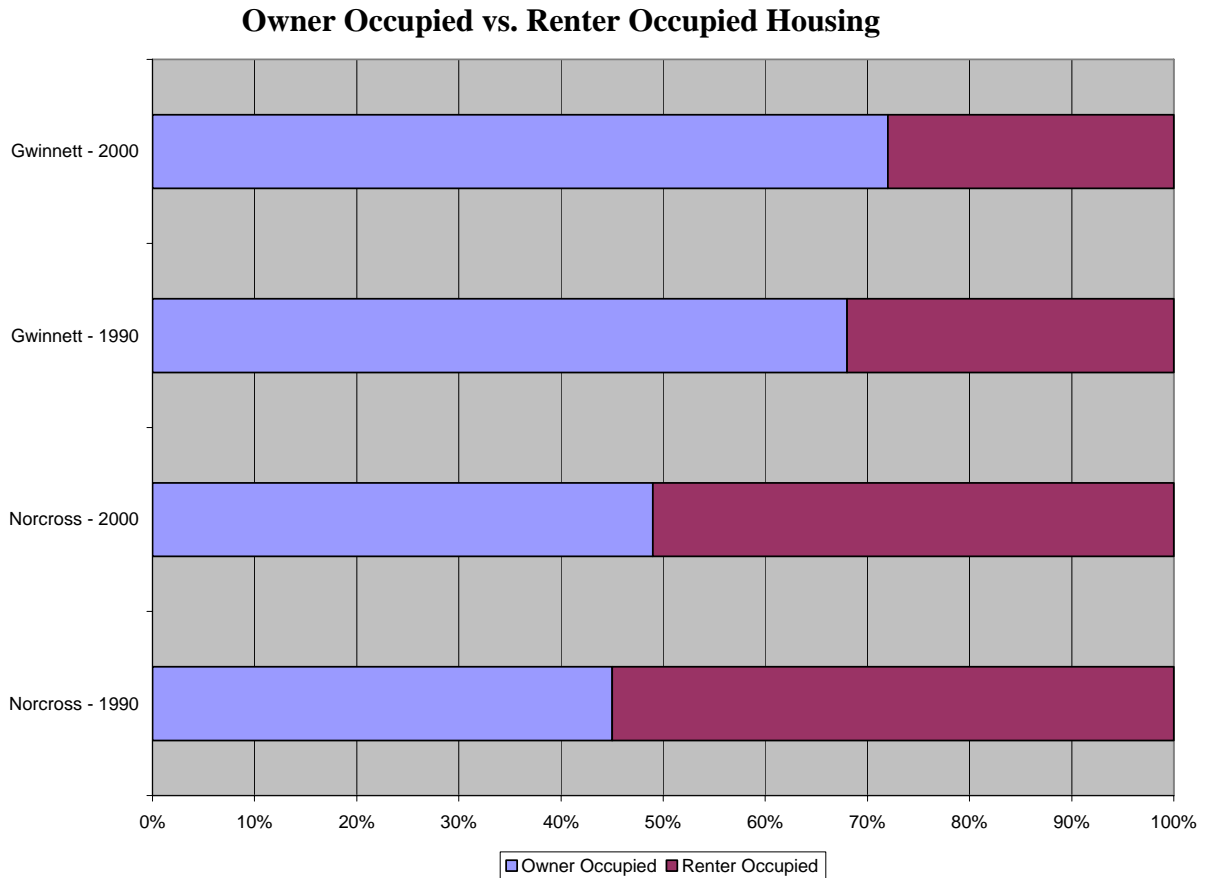
Year Constructed	Gwinnett	Norcross
1990 - March 2000	42%	19%
1980 - 1989	34%	41%
1970 - 1979	16%	17%
1969 or earlier	8%	23%

Age of Housing, 2000



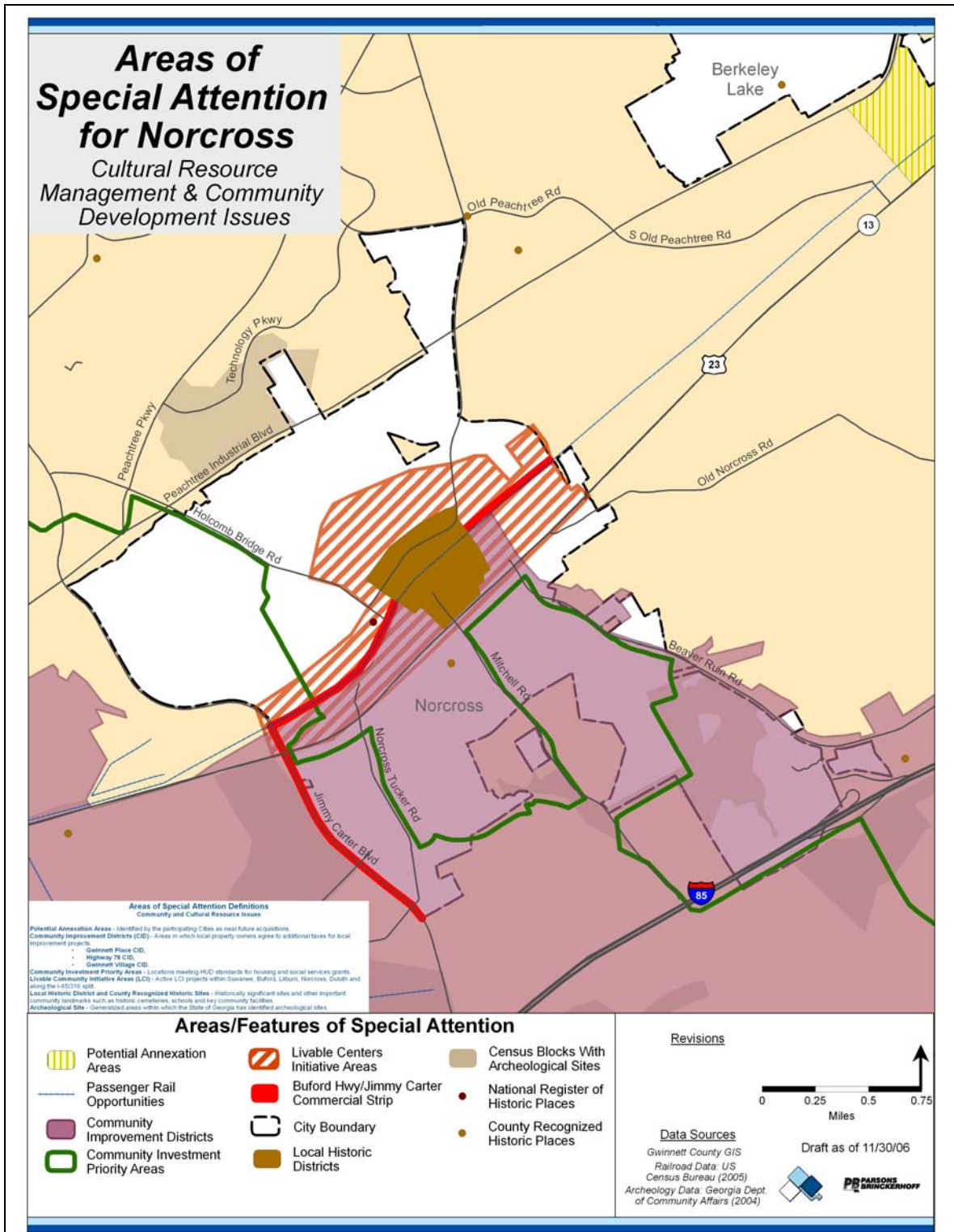
Source: US Census

- Between 1990 and 2000, Norcross experienced a decrease in the percentage of renter-occupied households (55% to 51%) and an increase in owner-occupied households (from 45% to 49%).

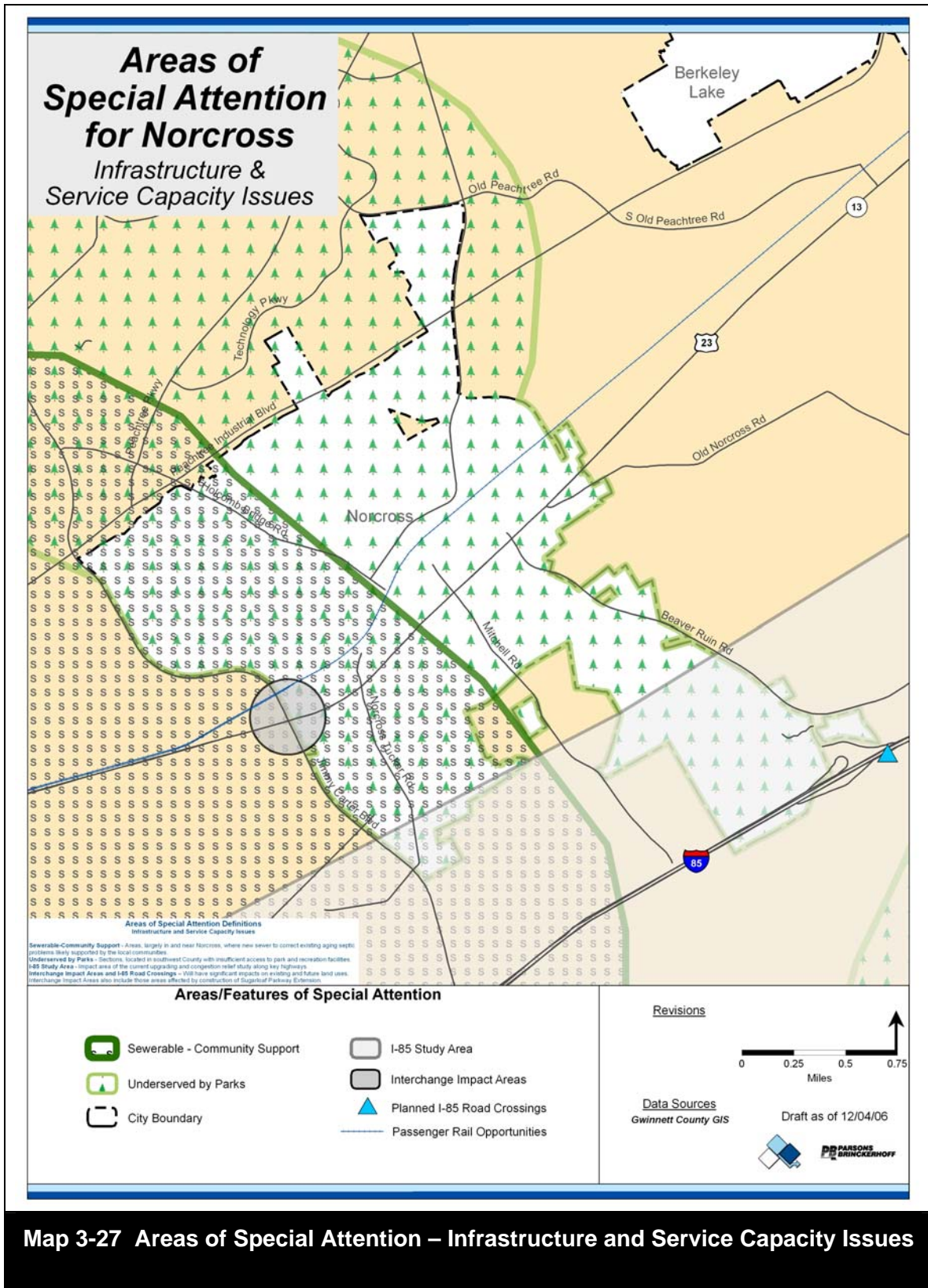


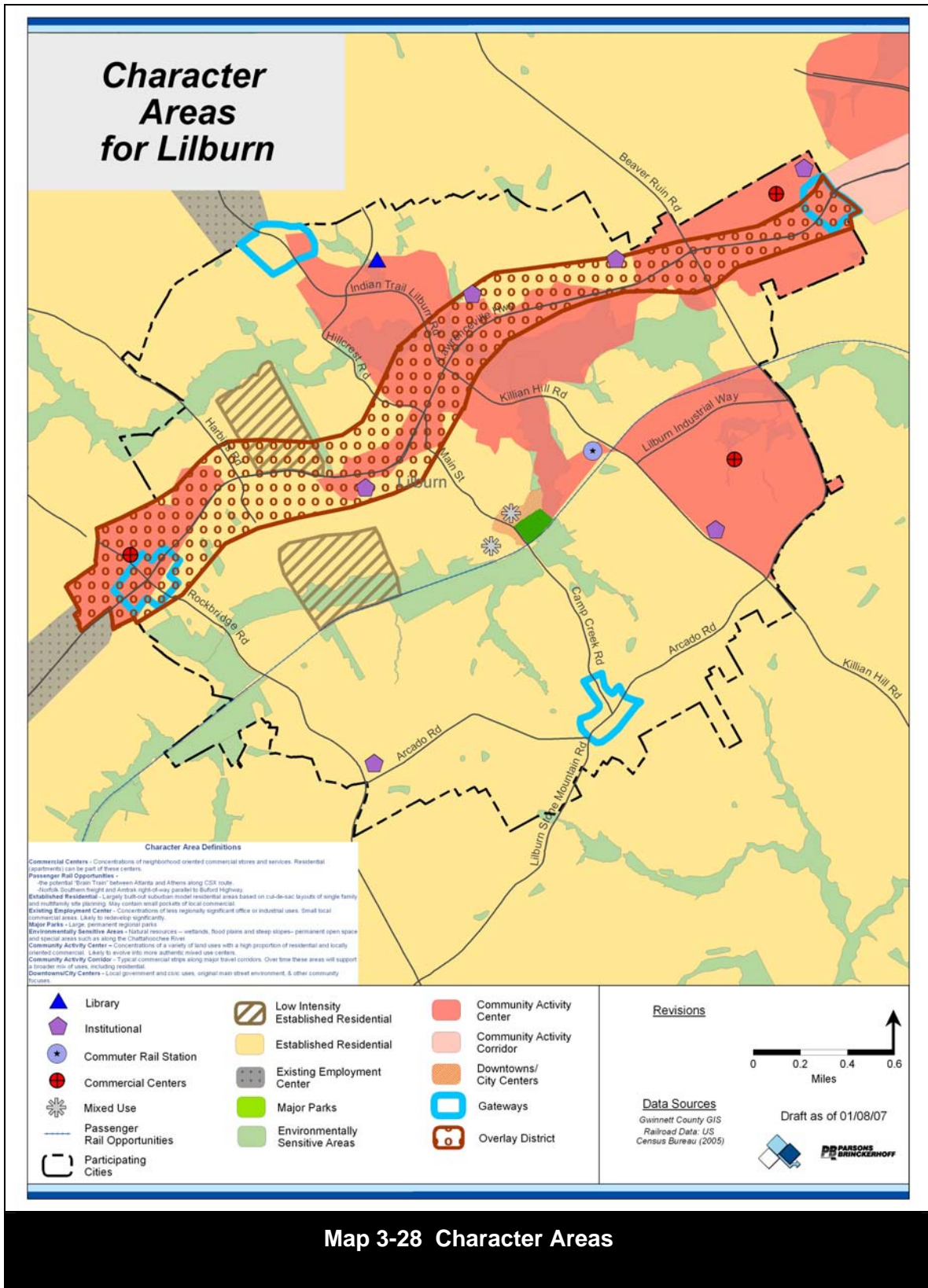
Source: US Census

- Norcross's median contract rent in 2000 was \$724, a 57 percent increase over a median rent of \$460 in 1990. 2000's median rent is slightly higher than those for Gwinnett County, which had a median rent of \$719 in 2000, but is slightly lower than Gwinnett's 1990 median rent of \$483.
- Approximately 33 percent of Norcross's 2,690 households experience some sort of housing problem. This is slightly higher than the rate for the entire County, which is 28 percent.



Map 3-26 Areas of Special Attention – Cultural Resource Management and Community Development Issues





Map 3-28 Character Areas

SUWANEE

POPULATION

- The estimated 2005 population is 12,553. This is a 1,941 percent increase since 1970.
- The population is expected to increase to 24,014 by 2030, an approximately 91 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
615	1,026	2,412	8,725	12,553	14,729	19,585	24,014
Suwanee Projected Population from the city's 2020 Comprehensive Plan, which includes population increases, in part, due to annexation.					19,152	23,098*	27,044*

Sources: US Census, Dr. Thomas Hammer Projections

- Suwanee follows age distributions consistent with Gwinnett.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	746	1,089	1,431	1,774
5-13 Years Old	1,476	2,130	2,783	3,437
14-17 Years Old	355	490	625	760
18-20 Years Old	226	317	407	498
21-24 Years Old	304	427	550	673
25-34 Years Old	1,402	2,010	2,618	3,226
35-44 Years Old	2,029	2,973	3,916	4,860
45-54 Years Old	1,325	1,934	2,543	3,152
55-64 Years Old	485	679	872	1,066
65 and Older	377	528	679	830

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Suwanee, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
2258	7,372	226.5%	154	1,353	778.6%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
7,372	557	11	598	187	8,725

Source: US Census



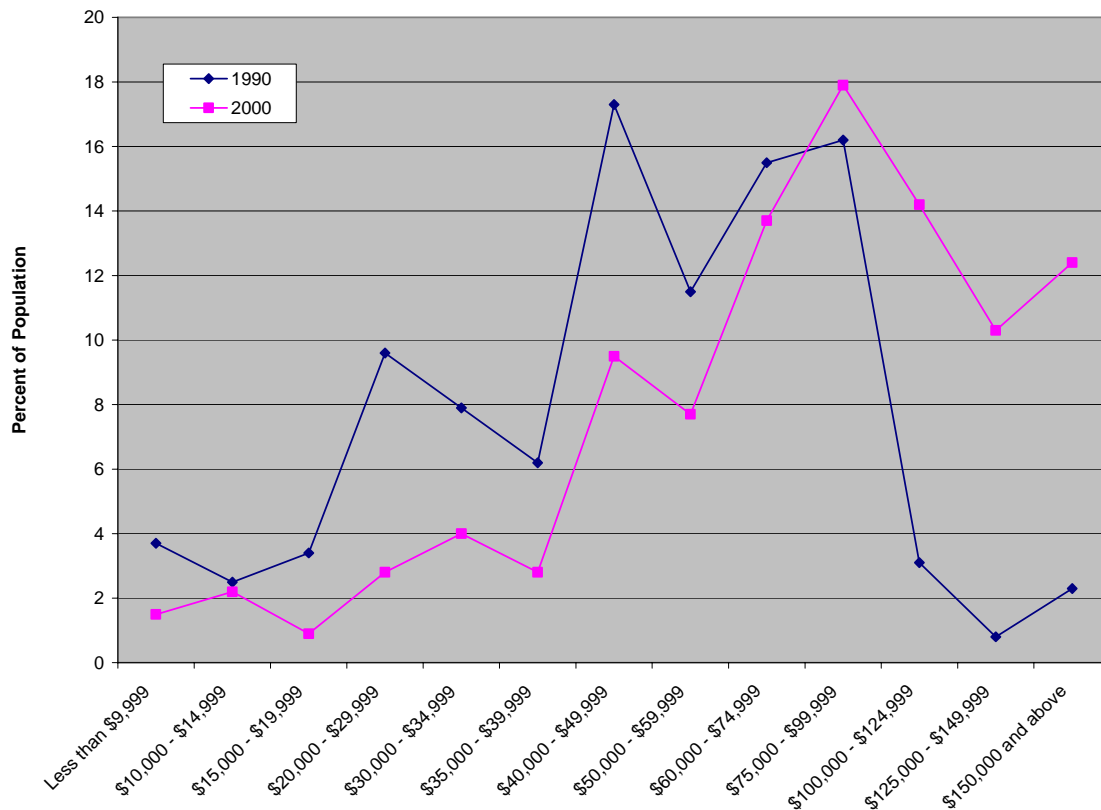
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
3	.20	29	1.20	276	3.20

Source: US Census

- In 1989, Suwanee had a median household income of \$48,750. In 1999, the median household income adjusted to 1989 dollars was \$63,825. This is 31 percent increase.
- In 1990, Suwanee had a per capita income of \$17,301. In 2000, the per capita income adjusted to 1990 dollars was \$22,566. This is a 30 percent increase.
- Suwanee has seen a reduction in the share of people making less than \$75,000 since 1990. And, it has seen a large increase in the percentage of people making \$75,000 or greater. In fact, the percentages of people making \$100,000 or greater is among the highest in the County.
- In 1990, 1.87 percent of Suwanee's population was living below the poverty level. In 2000, 2.23 percent were.

Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	3.7%	1.5%
\$10,000 - \$14,999	2.5%	2.2%
\$15,000 - \$19,999	3.4%	0.9%
\$20,000 - \$29,999	9.6%	2.8%
\$30,000 - \$34,999	7.9%	4.0%
\$35,000 - \$39,999	6.2%	2.8%
\$40,000 - \$49,999	17.3%	9.5%
\$50,000 - \$59,999	11.5%	7.7%
\$60,000 - \$74,999	15.5%	13.7%
\$75,000 - \$99,999	16.2%	17.9%
\$100,000 - \$124,999	3.1%	14.2%
\$125,000 - \$149,999	0.8%	10.3%
\$150,000 and above	2.3%	12.4%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Suwanee's residents was Retail Trade with 18.9 percent of people working in that industry. Manufacturing (17.1%), Education and Health Services (13.9%), Wholesale Trade (11.4%), and Professional Services (10.1%) rounded out the top five industries.
- In 2000, retail trade continued to be the dominant employment industry with 15.3 percent of Suwanee's residents working in that industry. Education and Health Services (15%), Manufacturing (14.4%), Professional Services (11.7%), Information and Finance, Insurance, and Real Estate and Information tied for fifth with 8.1% of the employment.
- In 1990, Suwanee had an unemployment rate of 3.94 percent. The number decreased to 1.09 percent in 2000. This is much lower than Gwinnett's unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Suwanee was \$51,680. The median earning for a woman was \$27,524.
- Suwanee has a greater share of people who walk and bicycle to work than the County as a whole.

HOUSING

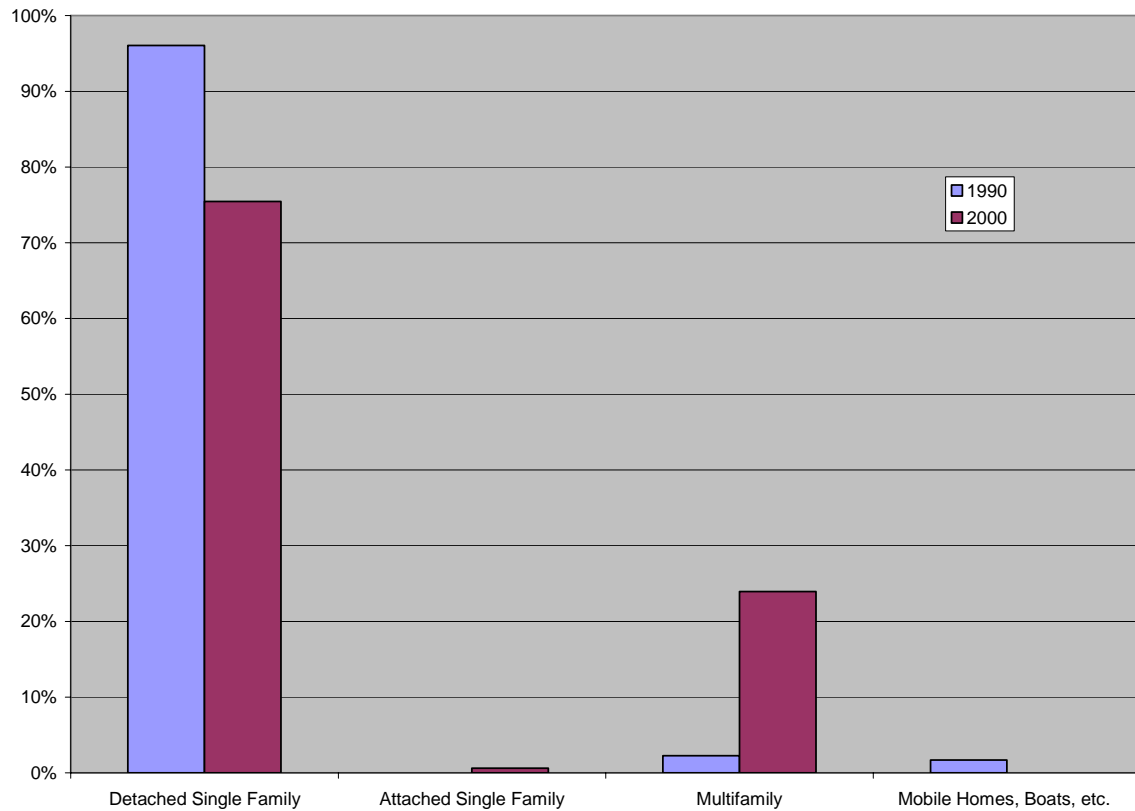
- The majority Suwanee's housing (75.4 percent in 2000) is single family detached.
- Between 1990 and 2000 there was a very small increase in the number and percentage of attached single family homes (from zero units to 20) and a large increase in the number and percentage of multifamily homes (from 20 units to 774 or 2.3% to 23.9%).
- Between 2000 and 2006 69.1 percent of the total housing units permitted (2,221) were for single family houses (which includes detached and attached houses).

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	851	2,439	96.0%	75.4%
Attached Single Family	0	20	0.0%	0.6%
Multifamily	20	774	2.3%	23.9%
Mobile Homes, Boats, etc.	15	0	1.7%	0.0%
Total Units	886	3,233		

Source: US Census

Housing Type and Mix, 1990 and 2000



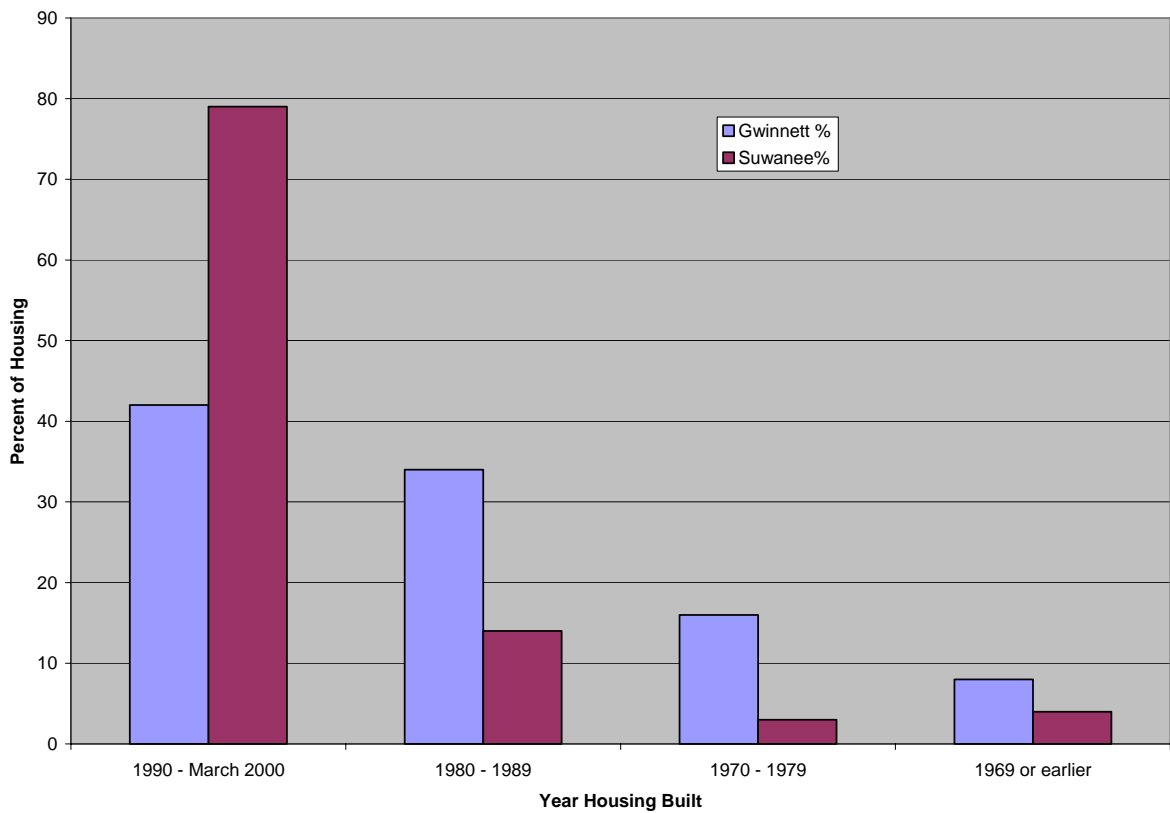
Source: US Census

- Most of Suwanee's housing (79%) was constructed between 1990 and March 2000. This is similar to Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

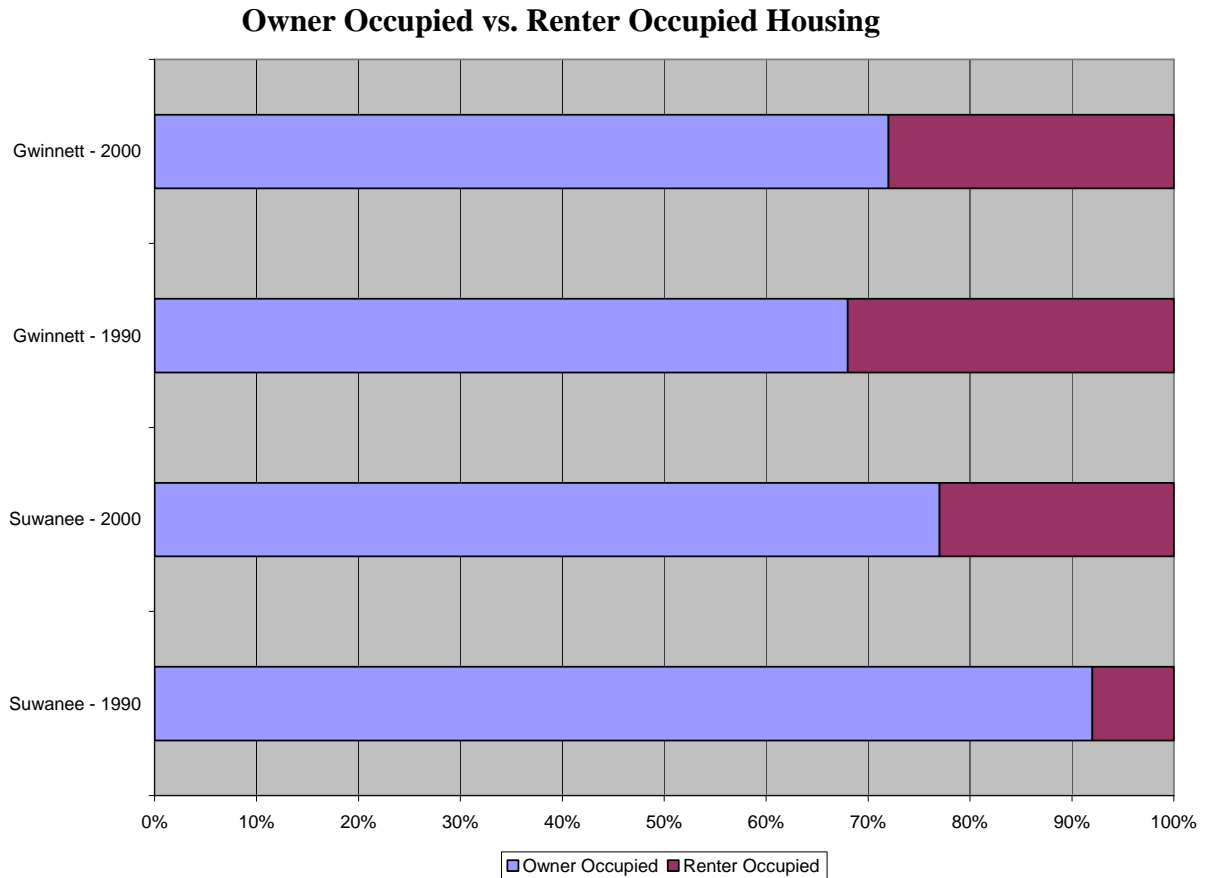
Year Constructed	Gwinnett	Suwanee
1990 - March 2000	42%	79%
1980 - 1989	34%	14%
1970 - 1979	16%	3%
1969 or earlier	8%	4%

Age of Housing, 2000



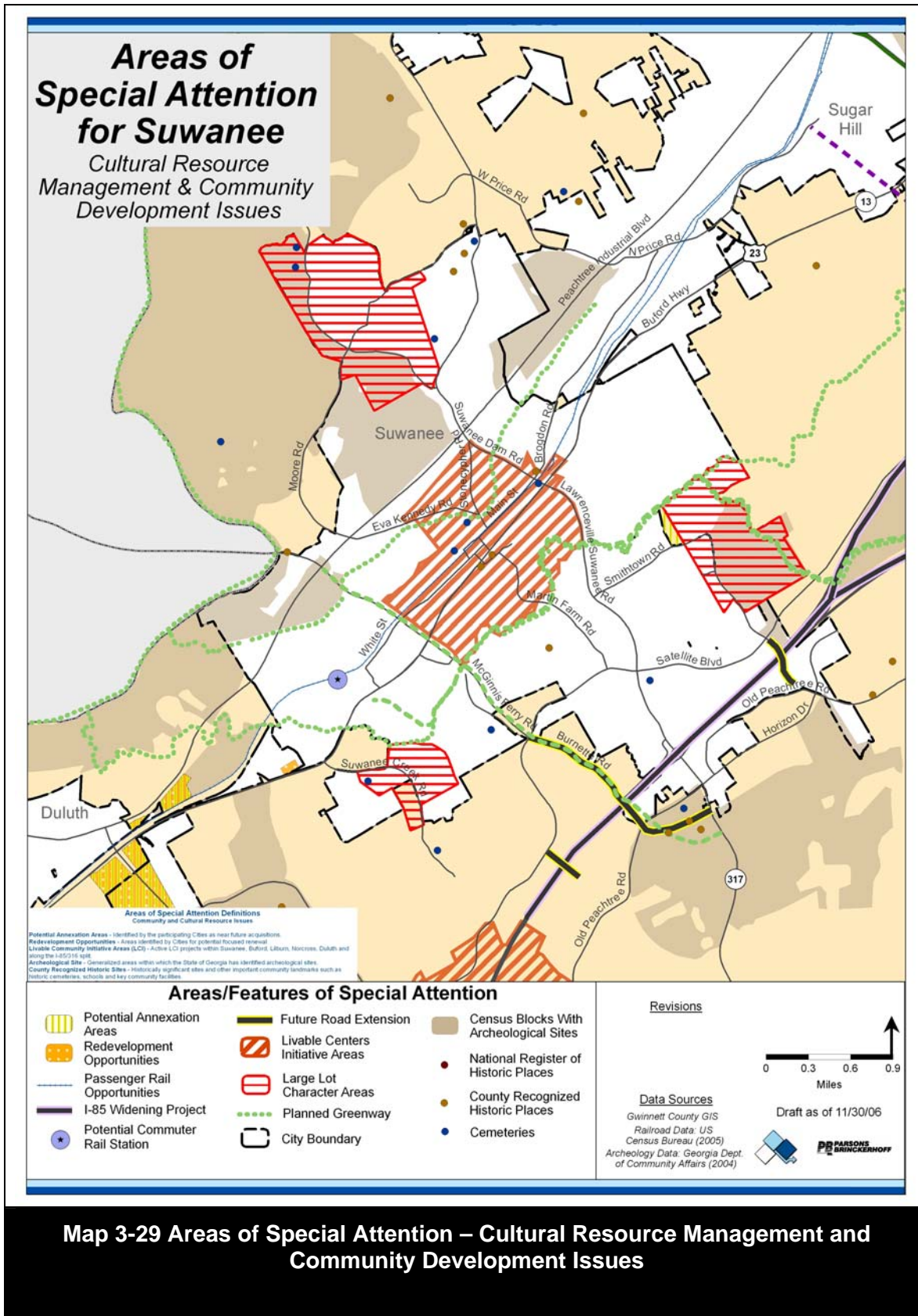
Source: US Census

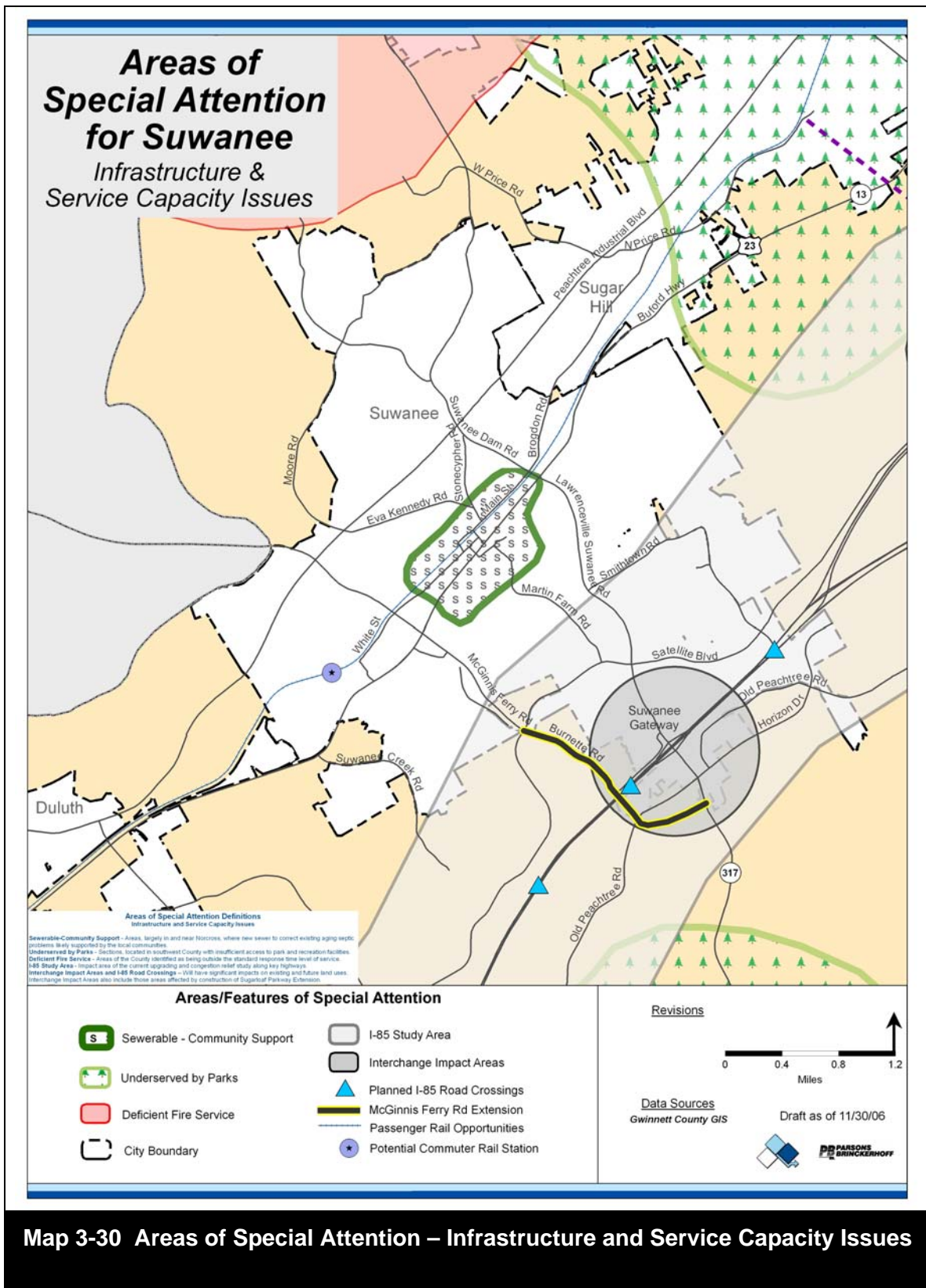
- Between 1990 and 2000, Suwanee experienced a decrease in the percentage of owner-occupied households (97% to 77%) and an increase in renter-occupied households (from 8% to 23%).

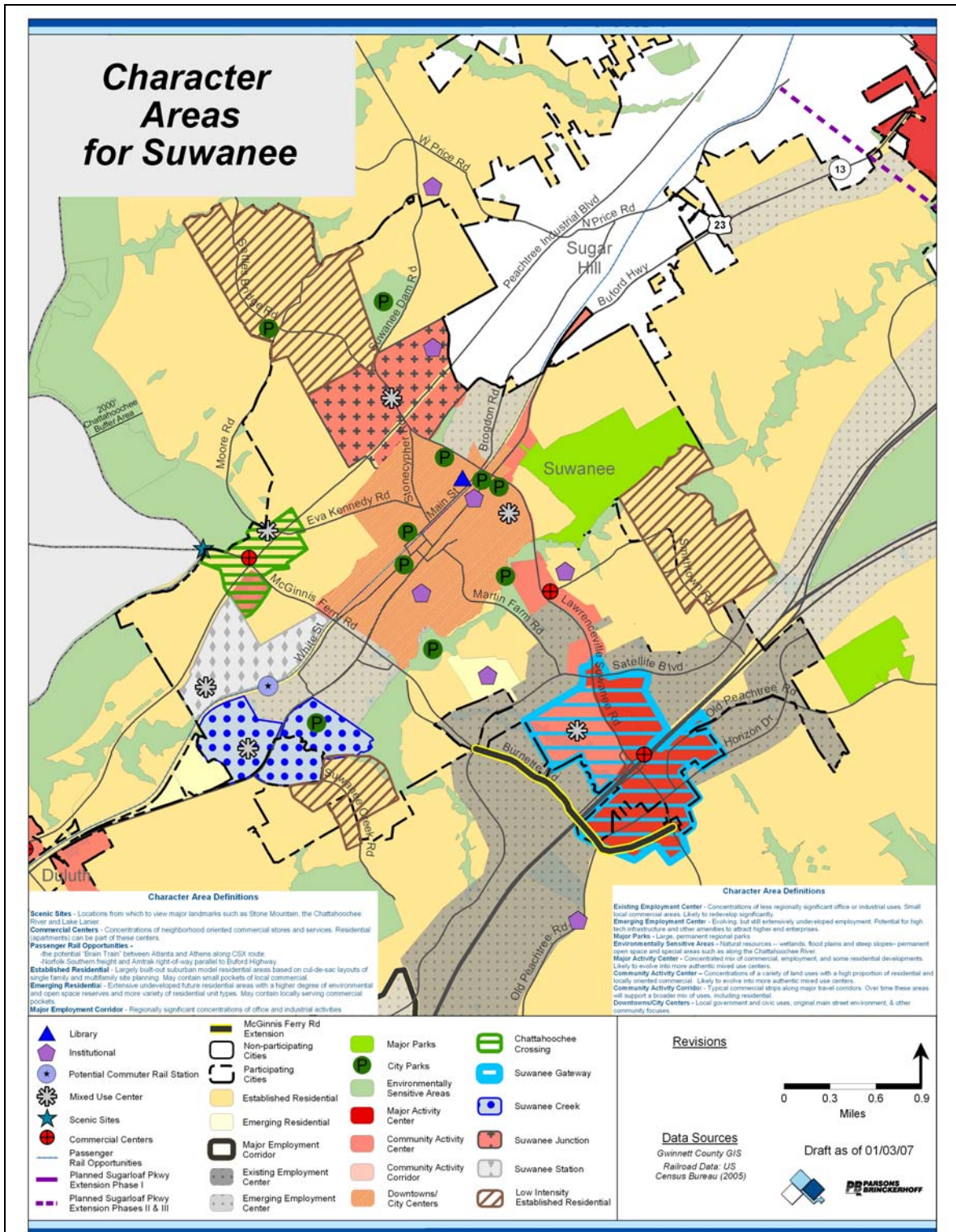


Source: US Census

- Suwanee's median contract rent in 2000 was \$825, a nearly 100 percent increase over a median rent of \$418 in 1990. 2000's median rent is higher than those for Gwinnett County, which had a median rent of \$719 in 2000, but is slightly lower than Gwinnett's 1990 median rent of \$483.
- Approximately 23 percent of Suwanee's 3,008 households experience some sort of housing problem. This is slightly lower than the rate for the entire County, which is 28 percent.







Map 3-31 Character Areas

4 Analysis of Consistency with Quality Community Objectives

“Quality Community Objectives” are a set of Statewide planning criteria (listed in Ch. 110-12-1-.06 of the State Code). The State guidelines call on each jurisdiction to respond to a questionnaire developed by the State regarding how consistent their current plans and development patterns are with these objectives. This analysis may result in additional Issues and Opportunities to add to the original set developed as part of this Community Assessment.

For this Community Assessment, the County and the participating Cities have each submitted their evaluation of their consistency with these State Planning Goals. The full responses to the State questionnaire are attached to this summary report as Appendix A. Because of the wide range of responses covered by the County and the nine participating Cities, it is impossible to present the results of these responses in an overall summary graphic or narrative. Nevertheless a few generalizations are possible.

Overall most Gwinnett jurisdictions responded positively to most of the questions. Those questions more likely not to receive “Yes” answers touched on mixed use zoning, allowance for very small lots (under 5,000 square feet), specialized planning efforts such as promoting agricultural preservation and questions regarding having in place specific planning regulations (tree ordinances, e.g.) rather than merely favorable policies. All jurisdictions but one reported that the same population projections were [not?] used by all jurisdictions including the School Board. (Buford, the one exception, has its own school system.)

It must be emphasized that a “No” answer does not equate with “non-compliance” or some type of failure on the part of the local jurisdiction. Some questions are highly site specific which made it somewhat difficult for the County to provide overall general answers. Furthermore, some questions were irrelevant for some of the Gwinnett Cities due to their not including the types of land use at issue (e.g. industrial zoning), not providing a particular municipal services or not managing the infrastructure that was the focus of the question. Not surprisingly, the larger Cities were more likely to cover more topics than some of the smaller ones and to have a wider range of planning powers and processes or specialized entities.



5 Supporting Analysis of Data and Information

5.1 Introduction

The State Code (Ch. 110-12-1-.07) specifies the data and mapping that must be presented as part of an extensive analysis of existing conditions and trends. This analysis is a lengthy and highly detailed compilation and, for convenience, this Technical Addendum is published as a separate volume. This Chapter 5 of the Community Assessment presents the highlights of this Technical Addendum regarding such issues as population and employment trends, key housing and transportation issues and current status of important public services and facilities. For a fuller discussion of the implications of the existing conditions and additional data, please refer to the complete Technical Addendum.

Note: The following considerations should be kept in mind when reading this summary of the Technical Addendum.

- a. *The Gwinnett County Community Assessment is a joint venture of Gwinnett County and nine of the County's independent Cities. These Cities are: Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Norcross, and Suwanee. The County's three other incorporated cities, Snellville, Sugar Hill, and Rest Haven, did not participate in the planning process. Consequently, they are included for comparison in some charts and data tables as "Other Gwinnett Cities".*
- b. *To allow for the comparison of data across all the jurisdictions, data from the Census 2000 was used, since the 2005 data from the American Community Survey (ACS) is not yet available for all nine Cities. The American Community Survey has not released the 2005 data for Gwinnett County; however, 2005 estimates are available.*
- c. *The following definitions will help the reader better understand the following charts and tables:*
Other Gwinnett Cities: *The combined data for Snellville, Sugar Hill, and Rest Haven,*
Unincorporated County: *Includes the data for the unincorporated areas of Gwinnett and for those portions of Loganville, Auburn, and Braselton within the County.*
Gwinnett County: *Combined data for all Cities and the unincorporated area.*
- d. *Several Cities have provided additional data and these are found in the City profiles in Chapter 3.*

5.2 Population

Population Trends and Growth Rate Comparison

Gwinnett County and its Cities have experienced a tremendous growth in the past thirty years, with a nine fold increase in population between 1970 and 2005. (See Table 5.1.)



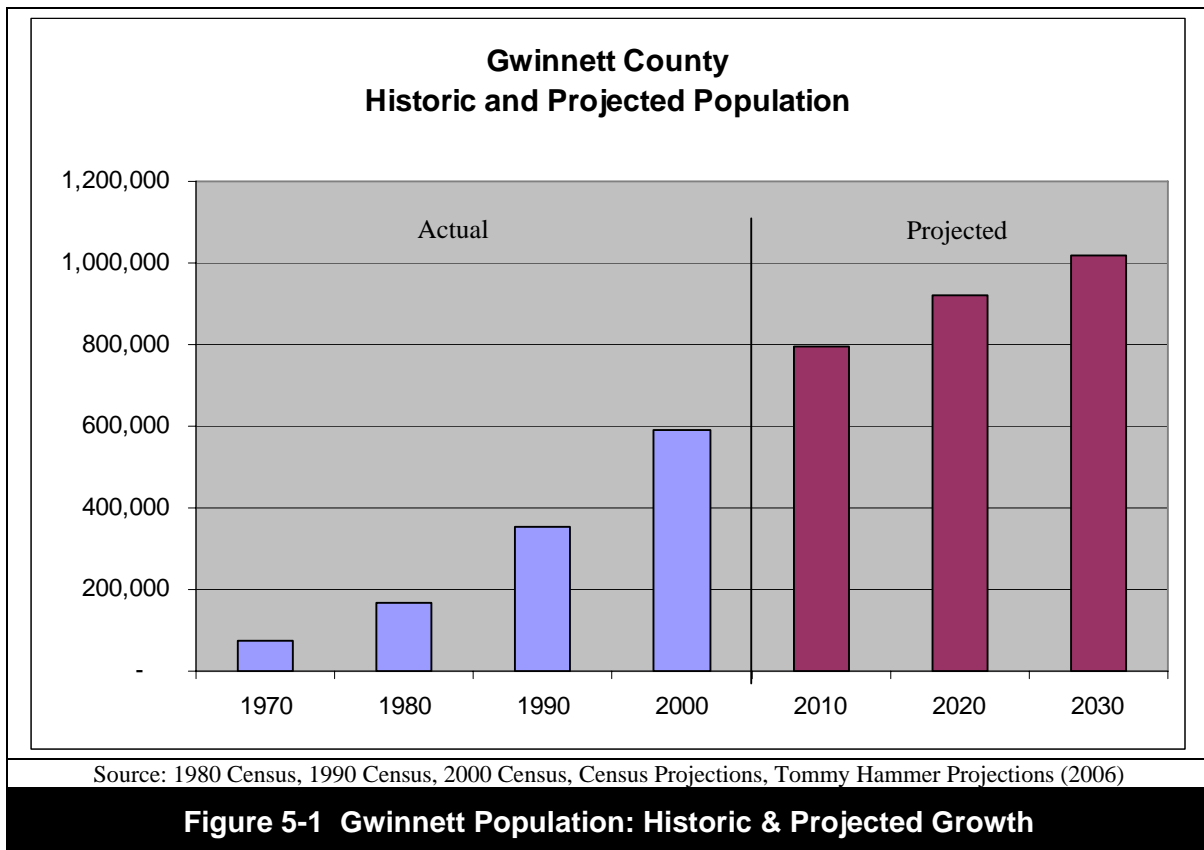
Table 5-1 Population change 1970-2005

	1970 Population	1980 Population	1990 Population	2000 Population	2005 Population (est.)	Population Change 1970-2005	% Change 1970- 2005
Berkeley Lake	219	503	791	1,695	2,071	1,852	845.66%
Buford	4,640	6,697	8,771	10,668	10,972	6,332	136.47%
Dacula	782	1,577	2,217	3,848	4,425	3,643	465.86%
Duluth	1,810	2,956	9,029	22,122	24,482	22,672	1252.60%
Grayson	366	464	529	765	1,314	948	259.02%
Lawrenceville	5,207	8,928	16,848	22,397	28,393	23,186	445.29%
Lilburn	1,666	3,765	9,301	11,307	11,416	9,750	585.23%
Norcross	2,755	3,317	5,947	8,410	9,887	7,132	258.87%
Suwanee	615	1,026	2,412	8,725	12,553	11,938	1941.14%
Other Gwinnett Cities	3,923	11,085	16,817	26,091	35,081	31,158	794.24%
Unincorporated Gwinnett County	50,366	126,585	280,248	472,420	553,306	502,940	998.57%
Gwinnett County	72,349	166,903	352,910	588,448	693,900	621,551	859.10%
ARC	1,500,823	1,896,182	2,557,800	3,429,379	3,813,700	2,312,877	154.11%
Georgia	4,589,575	5,457,566	6,478,216	8,186,453	8,821,142	4,231,567	92.20%

As part of the Gwinnett County 2030 Unified Plan, population projections have been prepared by Dr. Thomas Hammer for the 20-county ARC region. Table 5.2 shows population projections through 2030 when the County's population is projected to have more than one million residents. The Cities within Gwinnett are expected to grow proportionally with the County as a whole, though the share of the County's population within the incorporated Cities is expected to fall from 15.3% in 2000 to 14.0% in 2030. Therefore, while each jurisdiction should prepare for an influx of residents, the unincorporated areas of the County will experience the greatest gain.

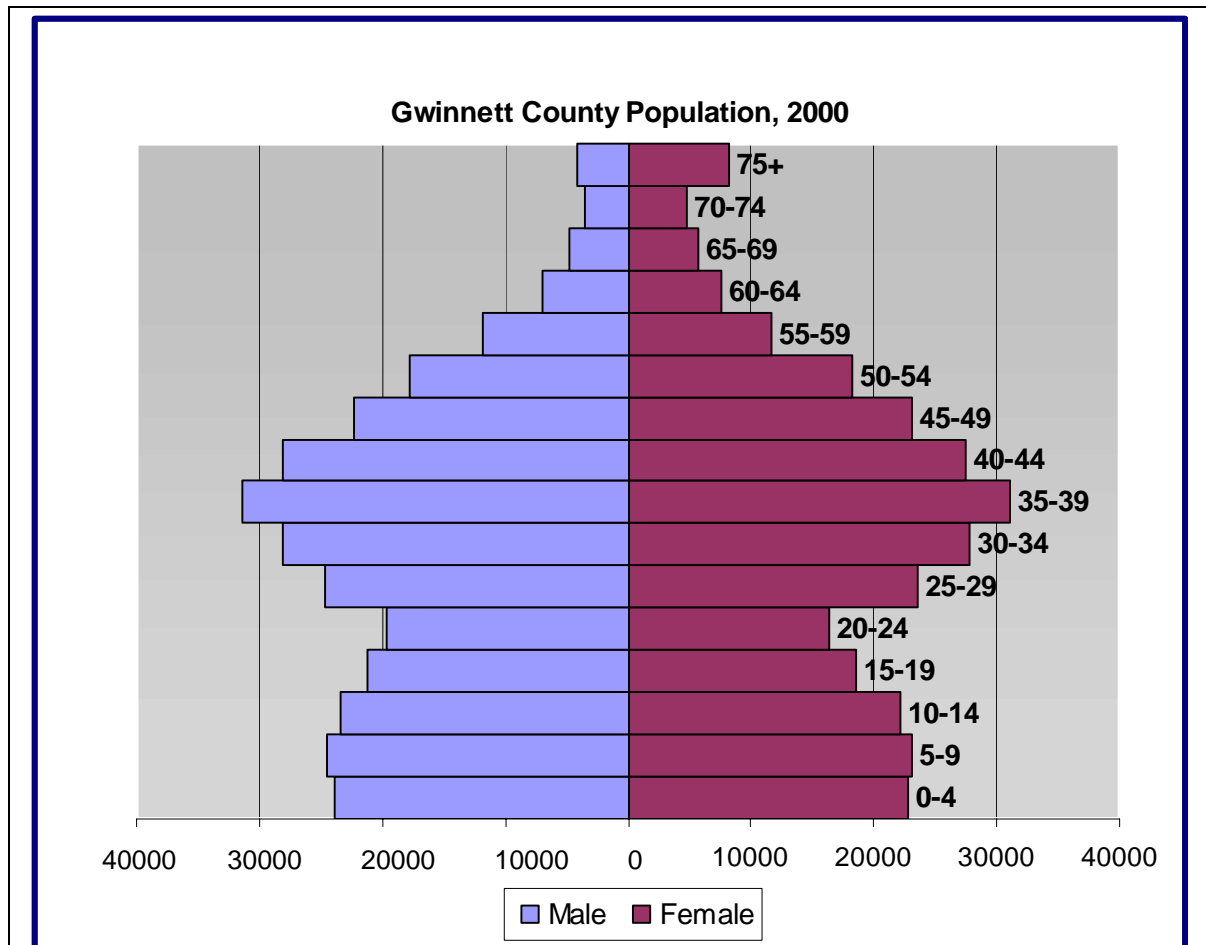
Table 5-2 Population Projections: 2000-2030				
	2000	2010	2020	2030
Berkeley Lake	1,695	2,302	2,722	3,060
Buford	10,668	11,252	11,663	11,948
Dacula	3,848	4,712	5,162	5,495
Duluth	22,122	27,011	31,307	34,691
Grayson	765	1,528	1,954	2,327
Lawrenceville	22,397	30,396	34,082	36,882
Lilburn	11,307	11,649	12,002	12,246
Norcross	8,410	10,469	11,540	12,337
Suwanee **	8,725	14,729	19,585	24,014
Gwinnett County	588,448	795,444	920,660	1,019,166
Source: 2000 Census, Dr. Thomas Hammer Projections, 2006				
**Suwanee has their own projections (See Section 3.6 City Profile)				

Figure 5.1 shows the population of the County as a whole in the fifty-year period between 1980 and 2030. In 2005 the exponentially-rising population figures begin to flatten, indicating constrained growth and approaching buildout.



5.3 Age Distribution

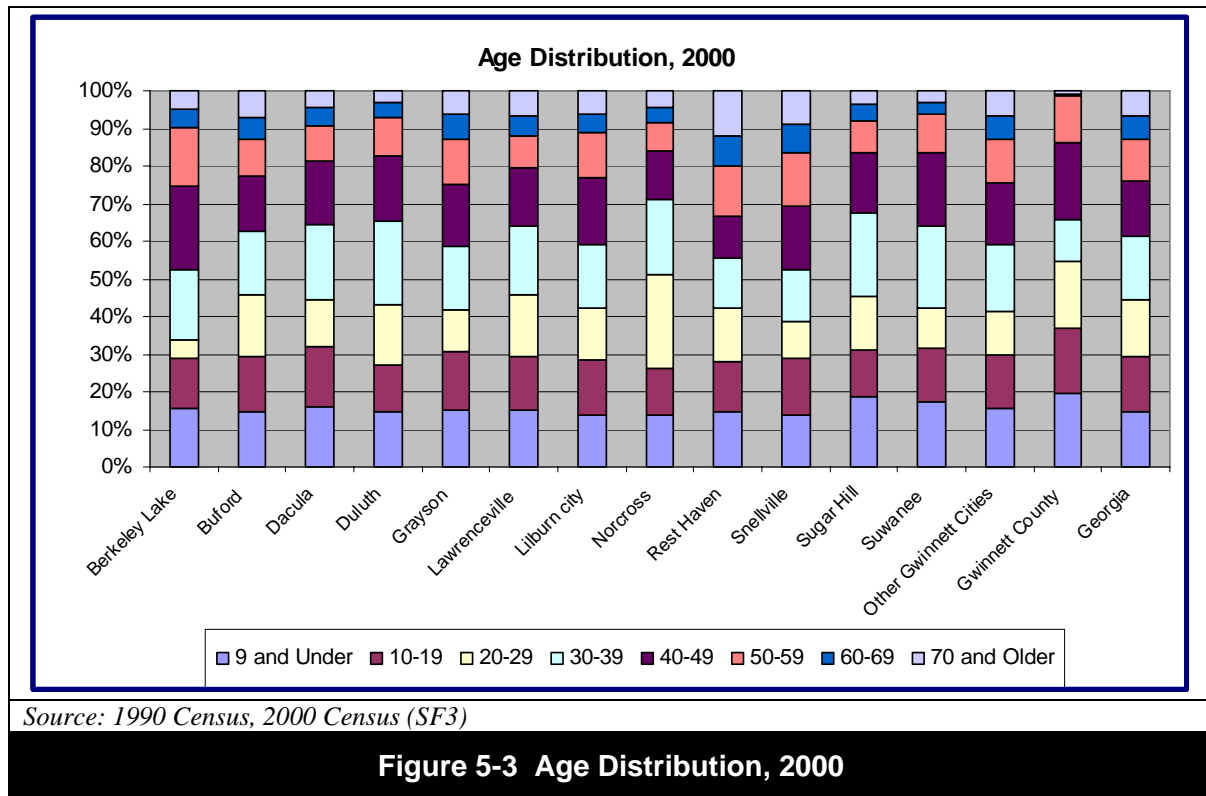
Gwinnett County continues to be a family-oriented suburb, composed predominately of adults of child-bearing age and children under 14. However, Gwinnett's share of the older population is also growing significantly.



Source: 2000 Census (SF3)

Figure 5-2 Gwinnett County Population, 2000

Figure 5.3 shows most of the Cities follow consistent age distributions. The most notable exceptions are Norcross, with 25% of its total population in the twenties cohort (compared to the statewide rate of 15%) and Berkeley Lake, with less than 5% of residents in their twenties and nearly 40% of residents between the ages of 40 and 59 (compared to the Georgia rate of 25%). Also, the unincorporated areas of Gwinnett County have significantly fewer residents aged 60 and older and a higher share of school-aged children than any City in the County.



Implications

The County and its Cities need to be prepared for ever-increasing numbers of residents across all age ranges. Gwinnett County was once a family-dominated suburb. In the future, however, as residents age in place, the County will increasingly need to provide programs for older adults, while additional school facilities will still be needed to serve the influx of school-age children and families that move to Gwinnett.

5.4 Race and Ethnicity

Between 1990 and 2000, the number of non-white residents in Gwinnett County increased at ten times the rate of the white population, making non-white residents approximately 27% of the total population by 2000. As shown in Table 5.3., all Cities but Suwanee had a white resident growth rate of under 100%, while all Cities but Buford had a non-white resident growth rate of more than 100%.

Table 5-3 White and Non-White Population

	White 1990	White 2000	Percent Change, 1990-2000	Non- White 1990	Non-White 2000	Percent Change, 1990-2000
Berkeley Lake	783	1,372	75.2%	8	323	3937.5%
Buford	7,332	8,125	10.8%	1,439	2,543	76.7%
Dacula	2,205	3,516	59.5%	12	332	2666.7%
Duluth	8,271	15,186	83.6%	758	6936	815.0%
Grayson	520	725	39.4%	9	40	344.4%
Lawrenceville	15,428	17,030	10.4%	1420	5367	278.0%
Lilburn	8,626	7,812	-9.4%	675	3495	417.8%
Norcross	4,377	4,499	2.8%	1,570	3,911	149.1%
Suwanee	2,258	7,372	226.5%	154	1353	778.6%
Other Gwinnett Cities	16,532	23,895	44.5%	285	3,006	954.7%
Gwinnett County	320,971	427,883	33.3%	31,939	160,565	402.7%
Atlanta ARC Region	1,773,404	2,017,854	13.8%	784,396	1,411,525	80.0%

Source: 1990 and 2000 Census (SF1)

Table 5.4 shows a significant degree of variation in the breakdown of races among the Cities. Norcross is the most diverse, with nearly half of residents identifying themselves as non-white. Conversely, Grayson and Dacula each have a non-white population of less than 10%. Certain Cities are home to higher-than-average concentrations of particular ethnicities; for example, Berkeley Lake with its 12% Asian population, Lawrenceville with its 14% African American population, and Norcross with its 19% Other Race (two or more races) population.

Table 5-4 Racial Distribution, 2000

	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Total Gwinnett County
White	1,372	8,125	3,516	15,186	725	17,030	7,812	4,499	7,372	23,895	427,883
Black or African American	69	1,422	163	2,623	27	3,048	1,349	1,751	557	1,365	78,224
American Indian/Alaska Native	3	33	13	73	0	49	38	45	11	57	1,638
Asian or Pacific Islander	200	91	60	2,860	8	731	1,325	516	598	506	42,623
Other Race	51	997	96	1,380	5	1,539	783	1,599	187	1,078	38,080
Total	1,695	10,668	3,848	22,122	765	22,397	11,307	8,410	8,725	26,901	588,448

Source: 2000 Census (SF3)

Table 5.5 depicts the dramatic growth in the Hispanic population in the county and its Cities. (The Hispanic population is not considered a race in Census tabulations, so this category is presented separately.) In 2000, Gwinnett County was one tenth Hispanic, and several Cities have significantly higher shares of Hispanic residents.

Table 5-5 Percent Hispanic: 1980-2000

	1980 Total	1980 Percent	1990 Total	1990 Percent	2000 Total	2000 Percent
Berkeley Lake	3	0.50%	8	1.00%	45	2.65%
Buford	21	0.30%	213	2.40%	1,842	17.30%
Dacula	5	0.30%	22	0.90%	142	3.70%
Duluth	13	0.40%	217	2.40%	2,002	9.00%
Grayson	0	0.00%	9	1.70%	7	0.90%
Lawrenceville	80	0.80%	307	1.80%	2,720	12.10%
Lilburn	13	0.30%	216	2.30%	1,495	13.20%
Norcross	22	0.60%	292	4.90%	3,442	40.90%
Suwanee	3	0.20%	29	1.20%	276	3.20%
Other Gwinnett Cities	79	0.70%	175	1.04%	1,673	6.41%
Unincorporated County	1,159	0.90%	6,832	2.40%	49,967	10.60%

Table 5-5 Percent Hispanic: 1980-2000

	1980 Total	1980 Percent	1990 Total	1990 Percent	2000 Total	2000 Percent
Gwinnett County	1,426	0.80%	8,470	2.40%	64,137	10.80%
<i>Source: 1980 Census, 1990 Census, 2000 Census (SF3)</i>						

Implications

Gwinnett County, a homogenous community in the 1970s and 1980s, is now a diverse, multi-ethnic community. Programs and resources for non-native English speakers will need to be provided in order to include this growing sector in the opportunities available in Gwinnett County.

5.5 Income

Economically, Gwinnett County was in better shape in 2000 than in 1990. This economic growth has not been uniform, as a handful of Cities were relatively unchanged or saw slight declines in such categories as *per capita* income in the past decade.

Median household income in Gwinnett County has grown moderately in the ten years between 1989 and 1999, and it remains greater than that of the Atlanta region or the state of Georgia (see Table 5.6). Although all of the Cities within the County have grown in income between 1989 and 1999, Gwinnett's growth has slowed compared to the Atlanta region and state.

Table 5-6 Median Household Income, 1989-1999

	1989	1999 (adjusted)	Median Household Income Change, 1989-1999	% Change 1989-1999
Berkeley Lake	\$65,426	\$83,087	\$17,661	26.99%
Buford	\$25,758	\$29,417	\$3,659	14.20%
Dacula	\$38,571	\$43,689	\$5,118	13.27%
Duluth	\$42,869	\$45,635	\$2,766	6.45%
Grayson	\$39,000	\$39,303	\$303	0.78%
Lawrenceville	\$34,826	\$32,884	-\$1,942	-5.57%
Lilburn	\$40,708	\$40,789	\$81	0.20%
Norcross	\$33,367	\$33,970	\$603	1.81%
Suwanee	\$48,750	\$63,825	\$15,075	30.92%
Total Gwinnett County	\$43,518	\$45,976	\$2,458	5.65%
Atlanta MSA	\$36,051	\$39,453	\$3,402	9.44%
Georgia	\$29,021	\$32,227	\$3,206	11.05%

Source: 1990 Census (SF3) and 2000 Census (SF3). Incomes adjusted to use 1989 as a base year.

Figure 5.4 illustrates how Gwinnett County has a larger share of higher incomes than the rest of the Atlanta region or Georgia with only 2% of its households with incomes between \$10,000 and \$14,999 but nearly 17% of households with incomes between \$75,000 and \$99,999.

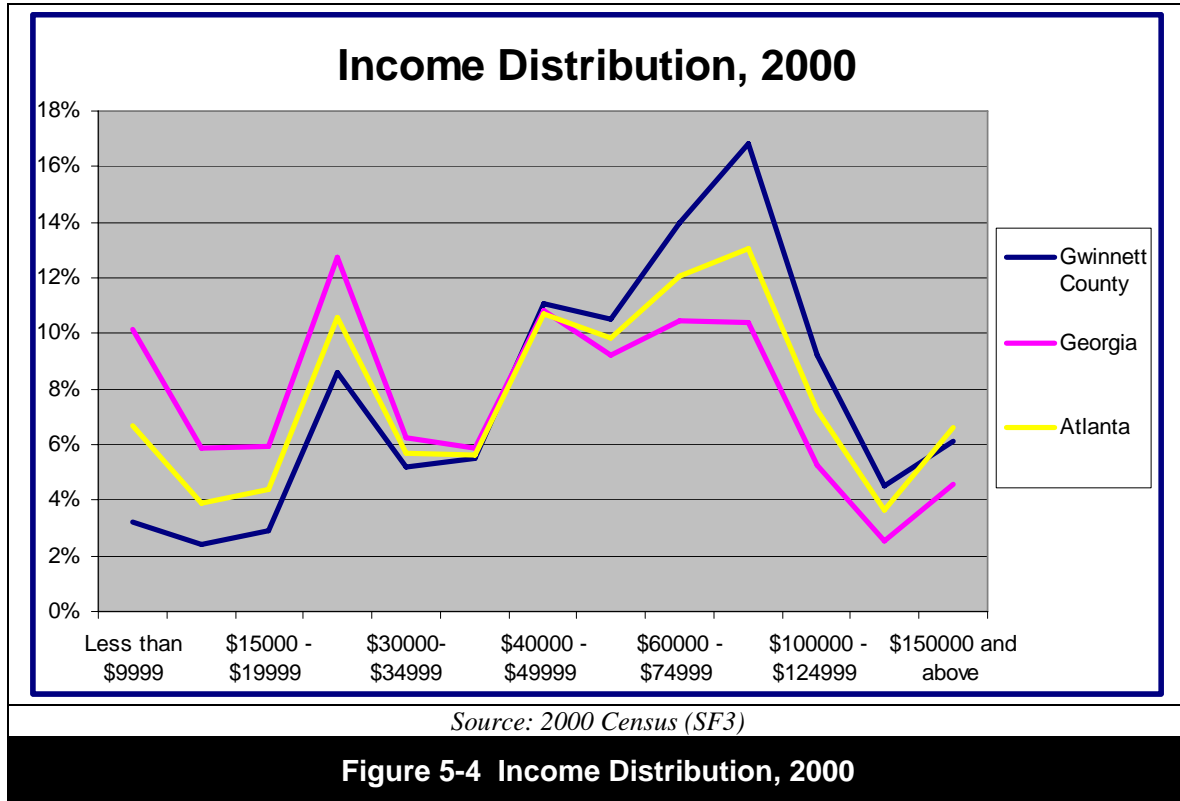


Table 5.6 illustrates the percentage of households in Gwinnett County with an annual household income within a specific income range. Most of the Cities resemble the overall Gwinnett trend, with the most notable exception of Berkeley Lake.

Table 5-7 Income Distribution, 1990-2000

	Gwinnett County		Berkeley Lake		Buford		Dacula		Duluth		Grayson		Lawrenceville		Lilburn		Norcross		Suwanee	
Category	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Less than \$9999	4.60%	3.20%	0.00%	1.90%	16.80%	10.00%	9.10%	0.90%	2.60%	2.00%	6.30%	4.10%	10.80%	7.60%	7.60%	4.50%	5.20%	6.30%	3.70%	1.50%
\$10000 - \$14999	3.90%	2.40%	5.20%	1.60%	11.00%	6.00%	5.60%	2.50%	3.60%	1.70%	1.70%	4.70%	5.00%	5.30%	4.50%	5.30%	6.20%	4.70%	2.50%	2.20%
\$15000 - \$19999	5.30%	2.90%	1.00%	1.80%	11.70%	8.20%	5.20%	3.80%	4.20%	3.20%	4.50%	9.10%	9.50%	5.80%	5.00%	3.40%	10.00%	6.50%	3.40%	0.90%
\$20000 - \$29999	13.90%	8.60%	5.20%	2.10%	17.30%	14.00%	15.30%	7.30%	17.50%	7.30%	22.20%	11.50%	17.10%	14.60%	16.00%	11.00%	20.10%	13.10%	9.60%	2.80%
\$30000 - \$34999	8.20%	5.20%	4.20%	1.40%	10.00%	7.70%	7.40%	6.50%	10.10%	6.70%	8.00%	4.40%	7.90%	5.50%	5.90%	5.90%	10.30%	5.00%	7.90%	4.00%
\$35000 - \$39999	7.70%	5.50%	2.80%	2.10%	4.70%	6.00%	11.00%	6.20%	7.30%	6.90%	9.70%	5.10%	7.00%	6.90%	9.80%	4.00%	6.90%	6.70%	6.20%	2.80%
\$40000 - \$49999	16.40%	11.10%	12.10%	4.30%	10.90%	10.70%	21.20%	12.10%	14.40%	10.20%	18.80%	8.80%	14.20%	11.70%	14.50%	11.40%	15.90%	14.80%	17.30%	9.50%
\$50000 - \$59999	12.60%	10.50%	8.00%	5.30%	7.50%	8.20%	10.10%	14.70%	12.60%	11.90%	6.30%	8.10%	9.80%	9.90%	9.50%	9.70%	11.60%	14.30%	11.50%	7.70%
\$60000 - \$74999	12.50%	14.00%	25.60%	4.30%	6.10%	11.30%	9.10%	21.10%	14.00%	13.90%	14.80%	19.60%	11.00%	11.10%	11.40%	13.70%	10.10%	8.00%	15.50%	13.70%
\$75000 - \$99999	9.30%	16.80%	21.80%	18.80%	3.20%	10.10%	4.60%	12.90%	8.80%	15.30%	5.70%	15.50%	5.00%	10.80%	9.40%	14.40%	2.40%	10.50%	16.20%	17.90%
\$100000 - \$124999	3.00%	9.20%	6.60%	14.30%	0.30%	3.70%	0.90%	7.50%	2.90%	9.50%	1.10%	6.40%	1.50%	5.20%	3.10%	9.60%	1.10%	4.10%	3.10%	14.20%
\$125000 - \$149999	1.00%	4.50%	2.40%	12.70%	0.70%	1.40%	0.00%	2.30%	1.10%	5.20%	0.00%	1.40%	0.50%	3.00%	1.20%	3.70%	0.00%	2.80%	0.80%	10.30%
\$150000 and above	1.50%	6.10%	5.20%	29.30%	0.00%	2.70%	0.30%	2.20%	0.90%	6.30%	1.10%	1.40%	0.90%	2.50%	2.10%	3.40%	0.20%	3.10%	2.30%	12.40%

Source: 1990 Census, 2000 Census (SF3)



Gwinnett County's average per capita income grew slightly between 1990 and 2000, but the Cities experienced various levels of growth and decline (see Table 5.8). In the Atlanta metropolitan region as a whole, per capita income declined sharply between 1990 and 2000.

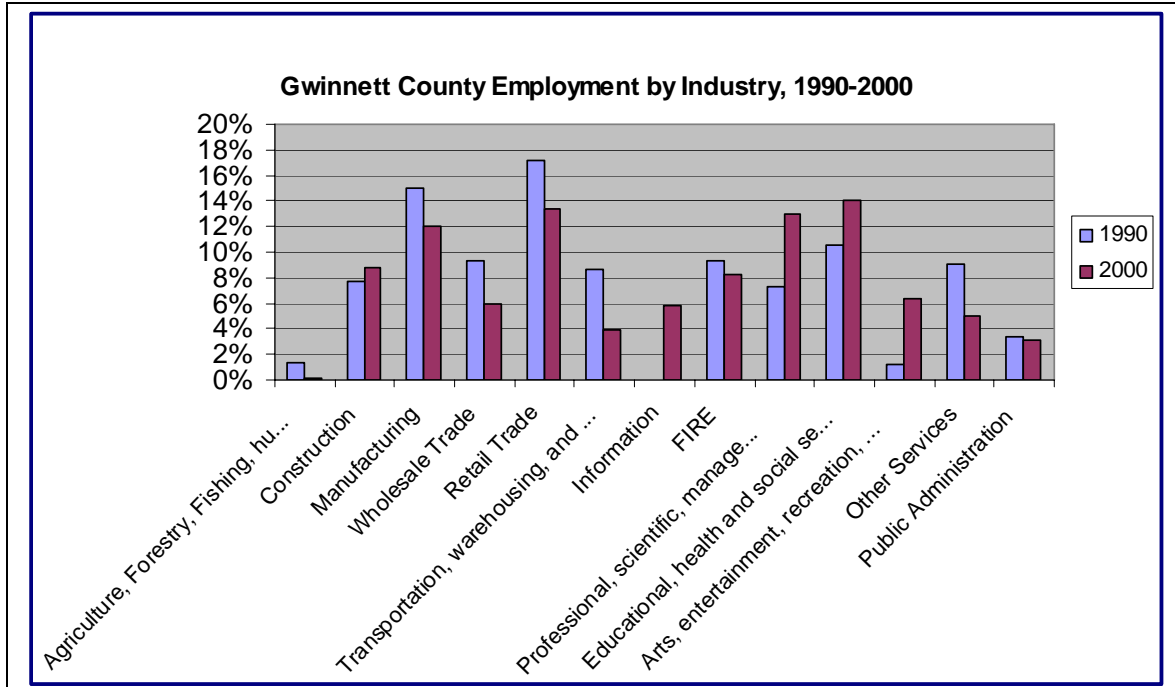
Table 5-8 Per Capita Income: 1990-2000				
	1990	2000 (adjusted)	Per Capita Income Change, 1990-2000	% Change 1990-2000
Berkeley Lake	\$26,883	\$32,991	\$6,108	22.72%
Buford	\$11,250	\$13,904	\$2,654	23.60%
Dacula	\$13,245	\$14,977	\$1,732	13.08%
Duluth	\$19,866	\$22,165	\$2,299	11.57%
Grayson	\$13,973	\$17,236	\$3,263	23.35%
Lawrenceville	\$14,479	\$14,923	\$444	3.07%
Lilburn	\$18,377	\$17,090	-\$1,287	-7.00%
Norcross	\$14,410	\$14,106	-\$304	-2.11%
Suwanee	\$17,301	\$22,566	\$5,265	30.43%
Gwinnett County	\$17,881	\$18,991	\$1,110	6.21%
Atlanta Regional Commission	\$23,918	\$19,674	-\$4,244	-17.74%
Georgia	\$13,631	\$16,066	\$2,435	17.86%
<i>Source: 1990 Census (SF3), 2000 Census (SF3), and ARC Envision6 Report. Incomes adjusted to use 1990 as a base year.</i>				

Although the residents of the County and most of its Cities are prospering, special attention must be paid to the residents that are struggling economically. Gwinnett's share of residents in poverty grew from 1989 to 1999 as shown in Table 5.9. All but two of the nine participating Cities saw the percentage of their population in poverty rise between 1989 and 1999.

Table 5-9 Poverty Rate: 1990-2000						
	1990	1990	1990	2000	2000	2000
	Total people	People Below Poverty Level	Percentage of Total	Total people	People Below Poverty Level	Percentage of Total
Berkeley Lake	782	5	0.64%	1,760	41	2.33%
Buford	8,585	1,202	14.00%	10,537	1,180	11.20%
Dacula	2,214	119	5.37%	3,889	59	1.52%
Duluth	8,923	225	2.52%	22,264	979	4.40%
Grayson	538	15	2.79%	772	63	8.16%
Lawrenceville	16,671	1,475	8.85%	20,715	2,389	11.53%
Lilburn	9,134	341	3.73%	11,159	681	6.10%
Norcross	5,925	410	6.92%	8,252	1,477	17.90%
Suwanee	2,411	45	1.87%	9,051	202	2.23%
Gwinnett County	350,595	13,951	3.98%	582,453	33,067	5.68%
Atlanta MSA	2,784,333	279,507	10.04%	4,040,946	379,924	9.40%
Georgia	6,299,654	923,085	14.65%	7,959,649	1,033,793	12.99%
Source: 1990 Census, 2000 Census (SF3)						

5.6 Economic Development

Gwinnett County's residents are employed in a wide range of industries. Significant changes between 1990 and 2000 include growth in the professional, education and health, and arts and entertainment industries.



Source: 1990 and 2000 Census (SF3)

Figure 5-5 Employment by Industry, 1990-2000

5.7 Labor Force

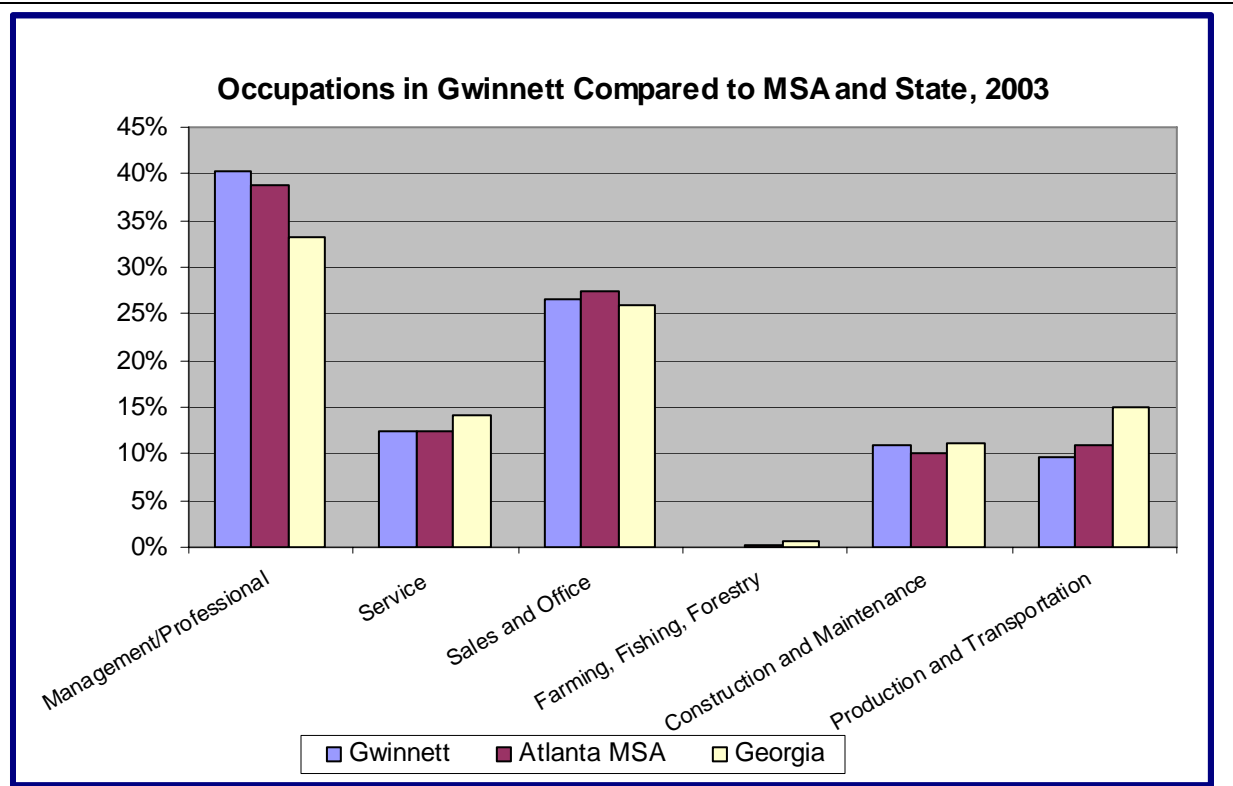
Gwinnett County's unemployment rate of 3.25% in 2000 was lower than the state average of 3.5% and the national rate of 4.0%. However, five of Gwinnett's Cities had unemployment rates higher than the national average in 2000. Buford, Dacula, Grayson, Lawrenceville, and Norcross each had unemployment rates of more than 4.0%, with Norcross the highest at 6.3%.

Table 5-10 Unemployment Rate, 1990-2000

	Labor Force 1990	Unemployed 1990	Percent Unemployed	Labor Force 2000	Unemployed 2000	Percent Unemployed
Berkeley Lake	411	4	0.97%	971	16	1.65%
Buford	4,479	313	6.99%	5,382	252	4.68%
Dacula	1,241	45	3.63%	2,154	91	4.22%
Duluth	5,767	177	3.07%	13,825	250	1.81%
Grayson	269	4	1.49%	413	17	4.12%
Lawrenceville	9,131	392	4.29%	11,332	501	4.42%
Lilburn	5,575	190	3.41%	6,208	202	3.25%
Norcross	3,611	76	2.10%	4,595	288	6.27%
Rest Haven	71	0	0.00%	67	0	0.00%
Snellville	6,490	201	3.10%	8,093	272	3.36%
Sugar Hill	2,577	113	4.38%	6,211	147	2.37%
Suwanee	1,345	53	3.94%	4,861	53	1.09%
Other Gwinnett Cities	9,138	314	3.44%	14,371	419	2.92%
Gwinnett County	210,295	6,646	3.16%	325,379	10,596	3.26%

Source: 1990 and 2000 Census (SF3)

A higher percentage of Gwinnett residents are employed in management and professional fields and construction and maintenance than the region as a whole (See Figure 5-6). Compared with the state, Gwinnett has a higher percentage of management and professional employee residents and a lower percentage of production and transportation employees. The 2003 ACS also indicates that 84 percent of Gwinnett residents employed were private wage and salary workers; 10 percent were federal, state, or local government workers; and 6 percent were self-employed. (Occupational data from the 2003 American Community Survey (ACS) is not yet available for the Cities within Gwinnett County.)



Source: 2003 American Community Survey, Selected Economic Characteristics

Figure 5-6 Occupations in Gwinnett Compared to MSA and State, 2003

Table 5.11 shows that the trends in personal income have remained stable from 1990 to 2000. Somewhat more Gwinnett residents are earning income through retirement now than in 1990, another indicator of an aging population.

Table 5-11 Personal Income by Type					
	1990 Constant Dollars	1990 Percentage	2000 Dollars	2000 Percentage	Difference
Wage or Salary	\$7,161,124,061	86.20%	12,422,379,700	85.40%	-0.80%
Other Types	\$59,077,605	0.70%	152,224,200	1.00%	0.30%
Self Employment	\$472,778,197	5.70%	801,120,400	5.50%	-0.20%
Interest, Dividends, Rental	\$317,018,907	3.80%	494,207,100	3.40%	-0.40%

Table 5-11 Personal Income by Type					
	1990 Constant Dollars	1990 Percentage	2000 Dollars	2000 Percentage	Difference
Social Security	\$146,010,769	1.80%	287,405,300	2.00%	0.20%
Public Assistance	\$12,794,760	0.15%	29,618,600	0.20%	0.00%
Retirement	\$134,919,270	1.60%	357,304,100	2.50%	0.90%
Total Income	\$8,303,723,578		14,544,259,400		
<i>Source: 1990 and 2000 Census (SF3); 1990 CPI was 130.7</i>					

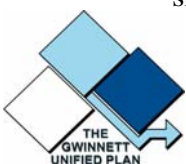
Table 5.12 shows the median wage earned in 1999 for males and females in Gwinnett County and its Cities. Most Cities follow the state standard of females earning a median wage two-thirds the rate of males. There are two distinct exceptions. In Berkeley Lake, the median wage for males is twice the rate of that of females; in Norcross, the female wage rate is slightly higher than that of males.

Table 5-12 Median Earnings in 1999 by Sex				
	1999 Median Earnings	Male	Female	
	Berkeley Lake	\$78,457	\$38,938	
	Buford	\$25,913	\$18,636	
	Dacula	\$35,712	\$24,609	
	Duluth	\$40,392	\$27,329	
	Grayson	\$34,063	\$19,500	
	Lawrenceville	\$26,364	\$20,947	
	Lilburn	\$29,670	\$22,248	
	Norcross	\$21,410	\$21,960	
	Suwanee	\$51,680	\$27,524	
	Gwinnett County	\$36,403	\$24,903	
	Atlanta MSA	\$32,654	\$22,916	
	Georgia	\$29,053	\$19,649	
<i>Source: 2000 Census</i>				

5.8 Economic Resources

Gwinnett County is home to a number of economic development agencies and organizations.

- The Gwinnett Chamber of Commerce is the largest with 3,000 members. The Chamber of Commerce compiles economic and demographic data for the County, operates a small business resource center, and lobbies for local businesses on key issues.



- The Council for Quality Growth is a regional organization that for the past 25 years has promoted existing business interests, with a particular focus on development. In 2003, the Council expanded its reach to the Atlanta region as a whole and now serves as the regional organization for development-related industries.
- Other economic development agencies include the Gwinnett Convention & Visitors Bureau, which promotes tourism in the County; the North Gwinnett Business Association, which offers networking and support services for local businesses; and business outreach services provided by Georgia Tech and the University of Georgia.

Gwinnett's growth has come with little use of development programs, largely because the County's location within the metropolitan region has been a sufficient draw for attracting high-profile businesses and agencies. There is no County-wide development authority, but Snellville, Norcross, and Lawrenceville have established development authorities to attract new businesses to their areas.

Gwinnett Technical College, based in Lawrenceville, offers more than 70 Associate degree, diploma, and technical certification programs. Additionally, the Gwinnett University Center, also in Lawrenceville, offers undergraduate degree programs, graduate degree programs, and business and community programs as a satellite campus for various state institutions, such as the University of Georgia or Southern Polytechnic State University. In fall 2006, the Gwinnett University Center was re-chartered as Georgia Gwinnett College, a new high-tech state college, and is now its own degree-granting institution.

A range of training opportunities is available in Gwinnett County.

- The Metropolitan Atlanta Private Industry Council (MAPIC) administers Job Training Partnership Funds for economically disadvantaged Gwinnett residents. The program provides free occupational specific training to qualified individuals.
- Georgia's QuickStart program offers businesses job training opportunities for their employees free of charge. This program is based in Lawrenceville at the Gwinnett Technical College.
- Gwinnett Senior Services, a division of the local government, operates three senior centers County-wide and offers a Senior Employment Program to counsel and place residents 55 and over in appropriate jobs. Seniors may also qualify for the Job Training Partnership Funds mentioned above.
- There are also several leadership training programs in the County, including Leadership Gwinnett, Gwinnett Senior Leadership, the Gwinnett Student Leadership Team, and Teachers as Leaders.

5.9 Economic Trends

Gwinnett County has established itself as a technology and global business center. The County is home to more than 200 foreign-based firms and almost 1,000 high-technology firms. More than twenty percent of Fortune 500 companies have branch offices or plants in Gwinnett County.

Most major employers in Gwinnett County are public sector or technology-based. According to the Gwinnett Chamber of Commerce, the top employers in the County in 2006 were:



1. Gwinnett County Public Schools—18,226 employees
2. Gwinnett County Government—4,586 employees
3. Gwinnett Health Systems—4,229 employees
4. Wal-Mart —4,163 employees
5. Publix – 3,250 employees
6. United States Postal Service—2,760 employees
7. State of Georgia—2,159 employees
8. Kroger – 1,981 employees
9. Primerica Financial Services—1,682 employees
10. Scientific-Atlanta/Cisco—1,624 employees
11. Waffle House – 1,059 employees
12. Home Depot – 1,037 employees
13. Atlanta Journal-Constitution—970 employees
14. CheckFree – 877 employees
15. Emory-Eastside Medical Center—867 employees

The Gwinnett Development Division, a division of the County’s Department of Planning and Development, reviews and inspects all new development proposals. The Gwinnett Board of Commissioners has recently looked into establishing impact fees for new developments to help finance infrastructure and public facilities in high-growth areas.

The County’s new Department of Economic Development plans to institute economic incentives to attract new business and increase the quality of jobs in Gwinnett County. The department was established in response to higher vacancy rates in the County and high-wage jobs being replaced by low-wage jobs in recent years.

5.10 Housing

Housing Types & Mix

Table 5.13 displays 1990 and 2000 U.S. Census housing stock data by jurisdiction for all areas within Gwinnett County. In both years, more than seven out of every 10 dwelling units in Gwinnett County were single-family units with only a small fraction consisting of attached units (e.g., townhouses or row homes). In Gwinnett County, town homes are counted as single family residences.

Table 5-13 Housing Stock Data 1990 and 2000

1990 Dwelling Units	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville
Detached Single-Family	317	2,092	699	1,741	196	3,763
Attached Single-Family	0	106	1	444	5	323
Multifamily	0	876	19	1,624	22	2,270
Mobile Homes, Boat, etc.	0	592	50	60	5	318
Total Units	317	3,666	769	3,869	228	6,674

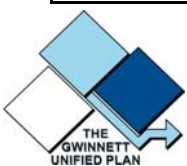


Table 5-13 Housing Stock Data 1990 and 2000

1990 Dwelling Units	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Un-incorporated Gwinnett	Total Gwinnett County
Detached Single-Family	2,384	1,184	851	4,834	73,536	91,597
Attached Single-Family	89	72	0	43	3,240	4,323
Multifamily	1,130	1,470	20	641	28,595	36,667
Mobile Homes, Boat, etc.	30	31	15	480	3,440	5,021
Total Units	3,633	2,757	886	5,998	108,811	137,608

2000 Dwelling Units	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville
Detached Single-Family	614	2,480	1,300	4,721	252	4,561
Attached Single-Family	4	149	7	1,065	4	582
Multifamily	0	864	19	3,284	21	2,215
Mobile Homes, Boat, etc.	0	516	28	81	24	317
Total Units	618	4,009	1,354	9,151	301	7,675

2000 Dwelling Units	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Un-incorporated Gwinnett	Total Gwinnett County
Detached Single-Family	2,873	1,319	2,439	8,039	4738	150,017
Attached Single-Family	165	459	20	143	90	7,716
Multifamily	946	996	774	717	415	46,929
Mobile Homes, Boat, etc.	27	10	0	464	8	5020
Total Units	4,011	2,784	3,233	9,363	5251	209,682

Single-family detached housing units constituted the highest percentage of the housing stock for all areas in both years, though the amount of its dominance varies by location. Specifically, more than 90.0 percent of housing units in Berkeley Lake, Dacula and Suwanee were single-family detached units in 1990. For 2000, the percentage of single-family detached units in Berkeley Lake and Dacula remained above 90 percent; however, Suwanee experienced a significant increase in multifamily units (23.9 percent compared to 2 percent in 1990). In contrast, unincorporated Gwinnett County experienced a significant increase in single-family detached units, rising from 67.6 percent in 1990 to 90.2 percent in 2000.

Duluth, Lawrenceville and Norcross contained the largest number of multi-family housing units (properties with two or more rental or owner-occupied units) in 2000 at 35.9, 28.9, and



35.8 percent, respectively. Multi-family units in the County as a whole topped at 22.4 percent (compared to 26.6 percent in 1990). Thirteen percent of Buford's housing units were mobile homes, boats, RV, vans and trailers—the highest of all Cities. All other areas peaked at five percent for such units. (Building permit data pulled from the 2000 Census and the State of Cities Data System (SOCDS) Building Permit Database describe the latest additions to the current housing stock from 2000 to 2006.)²

Table 5-14 Number and Percent of Units Permitted from 2000 to 2006					
Jurisdiction	Single Family	Percent of Total	Multifamily	Percent of Total	Total Housing Units
<i>Berkeley Lake</i>	n/a	n/a	n/a	n/a	n/a
<i>Buford</i>	268	100%	0	0.0%	268
<i>Dacula</i>	209	100%	0	0.0%	209
<i>Duluth</i>	1,355	89.1%	165	10.9%	1,520
<i>Grayson</i>	n/a	n/a	n/a	n/a	n/a
<i>Lawrenceville</i>	1,161	46.4%	1,341	53.6%	2,502
<i>Lilburn</i>	183	100%	0	0.0%	183
<i>Norcross</i>	520	71.9%	203	28.1%	723
<i>Suwanee</i>	1,534	69.1%	687	30.9%	2,221
<i>Other County Cities</i>	3,025	100%	8	0.0%	3,033
<i>Unincorporated County</i>	52,627	89.6%	6,098	10.4%	58,725
<i>Gwinnett County</i>	60,882	87.7%	8,502	12.3%	69,384
<i>Atlanta MSA</i>	313,711	77.7%	89,816	22.3%	403,527
<p>Note that those jurisdictions with no permits indicated likely means that the jurisdiction's permitting process is controlled by Gwinnett County. The County total, however, accounts for any such units.</p> <p>Source: 2000 U.S. Census; Bay Area Economics, 2006</p>					

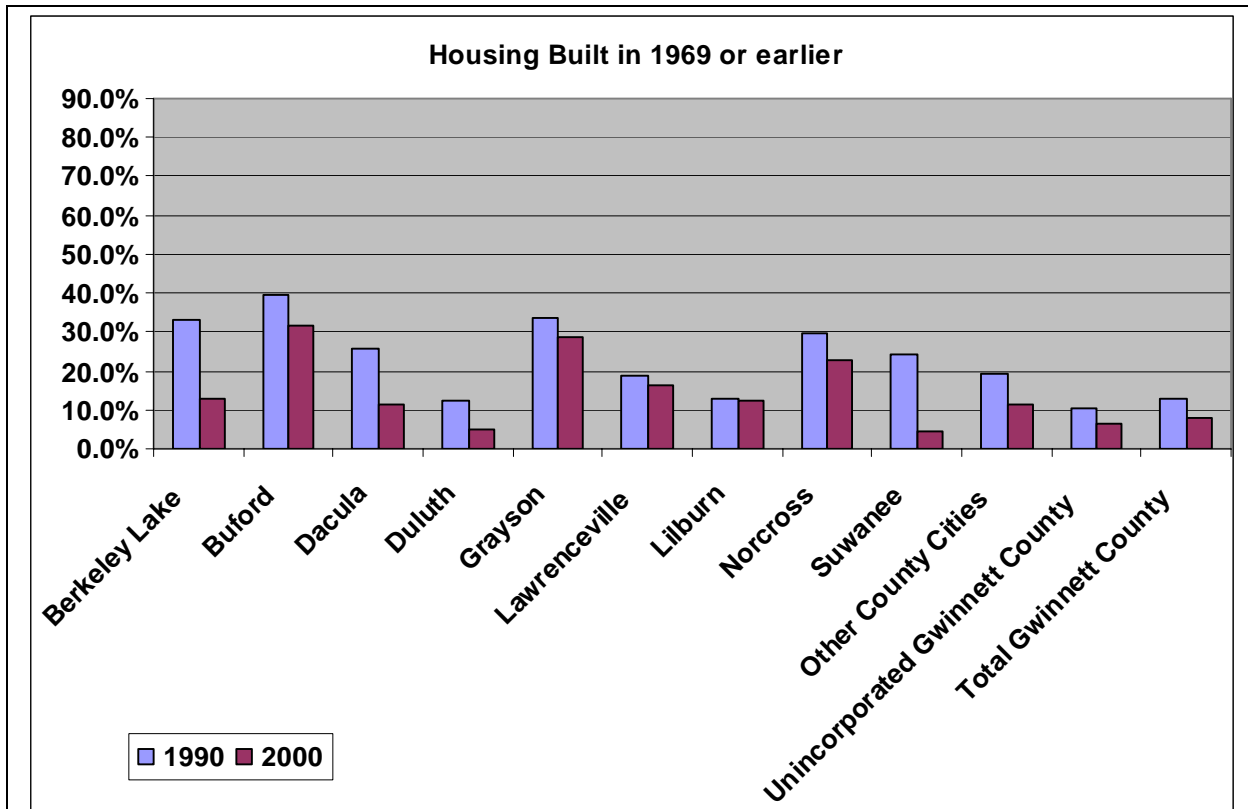
Table 5.14 shows the percentage of housing units permitted from 2000 to 2006 for all jurisdictions. The majority (87.7 percent) of the 69,384 total units for all of Gwinnett were single-family units. Added to the total Gwinnett number of 209,682 units in 2000, this increase puts the current total units at approximately 279,006—an average yearly increase of 11,564 units per year since 2000.

Like many areas in the Atlanta Metropolitan area, for every seven single-family units permitted, only one multi-family unit was permitted. This large differential indicates infrastructure constraints and limited zoning for multi-family residential development.

² While the data are reliable, they do not take into account any buildings permitted, but never built or lost through demolition, condemnation, or natural disaster.

Condition and Occupancy

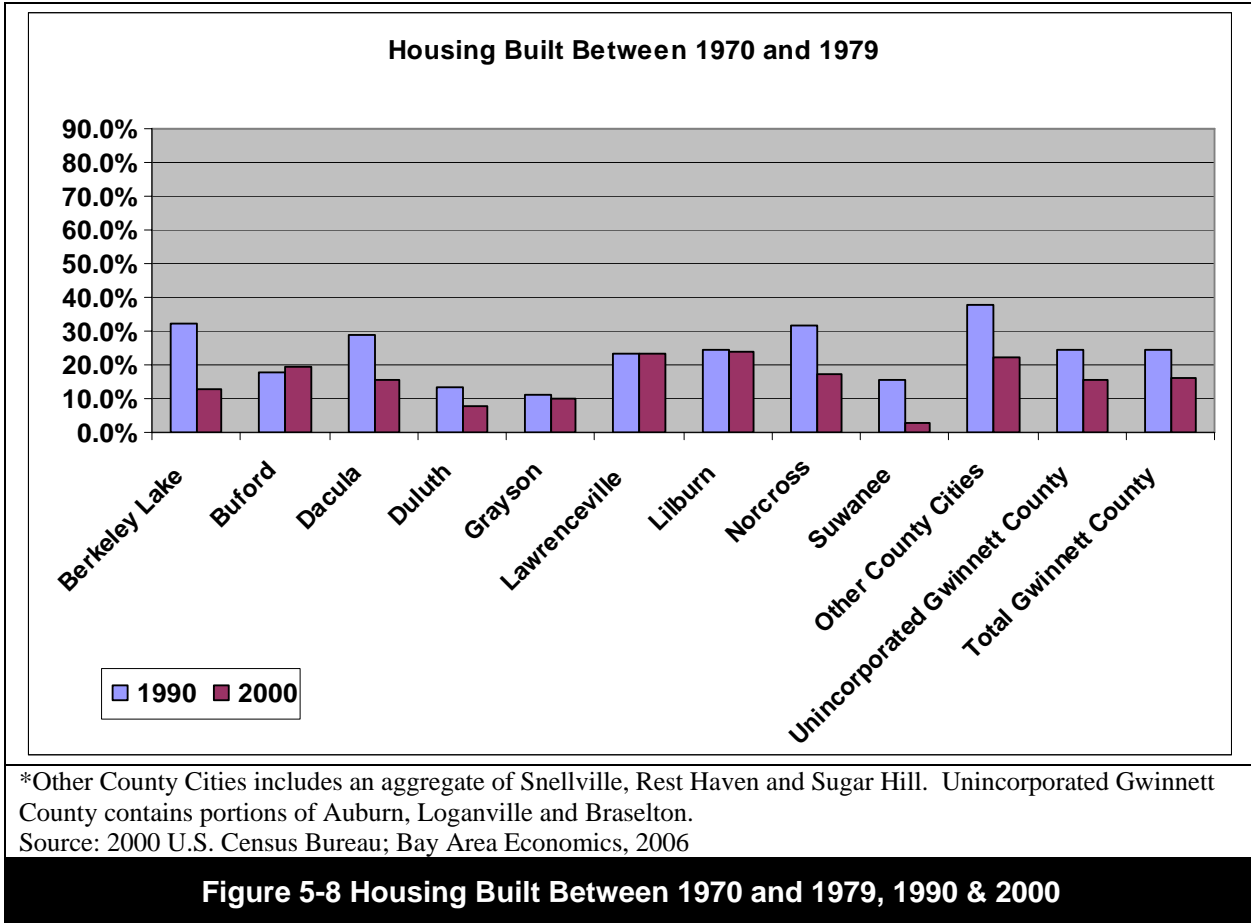
Based on the 2000 U.S. Census data, many of the Cities within the County began to experience a significant rise in the number of housing units after 1980. Areas like Grayson, Lawrenceville, Lilburn, and Norcross experienced the largest increase in housing units during this decade. The following decade (1990 to 2000) represented the largest gain in new housing units for the County (42.2 percent of all units in 2000) and several Cities including Berkeley Lake (51.3 percent), Dacula (47.9 percent), Duluth (56.3 percent), Suwannee (78.7 percent), Other County Cities (37.2 percent) and the unincorporated areas of the County (43.1 percent). The Atlanta MSA is similar to Gwinnett County, with 30.8 percent of its 2000 housing stock built between 1990 and 2000. Figures 5.7 through 5.10 show the growth in housing in each decade between 1970 and 2000, as well as housing built before 1970. Extraordinary growth in the number of single-family units throughout the County have accounted for most of the housing units recently built. The large influx of immigrants during the last decade also increased the need for housing units throughout the metropolitan region.

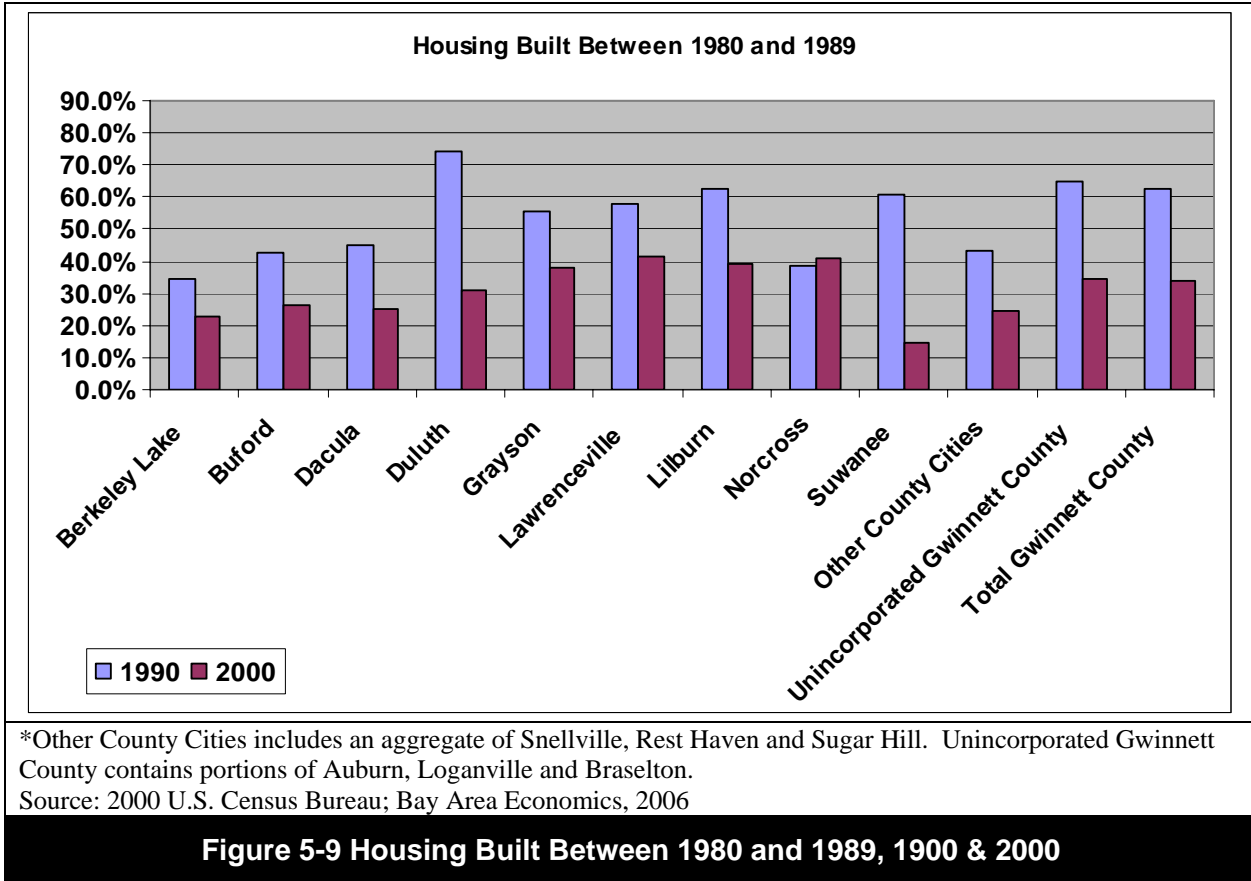


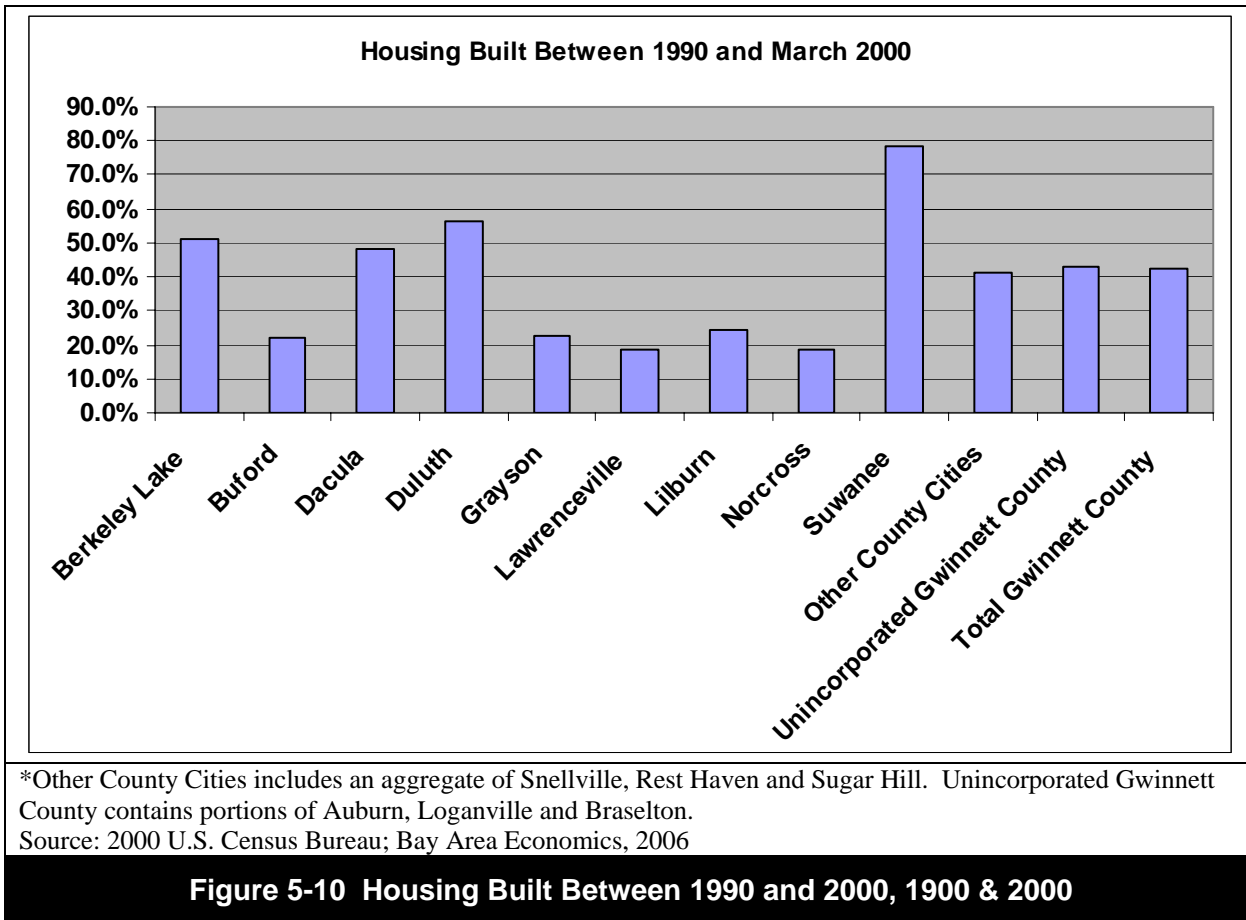
*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 U.S. Census Bureau; Bay Area Economics, 2006

Figure 5-7 Housing Built in 1969 or earlier, 1990 & 2000

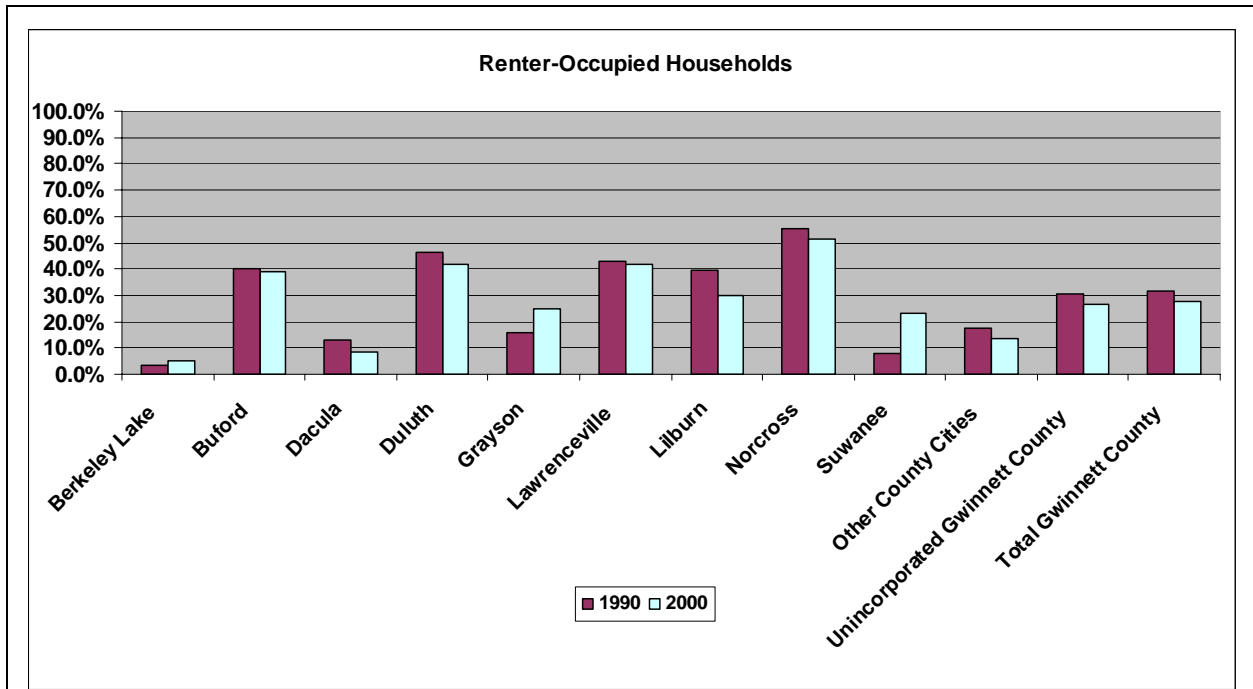






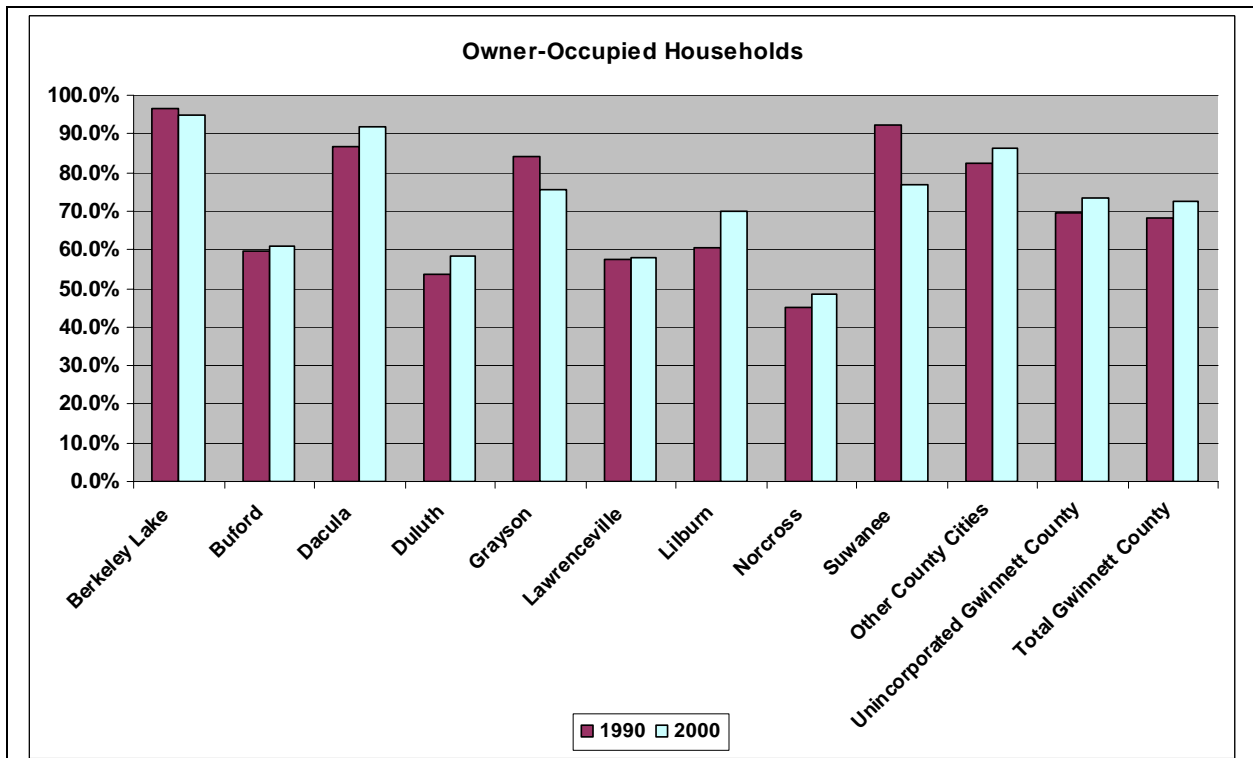
The Gwinnett County Community Development Office 2006-2010 Consolidated Plan estimated approximately 10,000 housing units need rehabilitation. An additional estimated 3,000 subsidized units appear to be infeasible for rehabilitation. The Consolidated Plan also estimates 6,000 to 8,000 housing units in Gwinnett County have incipient housing code violations that, if left unrepaired, will make these housing units substandard within a few years. Another 4,000 to 6,000 housing units need major energy renovations to make them compatible with mandatory energy codes. Such an effort would result in more reasonable utility bills, making them more affordable for many families.

Figures 5.11 and 5.12 illustrate the breakdown of owner occupied and renter occupied for the County and each of the participating Cities. In 2000, the majority of Gwinnett County households (72.4 percent) owned their homes—an increase of four percentage points since 1990 (68.4 percent). Not surprisingly, Cities with a larger presence of multifamily housing (i.e., Buford, Duluth, Lawrenceville, Lilburn and Norcross) exhibited higher percentages of renter-occupied households.



**Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton. Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006*

Figure 5-11 Renter-Occupied Households



**Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton. Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006*

Figure 5-12 Owner-Occupied Households

Gwinnett County and its individual Cities enjoyed healthy vacancy rates of some 5.0 percent or less in 2000. This is a normal transition in housing turnover, as landlords and property owners prepare and market their properties for future occupancy. The problem of abandoned properties leading to pervasive disinvestment and blight is still minor.

Cost of Housing

The median monthly contract rent (excluding utilities) in Gwinnett County for 2000 was \$719, higher than both the state and the MSA. This trend continues from 1990, when Gwinnett County's median rent of \$483 exceeded the median rents of the state and MSA respectively at \$344 and \$441. By jurisdiction, there was a large fluctuation in median rents with Suwanee and Berkeley Lake showing the highest rents at \$826 and \$850 per month. Suwanee's high median rent could reflect a greater demand for rental units than in other areas and the nature of its rental housing stock (e.g., relatively new, good amenities, proximity to transportation corridors, etc.). Berkeley Lake has only single-family units. Rental rates for single-family homes tend to be higher than apartments due to more private amenities and larger square footages. (See Table 5.15.)

Table 5-15 Median Contract Rents by Jurisdiction, 1990 & 2000

	1990	City	2000
	\$833	Berkeley Lake	\$850
	\$360	Buford	\$527
	\$347	Dacula	\$471
	\$516	Duluth	\$780
	\$344	Grayson	\$569
	\$418	Lawrenceville	\$597
	\$474	Lilburn	\$664
	\$460	Norcross	\$724
	\$418	Suwanee	\$826
	\$453	Other Gwinnett Cities	\$625
	\$493	Unincorporated Gwinnett County	\$728
	\$483	Total Gwinnett County	\$719
	\$441	Atlanta MSA	\$644
	\$344	Georgia	\$505

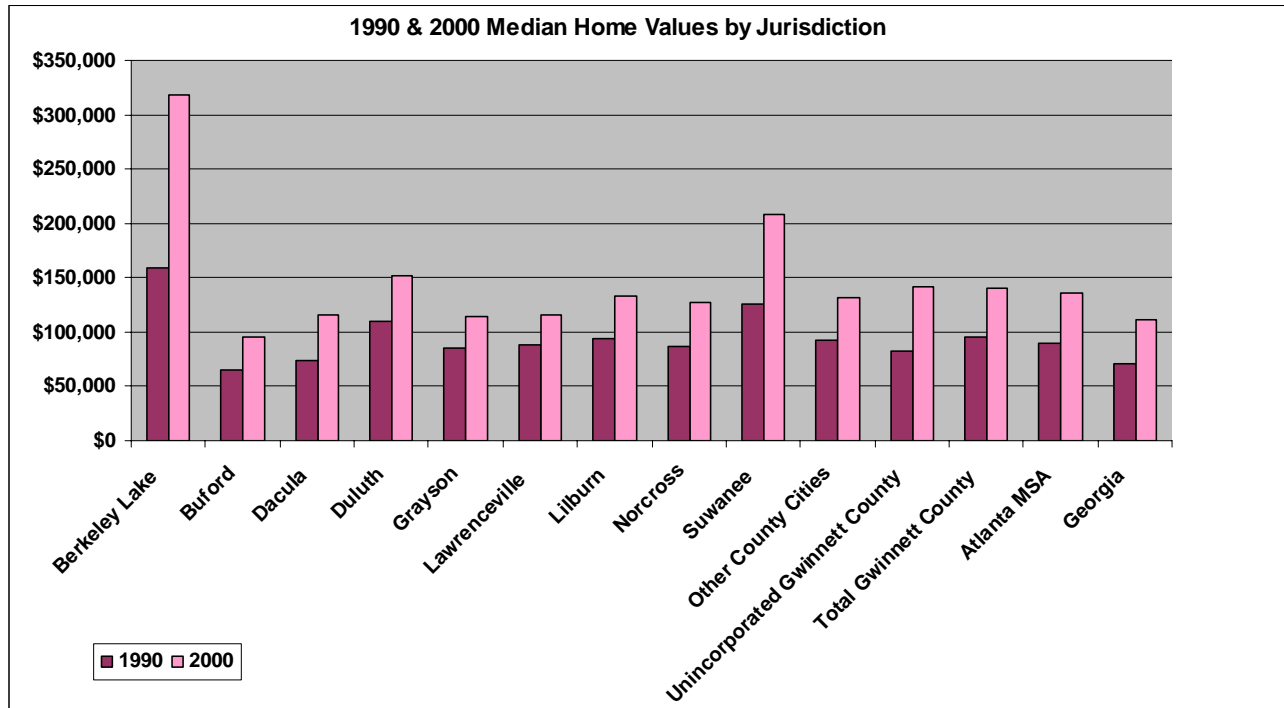
*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: U.S. Census Bureau

Prior to the real estate boom in the early 2000s, the median home value in Gwinnett County was \$140,600, again higher than both the state and MSA (see chart below). This trend continues from 1990, when Gwinnett County's median home value of \$95,900 exceeded the median home values of the state (\$70,700) and MSA (\$89,300). Most Gwinnett's Cities had



values similar to the County at large in 1990 and 2000, although median home values in Suwanee and Berkeley Lake exceeded the County for both years.



*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 U.S. Census Bureau; Bay Area Economics, 2006

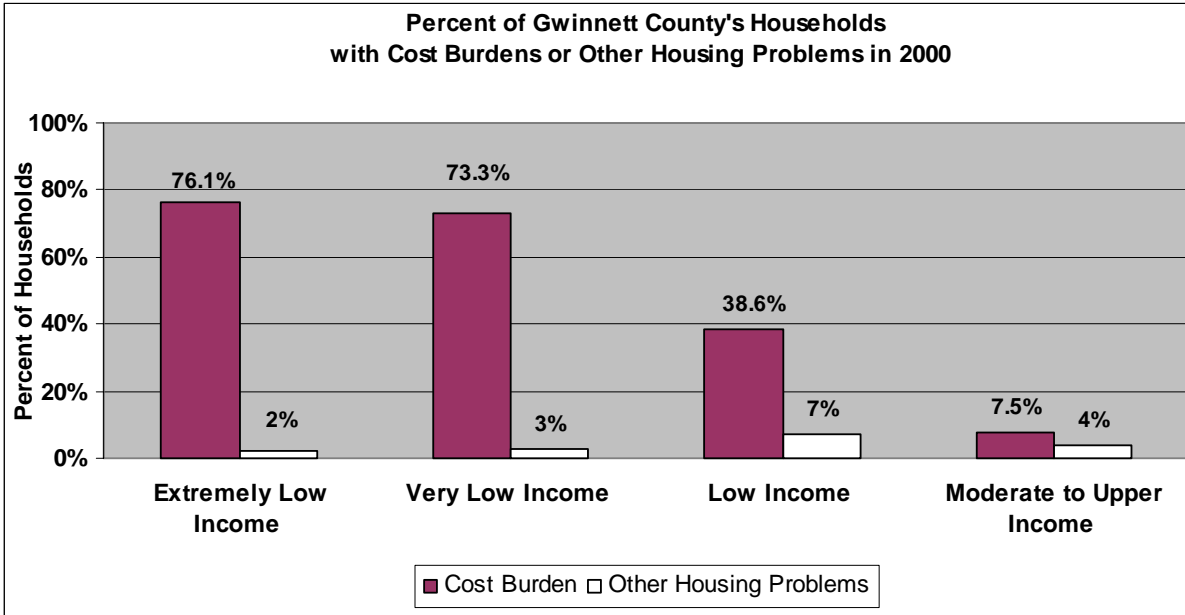
Figure 5-13 1990 & 2000 Median Home Values by Jurisdiction

Cost-Burdened Households

HUD defines a household in need of housing assistance as any household with one or more of the following housing problems:

- cost-burdened-spending in excess of 30 percent of household income on housing,
- severely cost-burdened-spending in excess of 50 percent of household income on housing;
- overcrowding-living with more than one person per room, (need better definition) or
- occupying a unit with physical defects (e.g., lacking complete kitchen or bathroom facilities).

In 2000, 202,222 households, 27 percent of Gwinnett's 54,599 households, had housing problems,. Forty-two percent of renters compared to 22 percent of owners experienced housing problems. Figure 5.14 reveals that the vast majority of all the housing problems are cost burdens and that extremely-low-income households are more than twice as likely to have housing problems compared to low-income households.



Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2006

Figure 5-14 Percent of Gwinnett County's Households with Cost Burdens or Other Housing Problems in 2000

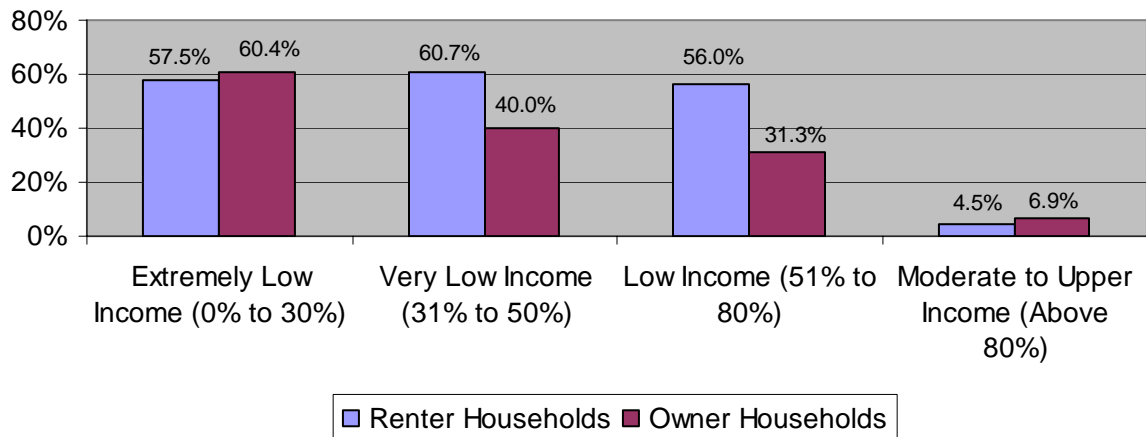
Special Needs Households

The county has several special needs populations with particular housing needs, including elderly, frail elderly, persons with severe mental and physical disabilities and those with HIV/AIDS. Households may have one or more persons with these special housing needs.

Elderly

This population includes those persons 65 years of age or older, with incomes up to 80 percent of AMI (Area Median Income), spending more than half of their incomes on housing. For the elderly, the high percentage of cost burdens is usually due to a dependency on insufficient Social Security income, pensions or personal retirement accounts. As Figure 5.15 indicates, very-low-income renter elderly households (earning 31 to 50 percent of the AMI) experienced the highest percentage of housing problems at 60.7 percent, followed by extremely-low-income elderly renters and owners alike.

Gwinnett County's Percent of Elderly Households with Housing Problems*, 2000



*Defined as severe cost burdens, overcrowding, or physical defects

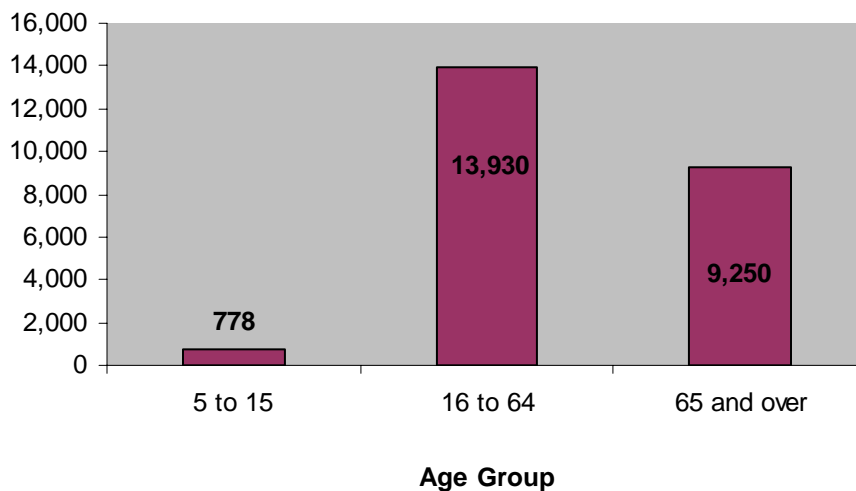
Source: Comprehensive Housing Affordability Strategy Databook; Bay Area Economics, 2006

Figure 5-15 Percent of Elderly Households with Housing Problems, 2000

Persons with Disabilities

The 2000 U.S. Census presents an array of data on those with sensory, physical, mental, self-care, go-outside-home, and employment disabilities. Gwinnett County's mentally and physically disabled population includes 40,449 individuals (7 percent of the county's total population).

Persons with Physical Disabilities by Age for Gwinnett County, 2000



Source: US Census 2000; Bay Area Economics, 2006

Figure 5-16 Persons with Physical Disabilities by Age for Gwinnett County, 2000

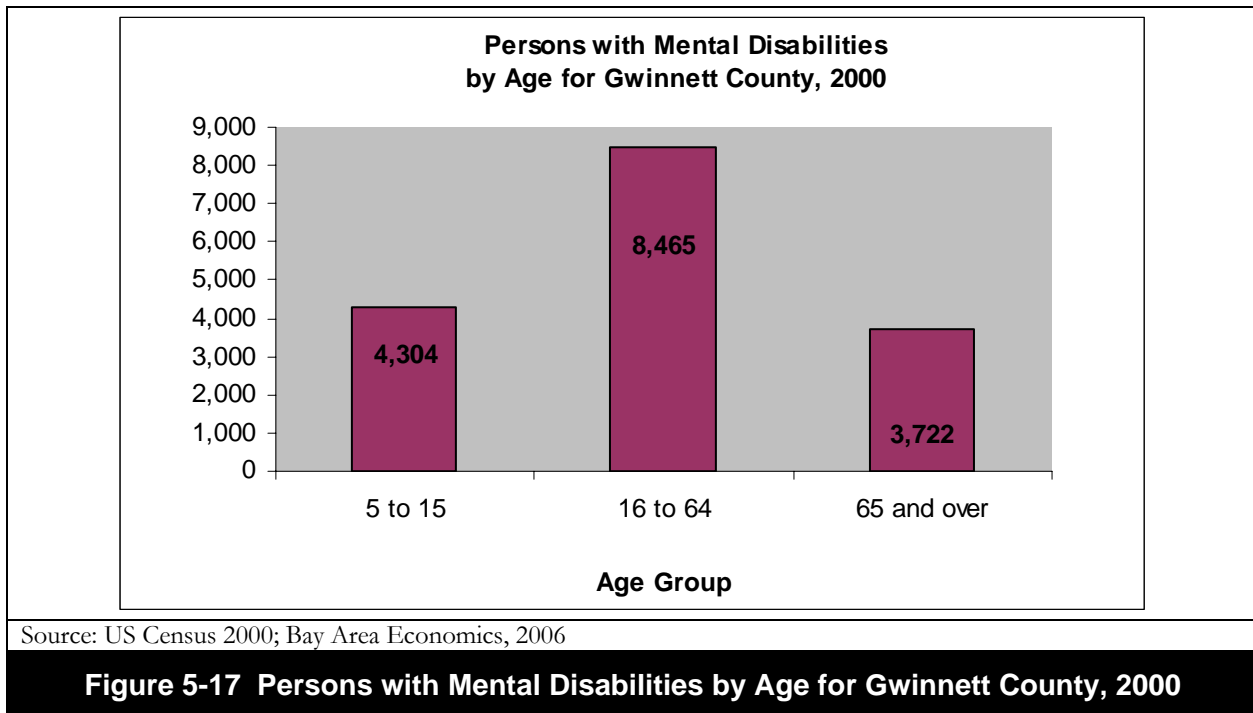
Gwinnett County had 23,958 physically disabled individuals (4 percent of the entire county population). Those aged 16 to 64 years are 58.1 percent of this total. Elderly residents (aged 65 years and older) are 38.6 percent of the disabled population, followed by 3.2 percent for those aged 5 to 15 years.

Frail Elderly

Frail elderly is defined as individuals 65 years of age or older with two or more “personal care limitations”. These are physical or mental disabilities that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. Frail elderly often require some type of supportive living arrangement such as an assisted living community, skilled nursing facility, or an independent living situation with in-home health care. Gwinnett County had 7,322 frail elderly residents in 2000—18.1 percent of the total disabled population (40,449 residents).

Persons with Mental Disabilities

The U.S. Census defines persons with mental disabilities as those with a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating. This definition is quite broad, encompassing all types of individuals with varying degrees of mental ability. Figure 5.17 provides data on persons with mental disabilities by age. There are a total of 16,491 persons with mental disabilities, representing 3 percent of the population. Those aged 16 to 64 years again made up the majority at 51.3 percent. However, unlike those physically disabled, those mentally disabled aged 65 years of age or older comprised a comparatively smaller share of 22.6 percent, followed by 26.1 percent of those aged 5 to 15 years.



Persons with Alcohol or Substance Abuse Problems

Individuals with chemical dependencies are often unable to maintain permanent housing. Without supportive services to help them beat their addictions, many are at risk of becoming homeless. Gwinnett/Rockdale/Newton (GRN) Community Service Board—a provider of comprehensive mental health and substance abuse services to all citizens of Gwinnett County. --currently offers an array of housing services including structured 24 hours/day care to individuals in transitional housing. Along with group home services, GRN leases apartments to house clients who are suited to supportive independent living.

Persons with HIV/AIDS

Using current national statistics which estimates that 1 in every 250 persons is HIV-positive, the estimated number of HIV-positive persons in Gwinnett County would be approximately 1,800.

AID Gwinnett, Inc. (AGI) is a service organization for individuals with AIDS/HIV and their families and friends and provides services to approximately 200 persons and 50 families annually, including counseling, case management, transportation, medical services, and most importantly -- housing. There are no specific housing facilities for persons with AIDS/HIV. AGI is challenged by the lack of housing subsidies available and the substandard condition of existing affordable inventory.

Special Needs (Non-Homeless) Population Synopsis

Table 5.16 addresses Special Needs Housing projected over the 5-year Plan period. The needs data were derived from projections from the Comprehensive Housing Affordability Strategy (CHAS) Table 1B, adjusted with additional estimates since Census 2000. Cost data were developed using average rents of \$750 per month for 1-Bedroom Apartments over the 5-year Plan period.

Table 5-16 HUD Special Needs (Non-Homeless) Population				
(HUD Table 1B): Special Needs (Non-Homeless) Population				
Special Needs Populations	Priority Needs Level (High, Medium, Low)	Unmet Needs	Dollars to Address Unmet Needs	Goals*
Elderly	H	4,000	\$180,000,000.00	100
Frail Elderly	H	2,000	\$90,000,000.00	20
Severe Mental Illness	H	500	\$22,500,000.00	50
Developmentally Disabled	H	2,000	\$90,000,000.00	25
Physically Disabled	H	3,000	\$135,000,000.00	3,000
Persons with Alcohol/ Other Drug Addictions	H	2,000	\$90,000,000.00	500
Persons with HIV/AIDS	H	500	\$22,500,000.00	100
Others	N	0	\$0.00	0
Total			\$630,000,000.00	3,795
Source: US Census 2000; Comprehensive Housing Affordability Strategy Databook 2000; Claritas, Inc. 2000				
*Note: More information is needed to make a sufficient estimate				

Gwinnett County Continuum of Care (Homeless)

The fundamental components of the Continuum of Care Plan address the needs of the homeless individuals and families. They include:

1. Outreach to homeless and near-homeless individuals and families, combined with a comprehensive intake, assessment, and referral system.
2. Emergency Shelter as a safe, decent alternative to life on the streets.
3. Permanent Transitional Housing with Supportive Services is provided by THE IMPACT! GROUP [12 units], Rainbow Village (14 units), and Travelers Aid (1 unit). All twenty-seven (27) units serve families with children.
4. Permanent housing or permanent supportive housing is provided by THE IMPACT! GROUP, which owns and operates more than 250 low cost rental units for low income families. GHRP also maintains a list of apartments which are “more affordable” and refers clients to facilitate placement.
5. Follow-up with families is performed by each of the housing-related agencies (THE IMPACT! GROUP, Rainbow Village, Travelers Aid, Partnership Against Domestic Violence, and GRN Community Service Board), once the families secure permanent housing.

Table 5-17 Continuum of Care Homeless Population and Subpopulation

Continuum of Care: Housing Gap Analysis Chart				
		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	295	0	705
	Transitional Housing	255	0	345
	Permanent Supportive Housing	0	0	25
	Total	550	0	1075
Persons in Families With Children				
Beds	Emergency Shelter	615	0	698
	Transitional Housing	130	0	257
	Permanent Supportive Housing	0	0	50
	Total	745	0	1005
Continuum of Care: Homeless Population and Subpopulations Chart				
Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	2000	200	1200	3400
1. Number of Persons in Families with Children	500	200	500	1200
2. Number of Single Individuals and Persons in Households without children	2000	200	3000	5200
(Add Lines Numbered 1 & 2 Total Persons)	4000	400	4200	8600
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	700		500	1200
b. Seriously Mentally Ill	50			
c. Chronic Substance Abuse	50			
d. Veterans	125			
e. Persons with HIV/AIDS	50			
f. Victims of Domestic Violence	2500			
g. Unaccompanied Youth (Under 18)	2000			

Source: Gwinnett County Continuum of Care, 2006; Bay Area Economics, 2006

Subpopulations of homeless persons [veterans, persons with mental illness, substance abuse, or HIV/AIDS] represent a very small part of the Gwinnett County homeless problem. The predominant homeless population in Gwinnett County is families, mostly headed by a single-parent, usually female.

5.11 Jobs-Housing Balance and Affordable Housing

In 2000, Gwinnett County jobs-housing balance ratio was 1.4. (Generally, a ratio above 1.5 means that a community has more jobs than dwelling units and more than likely imports its workers.) Consequently, Gwinnett is neither jobs-rich nor a pure bedroom community. In 2000, 45.3 percent of working residents commuted out of Gwinnett County, while 38.7 percent of workers living elsewhere commuted into the County.

Supply of Affordable Housing

Although the data above suggests a relative balance of workers compared to housing units, this measure does not consider the affordability of the existing stock, especially for low-income County residents. Table 5.18, for example, illustrates affordability mismatch statistics regarding the demand and supply of rental units based on income level. For units affordable to very low-income households, over one-third was occupied by very low-income households with 33 percent built before 1970 and 39 percent having some problem. Vacancy rates for all unit sizes were higher than accepted levels, which is inconsistent with the county's housing assistance needs data for this income group. Over 7,200 households are of very low-income, yet the rental market for this income group appears soft with very high vacancy rates.³ Additionally, the majority of housing stock affordable to those making less than 80 percent of AMI is mature (built before 1970) and two out of every five low-income units have some problem.

³ This could be for two reasons: (1) the majority of very low-income households earn closer to 31 percent of AMI and need tenant-based assistance to afford their homes or (2) the majority of this income group is concentrated in one particular submarket that is less affordable than other areas in the County. If the latter is true, then outreach efforts are needed to inform those in this income group of affordable housing opportunities in other areas.

Table 5-18 Affordability Mismatch for Gwinnett County, 2000

Housing Units by Affordability	Rental Units by Number of Bedrooms					Owned or For-Sale Units by Number of Bedrooms			
	0-1	2	3+	Total Units		0-1	2	3+	Total Units
Extremely Low Income (< 30% of AMI)									
No. of Occupied Units	690	910	1,345	2,945		n/a	n/a	n/a	n/a
%Occupants <=30%	63%	37%	22%	36%		n/a	n/a	n/a	n/a
% built before 1970	16%	35%	33%	30%		n/a	n/a	n/a	n/a
% with some problem	30%	26%	10%	20%		n/a	n/a	n/a	n/a
No. of Vacant Units	30	55	50	135		n/a	n/a	n/a	n/a
% Vacant	4%	6%	4%	5%		n/a	n/a	n/a	n/a
Very Low Income (31 to 50% of AMI)									
No. of Occupied Units	635	2,505	2,000	5,140		540	3,615	9,560	13,715
%Occupants <=30%	57%	39%	26%	36%		35%	32%	21%	24%
% built before 1970	24%	34%	34%	33%		18%	28%	20%	22%
% with some problem	64%	39%	31%	39%		25%	9%	2%	5%
No. of Vacant Units	90	490	200	780		0	155	225	380
% Vacant	14%	20%	10%	15%		0%	4%	2%	3%
Low Income (51 to 80% of AMI)									
No. of Occupied Units	14,420	18,845	8,220	41,485		795	4,790	64,365	69,950
%Occupants <=30%	56%	46%	41%	48%		52%	41%	22%	23%
% built before 1970	34%	24%	18%	44%		18%	16%	7%	7%
% with some problem	48%	40%	37%	42%		10%	3%	1%	1%
No. of Vacant Units	810	1580	330	2720		15	115	865	995
% Vacant	6%	8%	4%	7%		2%	2%	1%	1%
Moderate to Upper (> 80% of AMI)									
No. of Occupied Units	3,010	1,315	1,855	6,180		1,313	2,695	58,895	62,903
No. of Vacant Units	90	15	20	125		20	24	770	814
% Vacant	3%	1%	1%	2%		2%	1%	1%	1%
*AMI represents Area Median Family Income									
Source: Comprehensive Housing Affordability Databook; Bay Area Economics, 2006									

Barriers to Affordability

Gwinnett County faces several barriers to affordable housing that hinder and/or stall the provision of housing for those earning lower incomes (80 percent of AMI or below).

Increasing Land Prices and Costs of Development

Escalating land prices, the increasing cost of development codes and fees, the profitability of higher priced homes, and the strong demand for more expensive homes have all combined to push the cost of housing out of the affordable range for a substantial segment of the population.

Local Building Requirements

Current codes and zoning classifications offer developers in Gwinnett County limited flexibility to produce adequate housing that is affordable to many moderate- and low-income families. Code items which are seen as having the most impact on housing costs include: minimum square footage; minimum lot size requirements; and certain infrastructure requirements. .

Burdensome Federal and State Regulations

Federal and state programs and regulations often place requirements on local jurisdictions that drive up the cost of development. They frequently do not allow the flexibility needed for local communities to devise cost efficient solutions to their particular affordable housing problems.

Historically Weak Policies to Preserve Existing Housing Stock

Gwinnett 2020, A Comprehensive Plan for Gwinnett County, Georgia addresses preservation of existing housing stock for affordable housing. Many inhabited units suffer from deferred maintenance and continue their decline until rehabilitation is not feasible. Some vacant and abandoned units go unattended. In 2005, Gwinnett County implemented a concentrated code enforcement program in certain targeted areas and has subsequently expanded the program countywide.

Lack of Public/Private Partnerships with Financial Institutions

More lender involvement in affordable housing efforts is needed.

Need for More Affordable Housing Community Awareness and Homebuyer Education

Many residents of Gwinnett County hold misperceptions of affordable housing and are not aware of the critical needs in the county. Homebuyer Education programs are growing, but need to be strengthened and expanded.

Other Obstacles

The County faces obstacles ranging from general NIMBY ["Not in My Back Yard"] attitudes to technical issues such as limited numbers of existing nonprofit housing developers or private developers willing to construct affordable housing for low-income homebuyers. Financial resources are extremely limited to help nonprofits developers enhance their internal capacity building and housing initiatives.

Predatory Lending

Predatory lending practices present real hindrances to the homeownership market as overextended residents pay extraordinarily high interest rates and/or ultimately lose their homes through foreclosure. The state of Georgia has been committed to regulating the most prevalent terms of subprime loans, including points and fees, prepayment penalties, flipping projections, high-cost loan protections and loan coverages. It has seen a considerable drop in subprime loan volume from 1999 to 2004.

5.12 Natural and Cultural Resources

Hydrologic Features

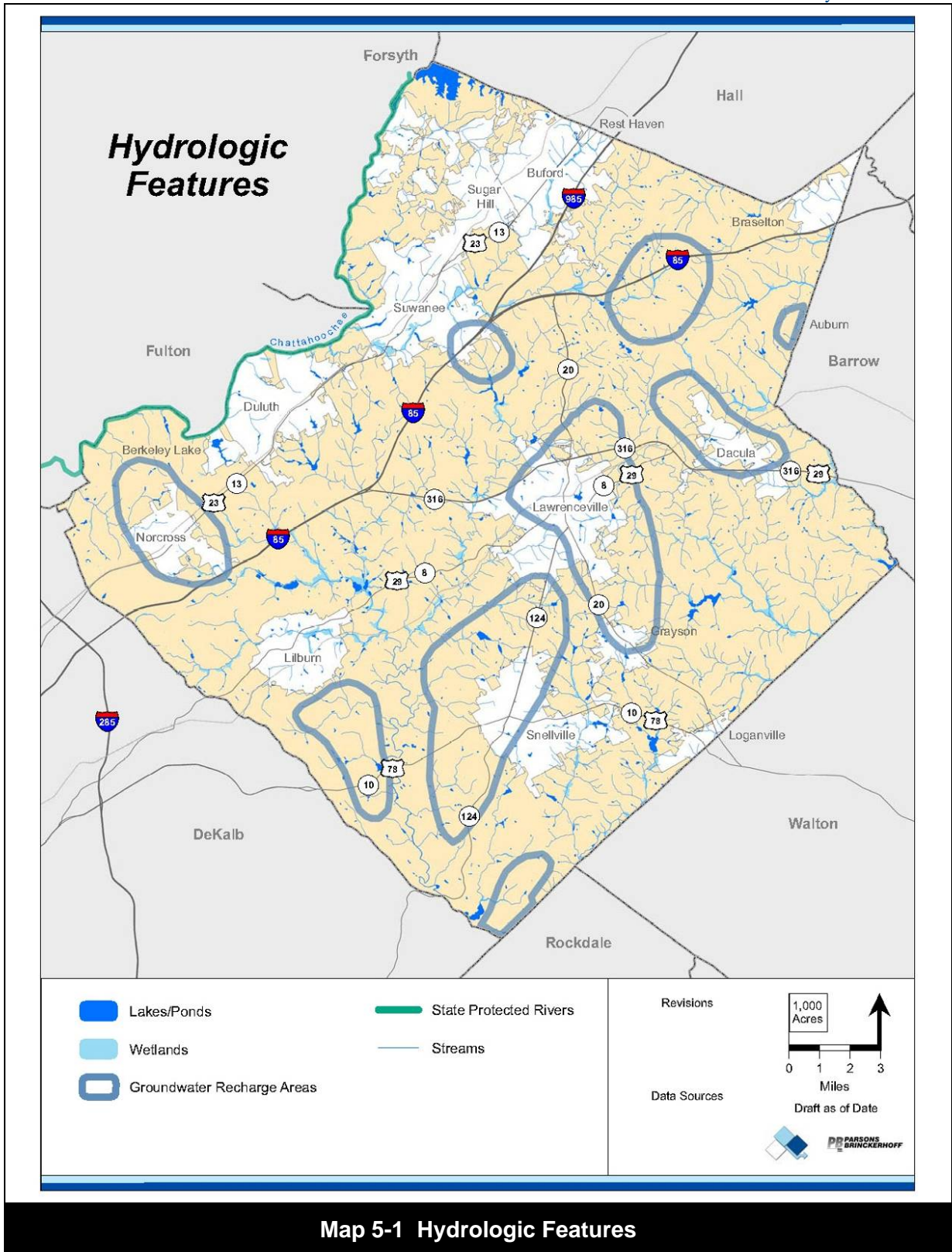
Map 5.1 shows the various hydrologic features of Gwinnett County.

The only protected river in the County is the Chattahoochee River and its tributaries which fall under the protection of the Chattahoochee River Tributary Protection Ordinance that restricts development along streams and ensures a 50-foot natural, vegetative buffer along water bodies.

Groundwater recharge areas are geologic formations where water is taken into the ground to replenish aquifers, the underground holding tanks of groundwater. These areas are especially sensitive to hazardous substances, as their pollution could contaminate local drinking water. (The nine groundwater recharge areas are shown in green.) These areas cover almost one fifth of the County. All of Gwinnett's groundwater recharge areas have low pollution susceptibility and are protected by various restrictions enforced by the Georgia Department of Natural Resources.

There are several wetlands systems spanning Gwinnett County. Wetlands provide a natural system of erosion control and flood protection, but development patterns and land reclamation threaten their viability. In 2006, Gwinnett County began planning for a Stream and Wetlands Mitigation Bank that would offer developers and county agencies credits and incentives for improving wetlands in the County. Restoration and mitigation projects can be used to offset the impact of development near wetlands. The Mitigation Bank proposal is under review with the Army Corps of Engineers.

Groundwater recharge areas and rivers are protected through Gwinnett's 2004 Buffer, Landscape, and Tree Ordinance. This ordinance seeks to protect the County's natural features through development regulations and landscaping plan specifications.

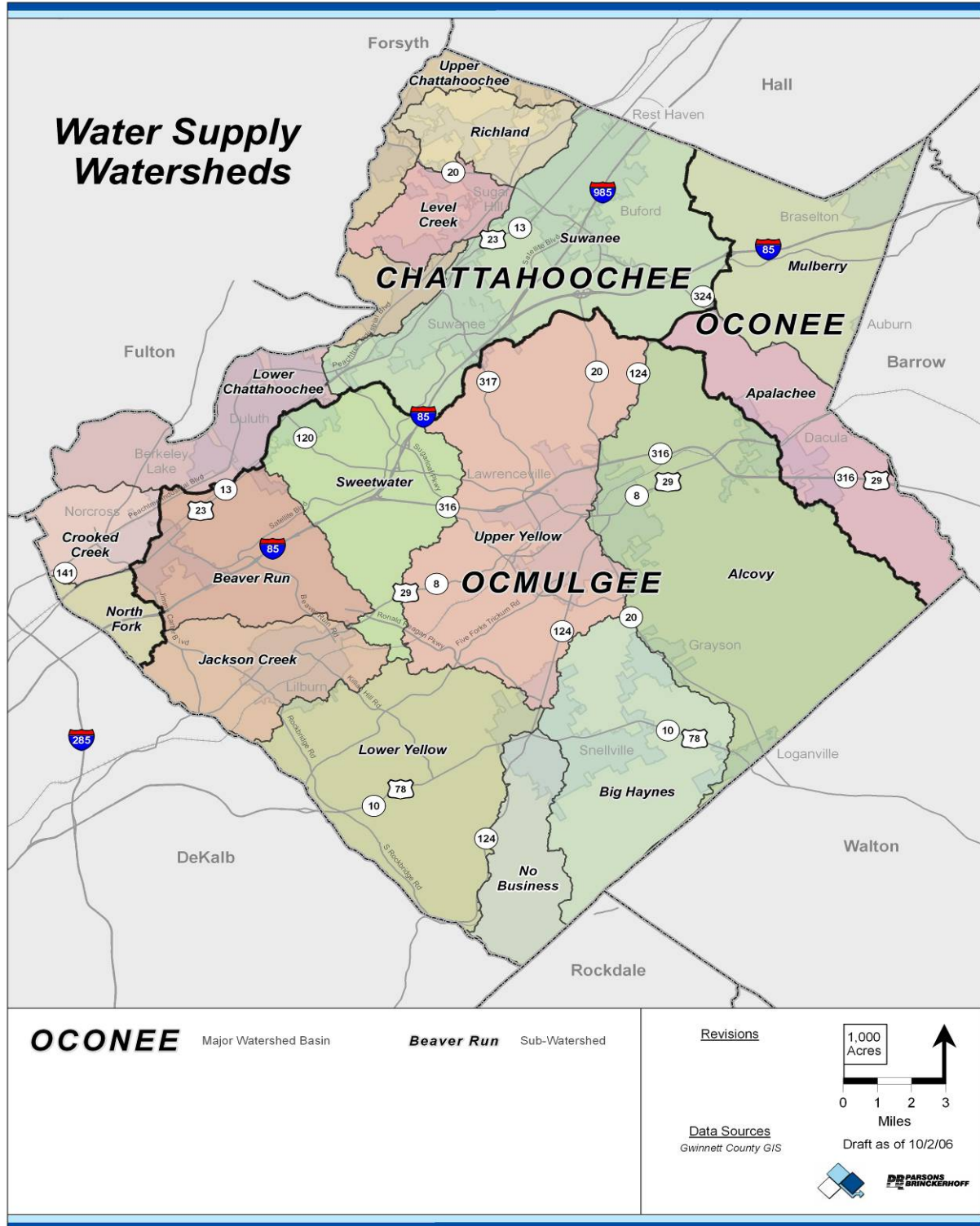


Some 32 of the County's streams are on Georgia's 303(d) list of impaired and polluted streams. Most do not reach pollutant standards for Fecal Coliform Bacteria. Twenty-three of these bodies of water are classified as "not supporting", meaning they do not meet the standards for their designated use (fishing, swimming, recreational use). A variety of measures to better protect such water bodies have been enacted since 2000.

Water Supply Watersheds

Map 5-2 shows three main water supply watersheds in the County for which development restrictions and buffer requirements are enforced to protect water quality. Fourteen Cities, both within Gwinnett County and outside the County, get their water from Gwinnett's water supply areas. A number of ordinances protect the County's watersheds.





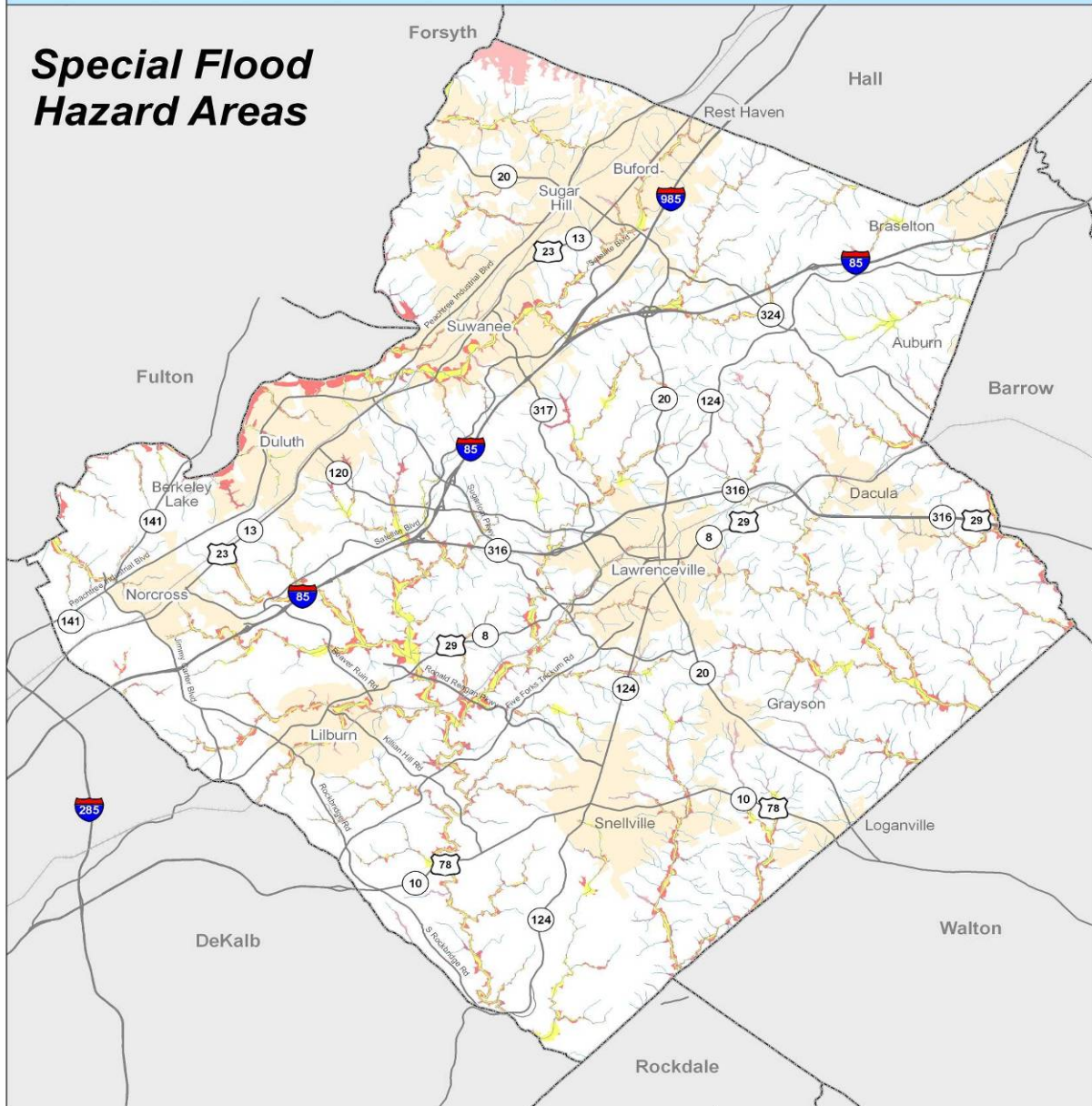
Map 5-2 Water Supply Watersheds

Other Environmentally Sensitive Areas

Flood Plains

Floodplains are any area susceptible to flooding with at least a 1% probability of flooding in any given year. Approximately 23,000 acres or eight percent of Gwinnett County fit this definition. Construction and development within floodplains is restricted to the following uses: public parks, agriculture, dams, bridges, parking areas, public utility facilities, and outdoor storage. No construction is allowed that would change the flood characteristics of the area or create hazardous velocities. Suwanee, Lilburn, and Buford have a significant amount of floodplains and will need to manage their natural hazard mitigation plans and environmental protection policies with floodplains in mind.

Special Flood Hazard Areas



— Rivers

Special Flood Hazard Areas

- 1 Percent Annual Chance Floodplain Future Conditions
- Zone A-1 Percent Annual Chance Floodplain
- Zone AE-1 Percent Annual Chance Floodplain with Base Elevations
- Zone AE with Floodway

"The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHA includes Zones A, A-1, A-1-30, AE, A99, AR, AR/A-1-30, AR/AE, AR/A-1, AR/AH, AR/A, V1-30, VE, and V." (Source: <http://www.fema.gov/NFIPKeywords/description.jsp?keywordID=85>)

Revisions

Data Sources

Gwinnett County 2006
Digital Flood Insurance
Rate Map (DFIRM) Data File

1,000 Acres

0 1 2 3
Miles

Draft as of 10/05/06



**PARSONS
BRINCKERHOFF**

Map 5-3 Floodplain

Steep Slopes

Development on slopes greater than 12% is restricted by the County. Steep slopes are found throughout the County but are especially prevalent west of I-85 due to the stream valley topography of this area. According to Gwinnett's 2003 Development Regulations, cut and fill grading has a maximum slope of 2:1, as most soils can be stabilized at that ratio.

Agricultural Land and Soils

Some prime agricultural soils as defined by the United States Department of Agriculture (USA) and agricultural land are located in the southeastern part of the County as well as near the Chattahoochee River. There are several areas of interspersed prime farmland soil throughout the County. Since 1972, Gwinnett County's Soil Erosion and Sediment Control Ordinance regulates erosion control practices on parcels where land is being disturbed and protect streams from excessive sediment by requiring "best management practices" to minimize the disruption of soils and control erosion.

5.13 Parks and Recreation Facilities

Map 5.4 locates the major recreation facilities and scenic sites in the County. These resources include County Parks, City Parks, and Federal lands, which are located throughout the Gwinnett.

The last Comprehensive Parks and Recreation Master Plan (2004) cited 55 designated parks and recreational areas in Gwinnett totaling 8,157 acres. The largest of these are Harbins/Alcovy River Park, a 1700 acre site located in the southeastern portion of the County, Little Mulberry Park, a 900-acre park between Dacula and Braselton, and Tribble Mill Park, a 700-acre public park adjacent to the city of Grayson. The parks are spread throughout the County, with the largest parks along the northwestern and southeastern borders of Gwinnett. County parks are distributed within five Recreation Planning Areas..

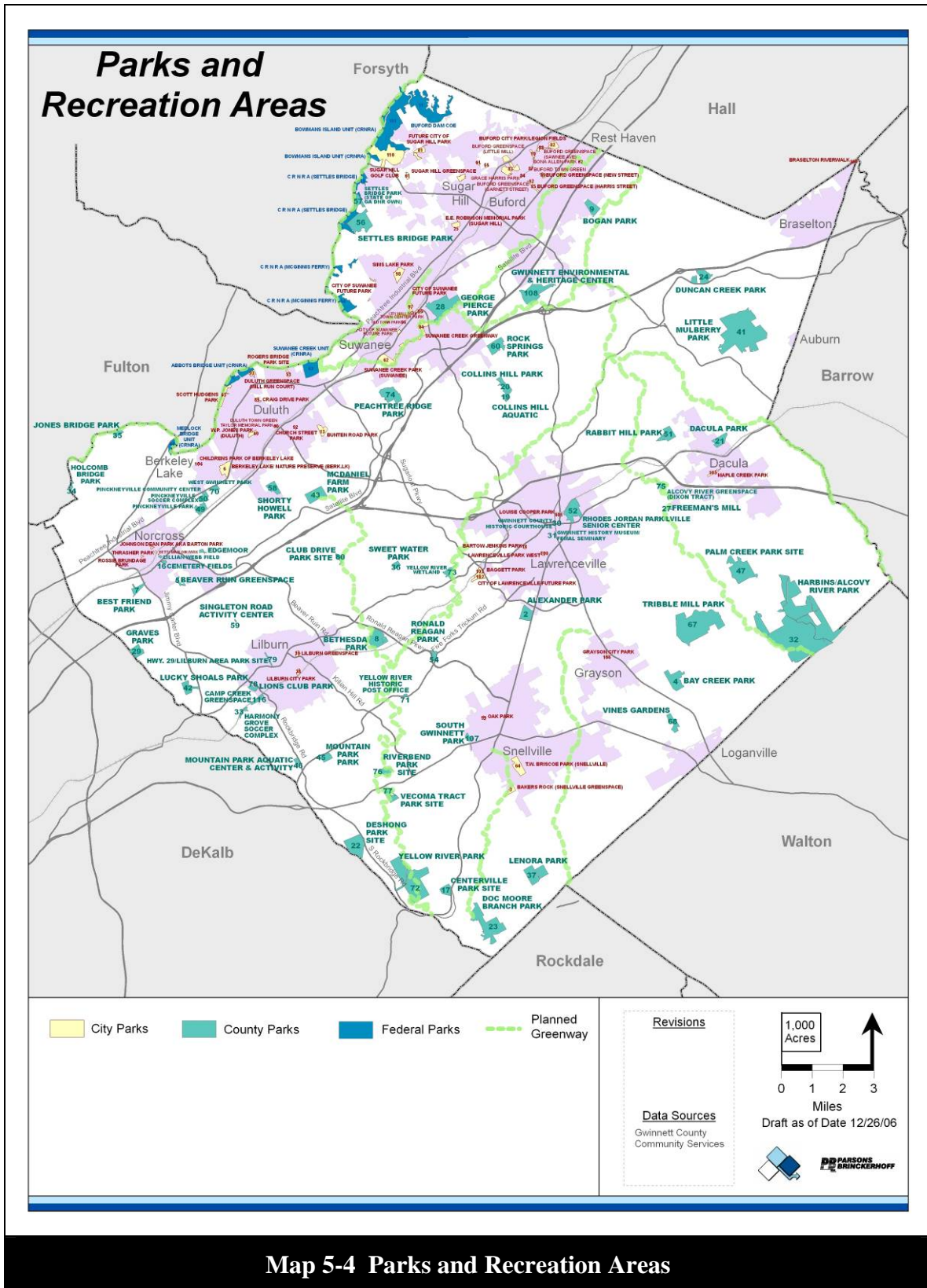
The 2004 Master Plan also listed 45 City owned parks totaling 916 acres and 10 federal owned parks with a total of 1,553 acres. The total park acreage –City, County and Federal—cited in the Master Plan was 10,626 acres. A number of privately run recreation facilities—golf courses, tennis clubs, skate parks, etc.—also are available to the general public.

City parks tend to be smaller and more "walk to" or "bicycle to" accessible to the populations they serve. They tend to attract shorter visits (e.g. playgrounds) than the County parks. Many city parks were established years ago while the County system is largely a product of the past two decades.

There have been a few changes since the 2004 plan. As of November 2006 there were 60 County Parks, 49 City Parks, and 7 federal holding, which are located throughout the Gwinnett. (There are no State Parks in Gwinnett.) The reduction in federal holdings came about through consolidation of several holdings into one unit.



A key park planning concern is keeping the supply of parkland in balance with Gwinnett's rapidly growing population. According to the County's 2004 Comprehensive Parks and Recreation Master Plan the ratio of approximately 12.5 acres of parkland to 1,000 residents is under the intended ratio of 15 acres per 1000 residents with the bulk of this deficiency in relation to Community Parks and Passive Community Parks. In addition to the lower than desired aggregate amount of parkland, the Master Plan also targets providing needed parkland for areas of the County that have parkland service gaps—i.e. are beyond a 2 mile radius of larger parks (more than 20 acres) or a 1 mile radius from parks under 20 acres. The Areas of Special Attention map shows the approximate extent of these underserved areas.



Map 5-4 Parks and Recreation Areas

5.14 Significant Cultural Resources

The historic and cultural landmarks in Gwinnett range from schools to churches to mines. Lawrenceville, as the County seat, has a concentration of historic resources along East Crogan Street. Other notable features include the Old Native American Quarry in the southernmost part of the County; historic Swann's Mill located between Dacula and Lawrenceville, and McDaniel's Bridge along Route 78 west of Snellville. Gwinnett County has conducted an historic sites inventory and identified 297 churches, schools, bridges, cemeteries, old towns and Native American trails. These sites are shown on Map 5.5.

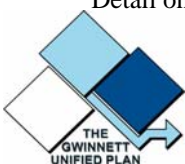
There are seventeen (17) sites within Gwinnett County on the National Register of Historic Places (NHRP): Isaac Adair House, Alcovy Road Grist Mill, Bona Allen Shoe and Horse Collar Factory, Bona Allen House, John Quincy Allen House, Robert Craig Plantation, Gwinnett County Courthouse, Hudson-Nash House and Cemetery; Mechanicsville School, Norcross Historic District; Old Seminary Building, Parks-Strickland Archaeological complex, The Superb, William Terrell Homeplace, Clarence R. Ware House, Elisha Winn House and Thomas Wynne House.⁴

Although the sites listed above represent those properties that have been nominated and accepted for listing on the *National Register of Historic Places*, many other sites, properties, and objects within the county and its communities may also be eligible for potential listing. Furthermore, *NRHP* properties and those not considered eligible for federal *NRHP* listing may warrant special local protections to ensure their preservation.

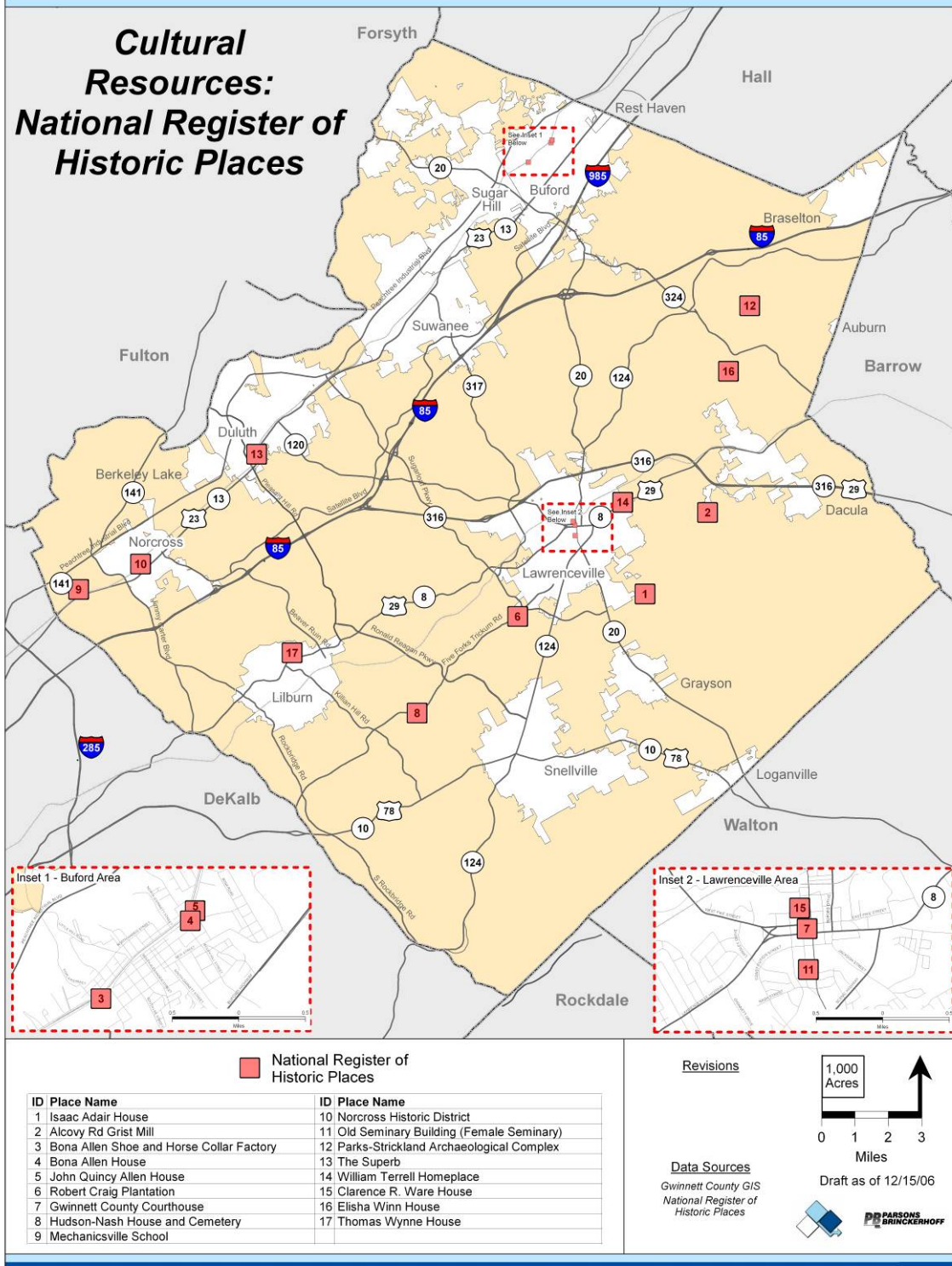
Besides those resources already listed on the *National Register*, there are many other sites and buildings in the county that have no official designation, yet their presence provides the community with an opportunity to build a larger and better historic legacy for future generations. In 2006, the county was surveyed by the FindIt! Historic Resources Survey Partnership which documented only 236 properties and included cemeteries which had generally been omitted from earlier surveys.

Tracts with archaeological significance are located throughout the County and are especially concentrated along the Chattahoochee River in the northwestern part of Gwinnett. There is also a trail of archaeologically significant tracts along Sugarloaf Parkway stretching between Lawrenceville, Suwanee, and Duluth, and a grouping of tracts in the southwestern part of Gwinnett near the border with DeKalb. The largest concentration of sites is in the Hog Mountain-Dacula area where prehistoric mounds have been discovered, containing the only archeological site on the National Register of Historic Places in Gwinnett County.

⁴ Detail on each of these 17 sites can be found in the Technical Addendum.



Cultural Resources: National Register of Historic Places



Map 5-5 Cultural Resources: National Register of Historic Places

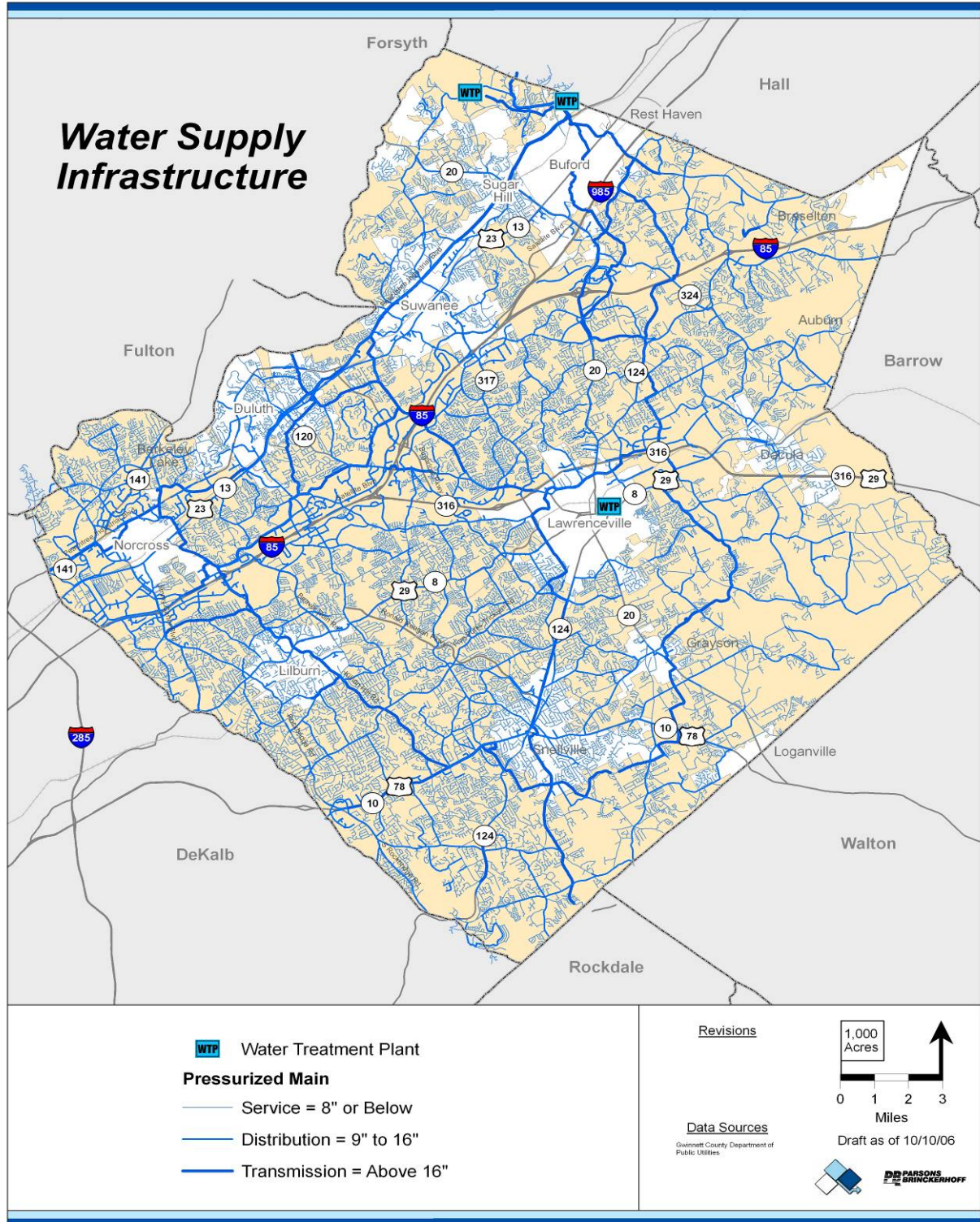
5.15 Water Supply and Treatment

The County's Department of Water Resources manages drinking water, stormwater, and wastewater. Gwinnett County provides direct water delivery service to the unincorporated areas of the County and some of the Cities. The County supplies wholesale water service to the remainder of the Cities, including Lawrenceville, Buford, Norcross, and Suwanee. The County relies on Lake Lanier to supply its fresh water for residential and commercial customers.

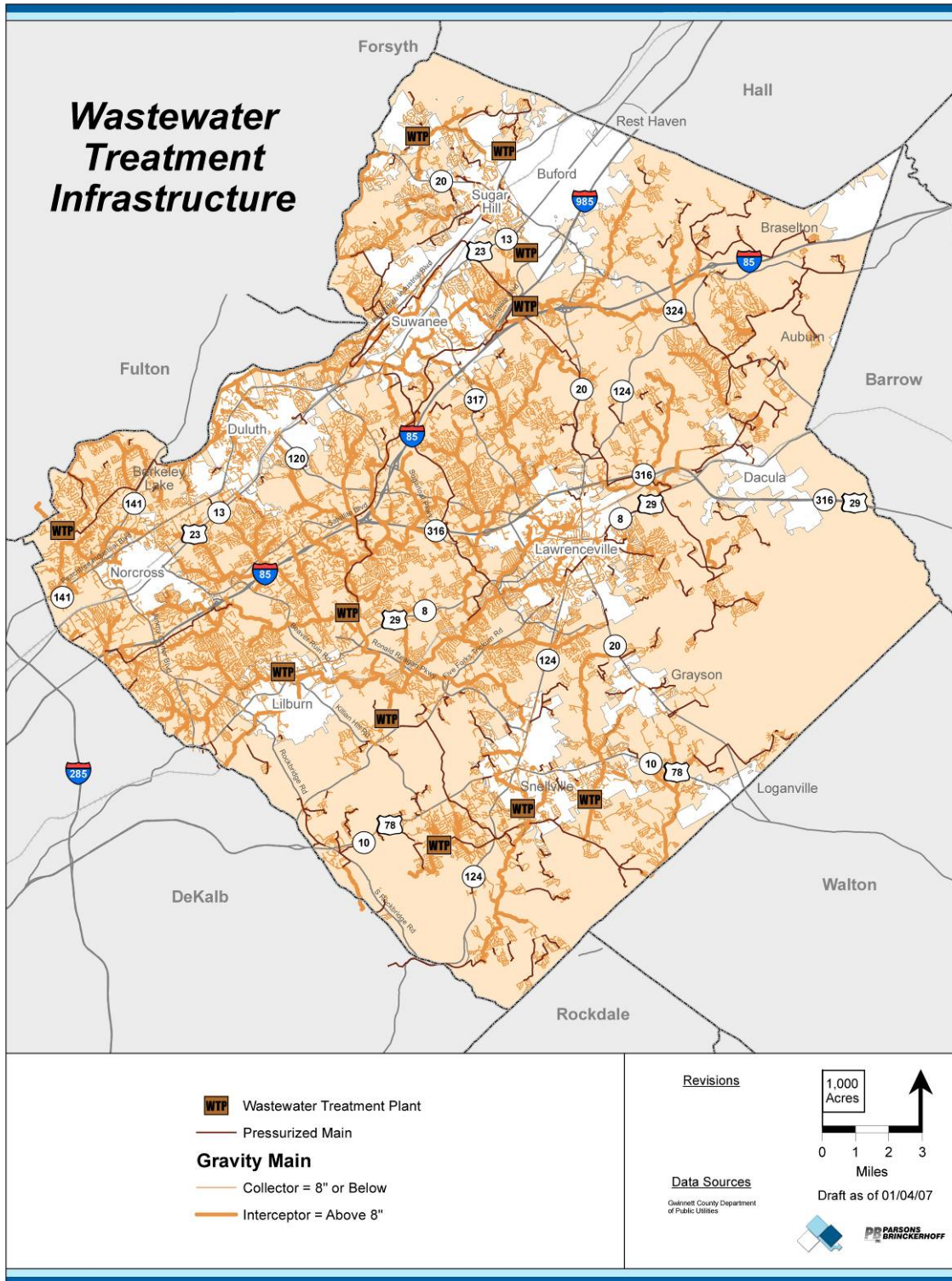
Gwinnett County provides direct water delivery service to the unincorporated areas of the County and some of the Cities. The County supplies wholesale water service to the remainder of the Cities, including Lawrenceville, Buford, Norcross, and Suwanee. The County relies on Lake Lanier to supply its fresh water for residential and commercial customers. In 2006, the County is averaging withdrawals of approximately 90 million gallons per day. The County supplies water to its 225,000 customers through two Water Filtration Plants, each of which can draw water from two separate Raw Water Intakes located on Lake Sydney Lanier. Water is conveyed throughout the County via a looped system of primarily 48" water transmission mains. There are approximately 3,271 miles of water lines in the County, ranging in size from 2" to 78". Map 5.6 shows the distribution of water mains in the County,.

Gwinnett County currently provides wastewater treatment for its 140,000 customers at six active Water Reclamation Facilities located in the County and one facility located in neighboring DeKalb County. (See Map 5.7) Discharge permits for these facilities total 63 million gallons per day (mgd), with an additional 9 mgd of discharge temporarily permitted at the F. Wayne Hill Water Reclamation Center, pending final issuance of an additional 40 mgd of permitted discharge from that facility. The County serves its customers through a complex array of approximately 2,456 miles of pipeline (both gravity and force mains), and over 200 wastewater pumping stations ranging in size from 0.2 mgd to 40 mgd.





Map 5-6 Water Supply Infrastructure

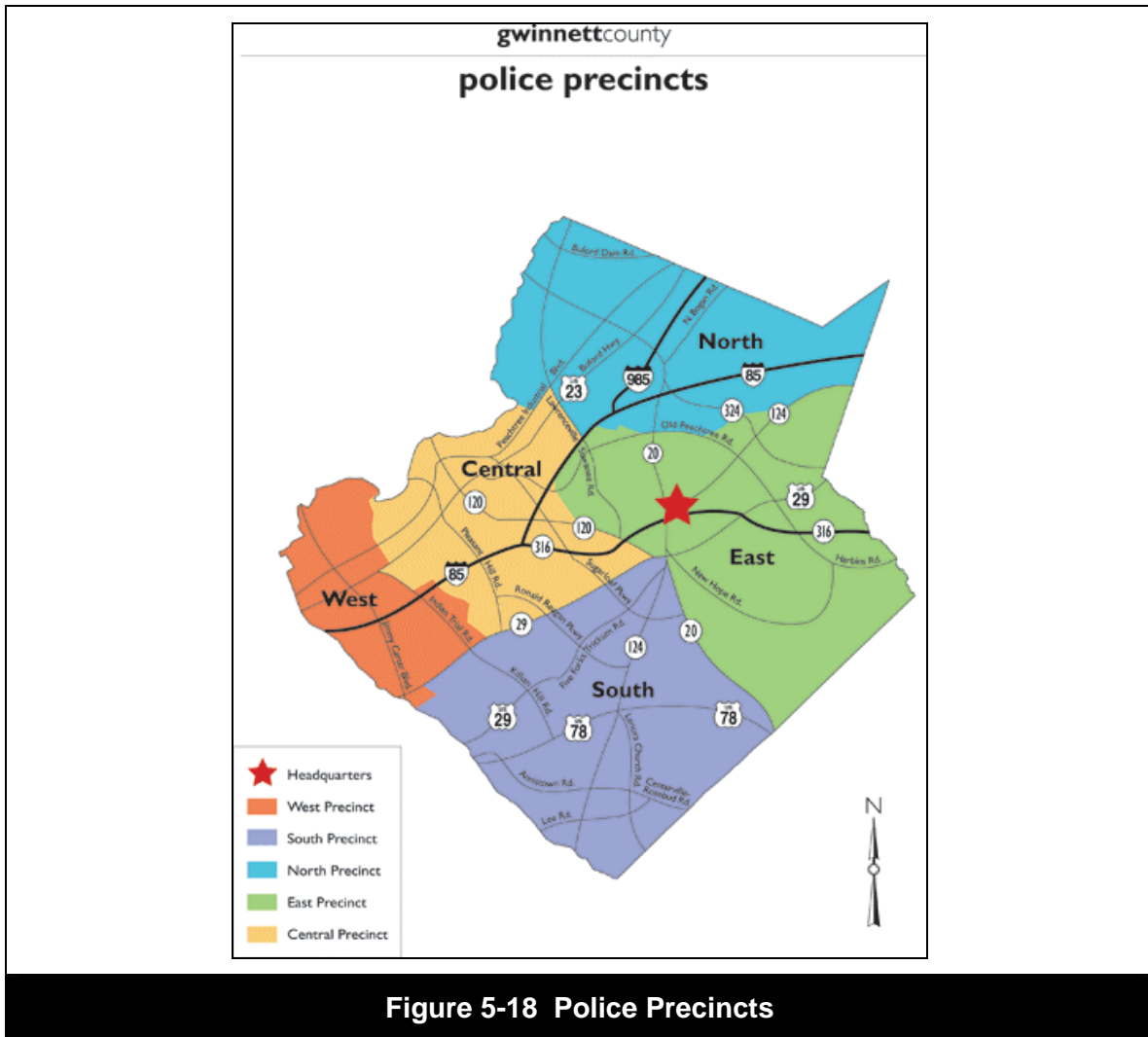


Map 5-7 Water Treatment Infrastructure

Other Facilities and Services

Gwinnett County is served by a variety of public facilities, including ten police stations, over twenty fire stations, and four hospitals. Map 5.8 shows the locations of the public safety facilities in Gwinnett County.

The Gwinnett County Police department employs 656 sworn officers and 266 non-sworn support personnel. The County is divided into five precincts, shown in Figure 5.18.



There are also city police departments in Snellville, Lawrenceville, Suwanee, Duluth, Norcross, and Lilburn. A sheriff's office is located in Lawrenceville. There are city jails co-located with the city police departments in Snellville, Lawrenceville, Suwanee, Duluth, Norcross, and Lilburn. A state prison is located in the northeastern part of the County, between Buford and Braselton.

Table 5.15 shows the volumes of calls and arrests handled by each precinct in the County. The West precinct is the smallest but busiest, while the East precinct is the largest but less busy than any other precinct.

Table 5.15 Police Precinct Volumes

Police Precinct Volumes			
	Calls for Service	Citations	Criminal Arrests
West	107,500	15,300	2,909
South	86,859	19,916	2,524
North	69,814	9,898	2,348
East	46,000	8,313	1,146
Central	97,300	17,204	3,255

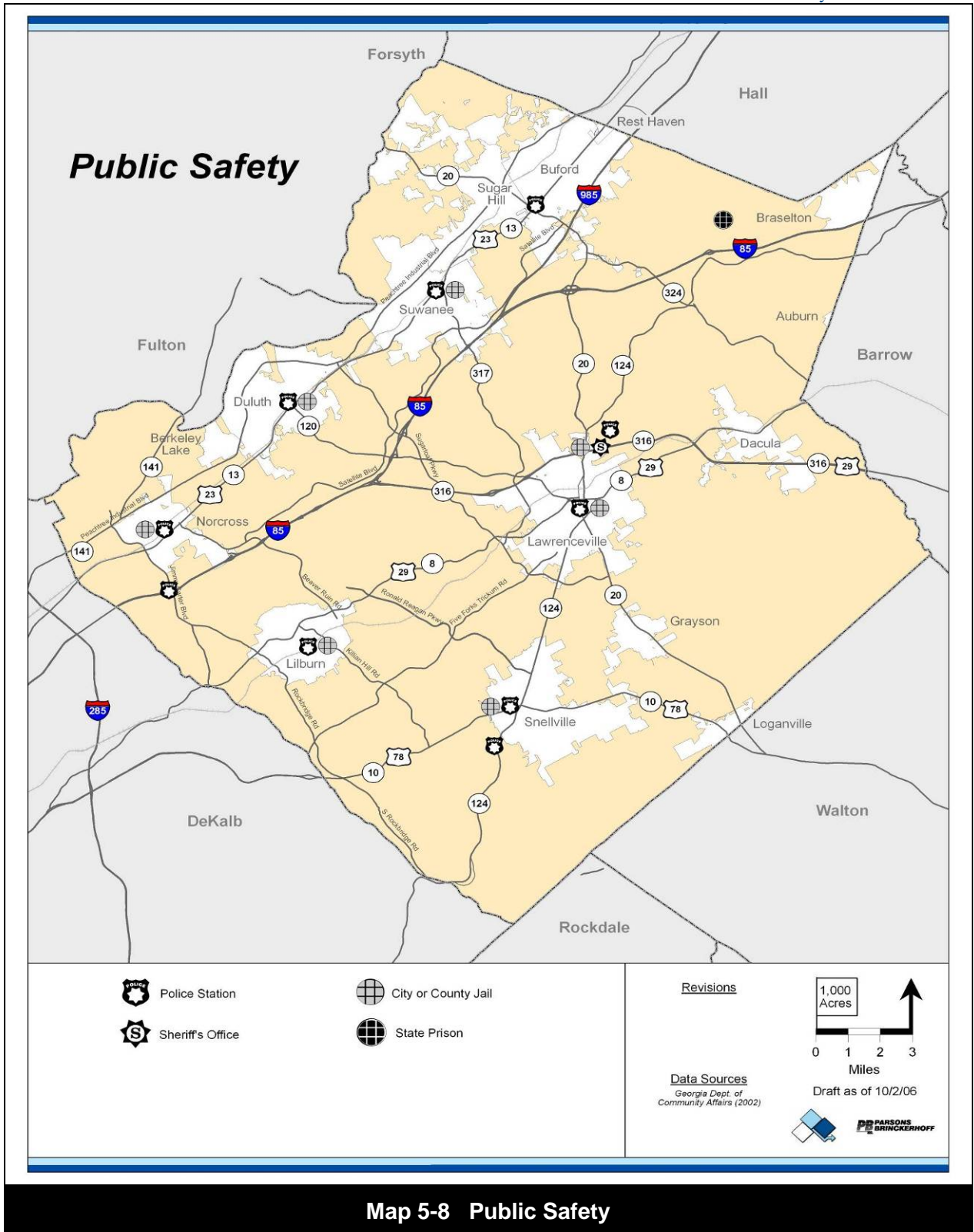
Map 5.9 shows the locations of the County fire stations and hospitals. Fire stations are relatively evenly spaced across the County for minimum response times in emergency situations. There are four hospitals in Gwinnett County, three with emergency rooms. Columbia Eastside Medical Center, Gwinnett Medical Center, and GHS/Joan Glancy Memorial Hospital have emergency rooms. Summitridge Hospital, located directly south of the Lawrenceville fire station on the map, is a psychiatric hospital and does not have an emergency room.

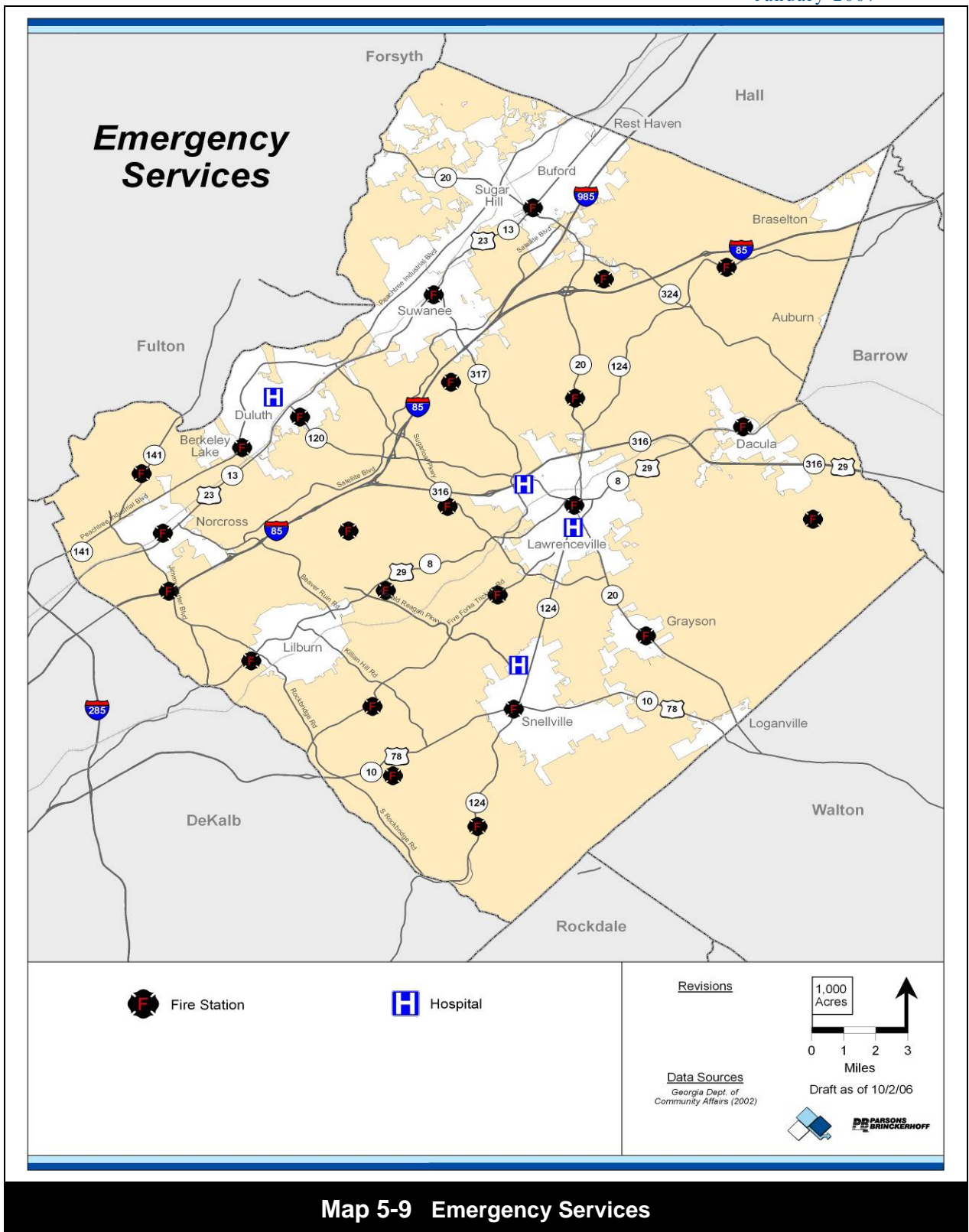
The Gwinnett County Fire Department has 670 full-time employees working at twenty-five (25) stations. The Fire Department provides fire and rescue service to unincorporated Gwinnett and all of the fifteen (15) Cities within the County, and it is the largest fire service district in Georgia. The department responds to over 58,000 calls annually, and has specialized forces for heavy rescue, hazardous materials, and swift-water rescue situations. The Gwinnett County Fire Department operates:

- 25 strategically placed fire stations
- 25 engine companies
- 7 ladder trucks
- 18 advanced life-support medical units
- 25 advanced medical care companies

The Gwinnett Coalition for Health and Human Services is a public/private partnership that was founded in 1989 in response to the County's unprecedented growth and resulting strain on County services. The Coalition focuses on improving the health of Gwinnett residents, providing positive child and youth development programs, and strengthening families and communities. The Coalition's Board of Directors has representatives from a variety of community groups: Gwinnett County government, state government, health service providers, schools, corporate and professional services, funders, and other community groups.

In addition to county-wide health services, Buford, Norcross, and Centerville have human services centers. The County also provides a center with services targeting the senior population, and the City centers offer programs for seniors.





5.16 Hospitals and Other Public Health Facilities

There are four hospitals in Gwinnett County, three with emergency rooms. Emory Eastside Medical Center, Gwinnett Medical Center (GMC), and Gwinnett Health System (GHS) /Joan Glancy Memorial Hospital have emergency rooms; SummitRidge Hospital, located directly south of the Lawrenceville fire station on the map, is a psychiatric hospital and does not have an emergency room.

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

The Gwinnett Coalition for Health and Human Services is a public/private partnership that was founded in 1989 in response to the County's unprecedented growth and resulting strain on County services. The Coalition focuses on improving the health of Gwinnett residents, providing positive child and youth development programs, and strengthening families and communities. The Coalition's Board of Directors has representatives from a variety of community groups: Gwinnett County government, state government, health service providers, schools, corporate and professional services, and other community groups.

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.

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.

In addition to county-wide health services, Buford, Norcross, and Lawrenceville have jurisdictional human services centers. The County also provides a countywide program of services targeting the senior population, and the jurisdiction centers has a number of centers located throughout the County which provide programs and services for seniors.

5.17 Educational Facilities

The Gwinnett County Board of Education Public provides public education in Gwinnett County is to all Cities and the unincorporated areas of the County with the exception of the City of Buford, which operates its own independent public education system. The Gwinnett County Public Schools (GCPS) is the largest school system in Georgia with 106 schools and other educational facilities. Enrollment in 2006-07 was projected to be 151,903 students, an increase of 7,304 students from the 2005-06 school year. By 2010-11, student enrollment is projected to be 174,073.



The GCPS system currently has 63 Elementary (K-5), 20 Middle (6-8), and 16 High (9-12) school facilities for a total of 99 schools. To accommodate projected enrollments and programs, the GCPS has embarked on an extensive building program.

School attendance zones are organized by geographic boundaries called clusters. In each school cluster, there are three to six elementary schools, one to two middle schools and one high school.

City of Buford

The City of Buford provides public education independent of the GCPS. Within the City, there is Buford Elementary, Buford Academy, Buford Middle School, and Buford High School. Enrollment in the 2005-06 year was 2,471 students.

Higher Education and Technical Training

The Gwinnett University Center, located in Lawrenceville, currently serves an enrollment of over 6,300 students. Currently in the process of being transformed into a free-standing "state college" from what has heretofore been called the Gwinnett University Center,

Georgia Gwinnett College, which will admit its first students in fall 2006, is the 35th institution in the University System and the first USG institution to have been created in Georgia since Bainbridge, East Georgia and Waycross colleges were authorized in 1970.

GGC already ranks as the ninth-largest institution in the University System of Georgia, with more than 8,000 students from Georgia Perimeter College (GPC), the University of Georgia (UGA), the Medical College of Georgia (MCG) and Southern Polytechnic State University (SPSU) enrolled in courses on its Gwinnett County campus.

Gwinnett Technical College provides forty-five degree programs to students seeking technical training. The College is located in Lawrenceville.

5.18 Libraries and Other Cultural Facilities

Gwinnett County Public Library System

The Gwinnett County Public Library system is governed by the Gwinnett County Public Library Board of Trustees that is appointed by the Gwinnett County Board of Commissioners. There are currently thirteen branch libraries in the library system located throughout the County, with library headquarters located in Lawrenceville. A new branch library is anticipated to open in Grayson in late 2006. A future branch is programmed for the Hamilton Mill Branch.

In FY 2006, the library had over 5,000,000 visitors to the system, including 1.9 million virtual on-line branch visits. Library programs generated community interest with over 100,000 residents in attendance.



Cultural Facilities

Cultural facilities within Gwinnett are varied. Gwinnett's close proximity to Atlanta offers even more opportunities to attend museums, concerts and local art exhibits.

The Gwinnett Civic and Cultural Center contains a 700 seat Performing Arts Center and a 50,000 square foot exhibition hall, allowing the facility to serve many functions throughout the year. An expansion is planned for this facility that will include a 21,600 square foot ballroom and 11,600 multi-purpose room.

The Jacqueline Casey Hudgens Center for the Arts and A.L. Week Sculpture Garden is located near the Gwinnett Civic Center and provides exhibit space for artists. The Pinckneyville Arts Center is located in Norcross and offers cultural arts classes for all age groups. The Vines Botanical Gardens, located in Loganville on twenty-five acres of land, contains a folk art garden, antique rose garden, and other botanical gardens that are open to the public.

There are several museums the County including the Southeastern Railway Museum, Children's Art Museum, Lanier Museum of Natural History and the Gwinnett History Museum.

The new Gwinnett Environmental & Heritage Center will feature exploration and learning through hands on science exhibits. The 59,000 square-foot science and cultural center located on 233 acres near the Mall of Georgia, is surrounded by an area that is rich in both natural and cultural history.

5.19 General Government

Gwinnett County has a five-member Board of Commissioners, comprised of a full-time chairman who is elected countywide and four part-time, district commissioners. An appointed County Administrator oversees the day-to-day operations of 11 executive departments.

In addition to the commissioners, other elected County officials include: Tax Commissioner, District Attorney, Sheriff, Solicitor, Clerk of Court and various judges, and the five members of the Board of Education.

The Gwinnett County Government headquarters is located in the Gwinnett Justice and Administration Center (GJAC). The offices of the County Commissioners, County Administrator, county records, county court system, Tax Commissioner, the Sheriff's Department, Transportation Department, Community Services Department, and all other county administrative offices.

5.20 Intergovernmental Coordination

This section describes how local governments and government agencies in Gwinnett County coordinate their activities.



Gwinnett County 2020 Comprehensive Plan

The Gwinnett County 2020 Comprehensive Plan includes a goal on intergovernmental coordination:

Gwinnett County is committed to working with local, state and federal governments on planning issues in a spirit of cooperation to allow for the proper coordination of public services, to mitigate the adverse effects of any land use decisions, and to achieve mutually beneficial goals and objectives.

The four policies that follow from this goal require coordination between the County Department of Planning and Development and municipalities within Gwinnett:

- The Department of Planning and Development must notify a City of any upcoming zoning cases within its sphere of influence, areas outside of the its boundaries that affect the quality of life within the City.
- The Gwinnett County Planning and Development staff coordinates with representatives of the corresponding municipality any changes to the County's Comprehensive Plan or "Long Range Road Classification Map" within the municipality's sphere of influence.
- Cities within the county may send one representative (appointed in accordance with Section 1-5028 of the Gwinnett County Code) to the Municipal-County Planning Commission, to vote on land use issues that affect their City. The City also may send a representative to a Planning Commission public hearing to speak on a pending case, in accordance with the Planning Commission By-Laws.
- To seek and maintain the participation of City, regional, and state agencies in the preparation of comprehensive plan elements, the Gwinnett County Department of Planning and Development sponsors and requests active participation from other government agencies in the Gwinnett County Planning Committee (GPC). The GPC meets regularly to discuss land use, environmental, and public service issues of countywide concern.

City-County Coordination within Gwinnett

There are fifteen (15) municipalities within Gwinnett County. The cities of Berkeley Lake, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Norcross, Rest Haven, Snellville, Sugar Hill, and Suwanee fall entirely within the boundaries of Gwinnett County. Most of the city of Buford is located in Gwinnett County, although a portion is located in Hall County. The city halls of Auburn, Braselton, and Loganville are located in adjacent counties and only portions of their municipal boundaries extend into Gwinnett County.

Integrating the comprehensive plans of the Cities follows the intent of the Local Government Service Delivery Strategy Act (House Bill 489), enacted in 1997 by the Georgia General Assembly. A principal goal of the Service Delivery Strategy Act adopted by the State Legislature in 1997 is to increase cooperation between local governments in developing compatible land use plans and resolving potential land use disputes. Largely in response to this legislation, the Gwinnett County Department of



Planning and Development has implemented additional procedures to promote land use compatibility between unincorporated areas and Gwinnett Cities.

The Gwinnett Planning Committee (GPC) meets monthly to share information, discuss issues of mutual concern, and provide technical assistance related to comprehensive planning activities in the county and individual Cities within the county. These efforts include maintaining a database of municipal annexations and showing changes in municipal land use plans on the county's Land Use Plan Map. These procedures are intended to resolve potential land use disputes that result from annexations, re-zonings, or land use plan updates.

While the County provides many services to the various Cities within Gwinnett, the Cities themselves may offer their own range of services to their citizens. Table 5.16 lists these municipal services.

Water and Utility Authorities

The Local Government Service Delivery Strategy Act encourages utility authorities to work with local governments as they develop their service delivery strategies, since they will typically have essential background information necessary to establish rational infrastructure policies and plan future service expansion projects.



Table 5.16 City-Provided Services in Gwinnett County

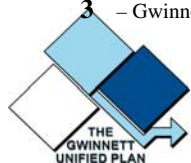
	Public Utilities						Sanitation/Solid Waste Management	Parks & Recreation ¹	Schools	Transportation/Public Works ²	Sheriff's Department	Police Department ³	Fire	Planning & Development/Inspections/ Permitting/Zoning/Code Enforcement Land Use Compatibility
	Electrical	Gas	Water Distribution	Water Treatment	Wastewater Treatment	Wastewater Collection								
Berkeley Lake							✓	✓		✓				✓
Buford	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓
Dacula							✓			✓				✓
Duluth							✓	✓		✓		✓		✓
Grayson							✓	✓		✓				✓
Lawrenceville	✓	✓	✓	✓			✓	✓		✓		✓		✓
Lilburn							✓	✓		✓		✓		✓
Norcross	✓		✓	✓	✓		✓	✓		✓		✓		✓
Rest Haven							✓			✓				✓
Snellville							✓	✓		✓		✓		✓
Sugar Hill		✓			✓		✓	✓		✓				✓
Suwanee			✓				✓	✓		✓		✓		✓

✓ – City provides service.

¹ – Gwinnett County provides recreation county-wide funded by a special tax district. The checked cities provide an additional higher level of service.

² – Gwinnett County maintains county roads that run into city limits and cities listed maintain city streets/roads.

³ – Gwinnett County provides this service in the unincorporated areas and in those cities that chose not to directly provide the service. The checked cities provide service within the incorporated limits at a higher level of service.



Board of Education/Board of Commissioners Coordination Committee

The 2003 Update to the Gwinnett County 2020 Comprehensive Plan created a Board of Education/Board of Commissioners Coordination Committee. , This included members of the Board of Commissioners, Board of Education and a representative from the Chamber of Commerce. This group eventually issued eight recommendations:

1. Jointly lobby the local delegation to the General Assembly to support legislation that would allow school overcrowding to be the sole criterion for denying rezoning requests, when certain conditions are met;
2. Evaluate using greenspace and conservation easements as measures to manage school growth and protect greenspace;
3. Promote mandatory training in the planning process for county commissioners, school board members, and planning commission appointees;
4. Expand on-going discussions among planning staff from the county, the school system, and various other community entities and the representatives of land owners and developers;
5. Support the formation of “functional councils” in human resources, information management, and facilities maintenance that would be able to share best practices, develop preferred vendor lists, and engage in benchmarking;
6. Collaborate on cost saving ventures such as a joint vendor/purchasing network, an on-line catalog, and reverse auctions;
7. Appoint a group of individuals to track progress on the recommendations and communicate that to citizens and stakeholders;
8. Invite municipal officials and economic development staff of the local Chamber of Commerce to participate in the recommendations above.

Board of Commissioner’s Revitalization Task Force

In 2001, the Gwinnett County Board of Commissioners established the Revitalization Task Force to address areas of economic blight, neighborhood decline, and social problems and to support, incubate, and coordinate public and private sector redevelopment of areas designated as Revitalization Areas by the Board of Commissioners. The Redevelopment Authority issues bonds to assist in financing both infrastructure and private development, when appropriate. The task force initiates, collaborates with the Department of Planning and Development, and hires consultants to develop a parallel zoning code and set of development regulations aimed at encouraging redevelopment of Revitalization Areas. Once approved by the Board of Commissioners, these parallel regulations may replace the existing regulations within designated Revitalization Areas, if the property owners choose to opt for the new regulations.

The Executive Director and staff of the Redevelopment Authority act as an ombudsman with County departments on behalf of developers and individuals seeking to redevelop property located within the designated Revitalization Areas.

The three areas so far designated as revitalization areas are:



- Stone Mountain Highway 78 as an example of a commercial corridor
- Gwinnett Place Mall as an example of a “retail” or activity center
- Beaver Ruin as an example of a residential area with an aging housing stock

Community Improvement Districts

Community Improvement Districts (CID) status allows local business organizations to obtain self-taxing powers to raise revenues and fund improvements to the designated area. Three Community Improvement Districts (CIDs) in Gwinnett County are the Gwinnett Place CID, Gwinnett Village CID, and Highway 78 CID.

The Gwinnett Place CID, which encompasses 190 parcels owned by 160 companies in the Gwinnett Place Mall area, was formed in April 2005. Gwinnett Village CID, with a total property assessed value just under \$700 million, includes more than 400 property owners, representing just fewer than 600 commercial parcels. Gwinnett Village CID was formed in March 2006 and is more than three times as large as its neighboring Gwinnett Place CID. The Highway 78 CID includes a 7-mile corridor of Highway 78 from Stone Mountain to Snellville and contains more than 380 properties and 750 businesses, was formed in April 2003.

Coordination under the Consolidated Plan

The Consolidated Plan addresses the federal Department of Housing and Urban Development and Community Development Block Grant fund requirements.

Coordination of housing programs, infrastructure improvements, and facility investment decisions are administrated by the Gwinnett County Department of Community Services and are designed to benefit qualifying low and moderate income neighborhoods. The housing policies and strategies support neighborhood preservation and property values by following the policies of the “Gwinnett County Land Use Plan” when making land use decisions.

Capital Improvement Program and the Comprehensive Plan

Gwinnett County has established a linkage between the Comprehensive Plan and Capital Improvement Program to coordinate capital improvement expenditures in an appropriately prioritized and justified approach. The Department of Planning and Development staff works closely with the staff from the Finance Department. The Director of Planning is a permanent member of the Capital Improvement Budget Review Team.

Coordination between the Department of Transportation and Planning and Development

The Gwinnett County Department of Transportation reviews newly proposed developments with the staff from the Department of Planning and Development. This



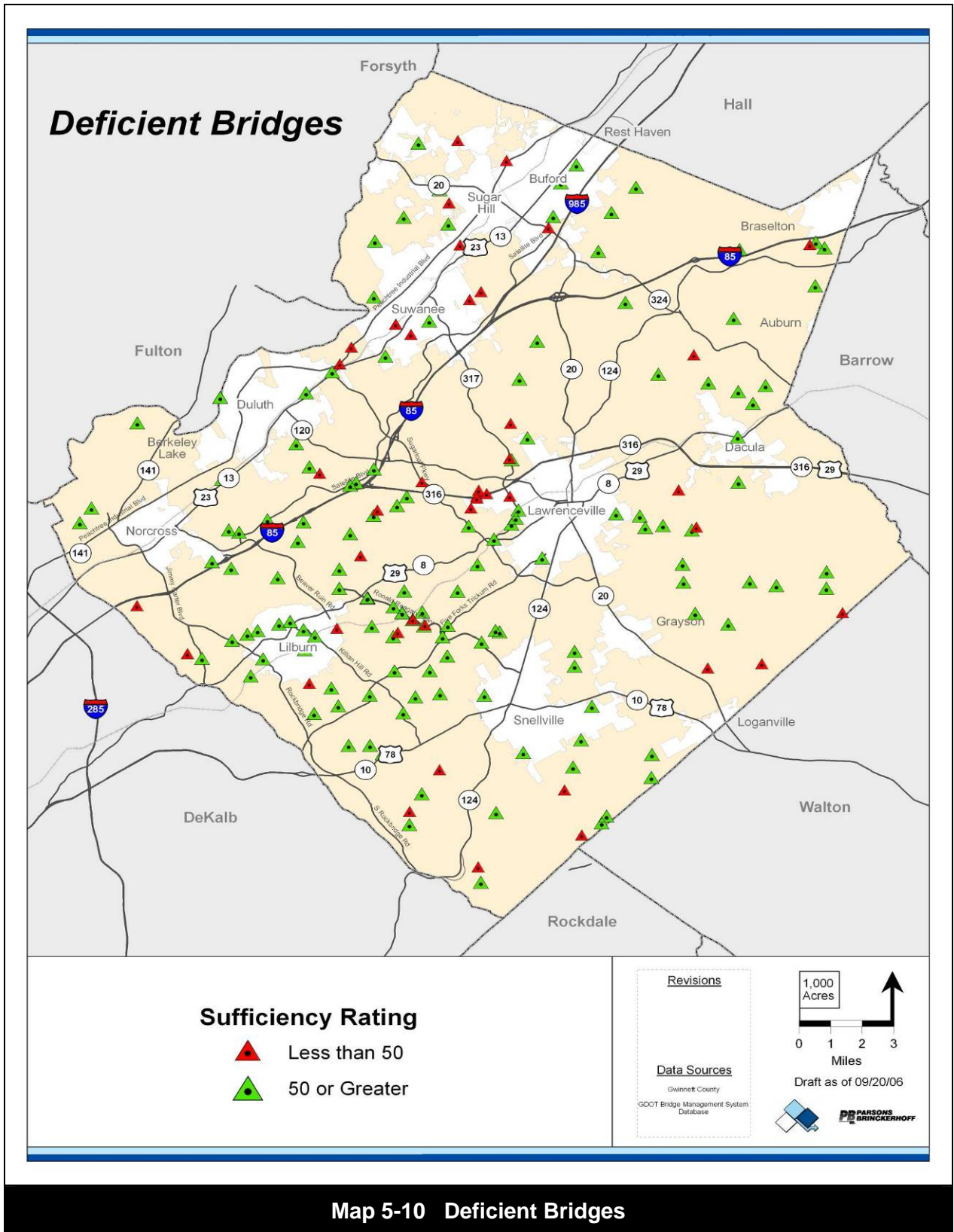
coordination strives to achieve an equitable and cost effective level of service for transportation improvements and seeks to provide the most suitable implementation of transportation systems to minimize impacts to residential, commercial, industrial, and environmentally sensitive areas throughout Gwinnett County. In addition to intra-county coordination, the County continues to be an active member of the Atlanta Regional Council (ARC) Transportation Planning Process.

5.21 Transportation Issues and Needs

Road network

Bridges

Deficient bridges within Gwinnett County may reduce road network capacity and pose threats to the sustainable function of the network. The Georgia Department of Transportation maintains a bridge inventory within its Bridge Management System and provides sufficiency rating reports for each bridge within the County that determines the need for maintenance, rehabilitation or reconstruction of a bridge structure. With adequate maintenance, any structure with a sufficiency rating of above 75 should maintain an acceptable rating for at least 20 years. Structures with a rating between 65 and 75 are less satisfactory. Structures with a sufficiency rating of 65 or lower have a useful life of less than twenty years and will require major rehabilitation or reconstruction work during the study horizon. Bridges with a sufficiency rating of fifty (50) or lower are identified as deficient. Map 5.10 shows such deficient bridges in Gwinnett County.



Arterial and Collector System

Each road has a functional class designated by the Georgia Department of Transportation (GDOT). Roadway facilities are generally classified as either urban or rural based on where they are located. The facilities are further divided into principal arterials, minor arterials, major collectors, minor collectors, and local. Principal arterials serve mostly through traffic and local roads serving which service the beginning or end of a trip. In addition, there is a separate urban freeway and expressway classification for the major limited access facilities in the county, Peachtree Industrial Blvd, I-85, I-985, and SR 316.

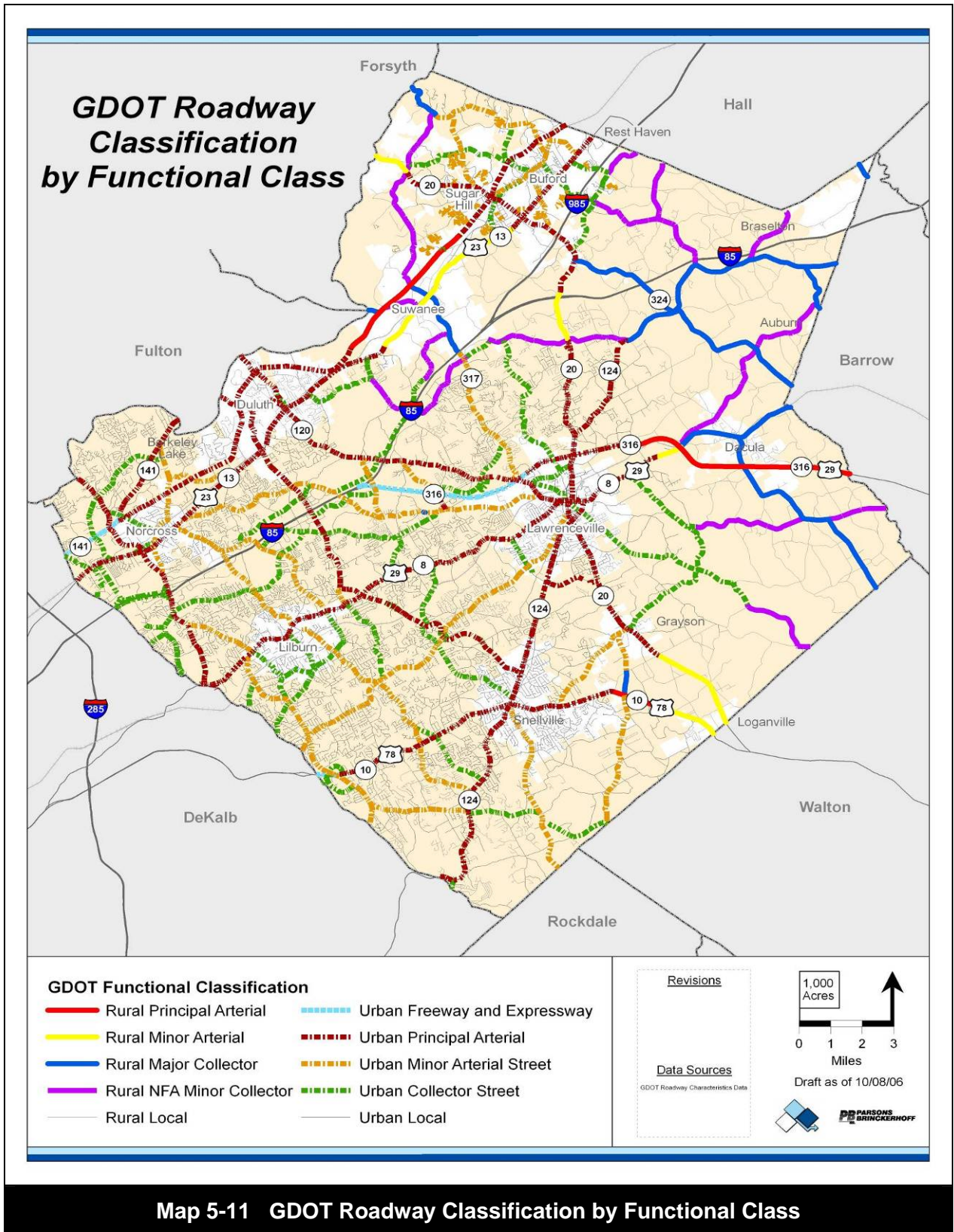
Gwinnett County's network of arterials, collectors and other roads is shown on Map 5-11 and 5-12. Several major arterials intersect in incorporated areas such as Lawrenceville, Snellville, Duluth, and Sugar Hill. The radial pattern in these cities suggests potential bottleneck areas, where traffic is concentrated on major roads and at major intersections rather than being distributed over a network.

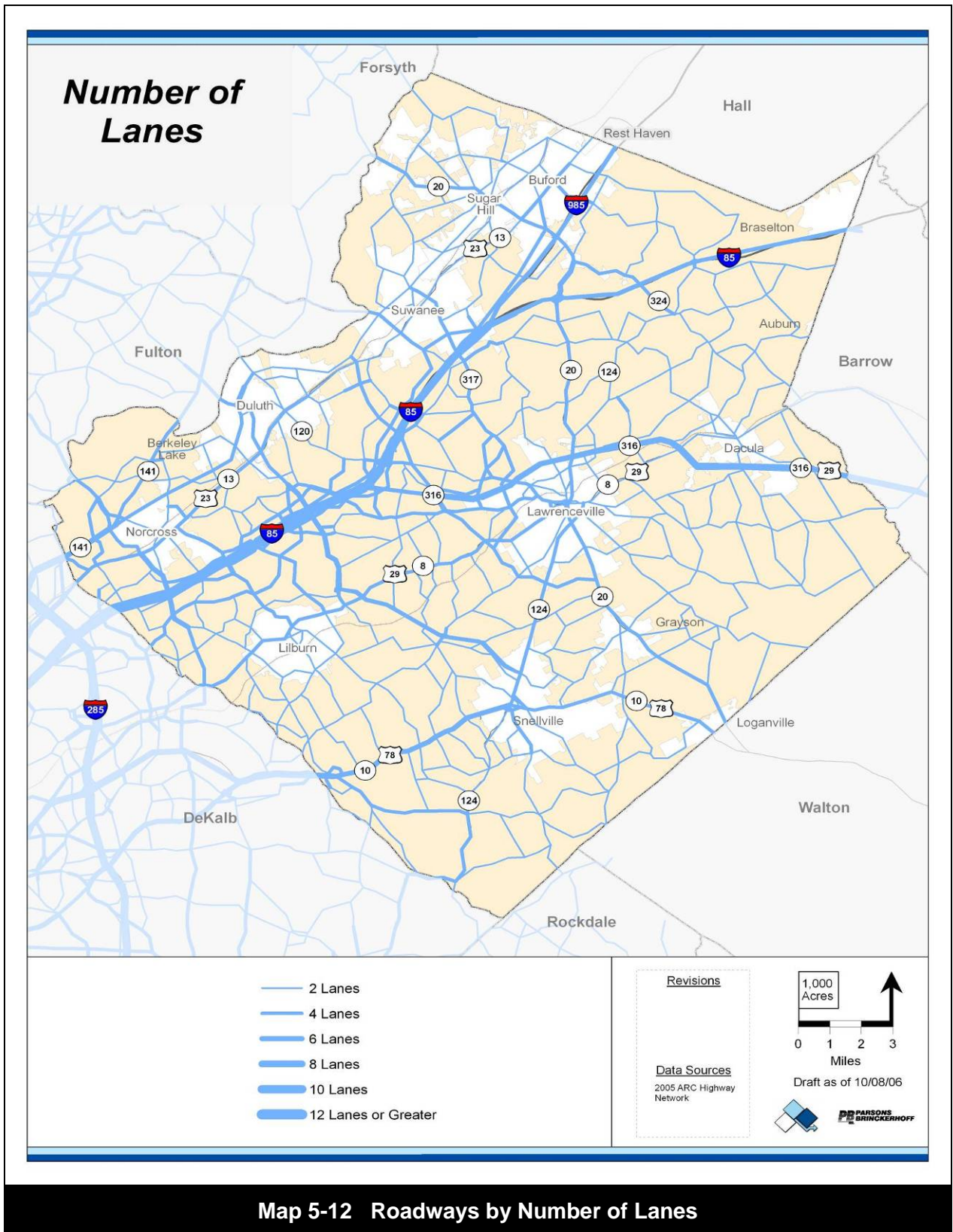
Traffic Safety and Operations

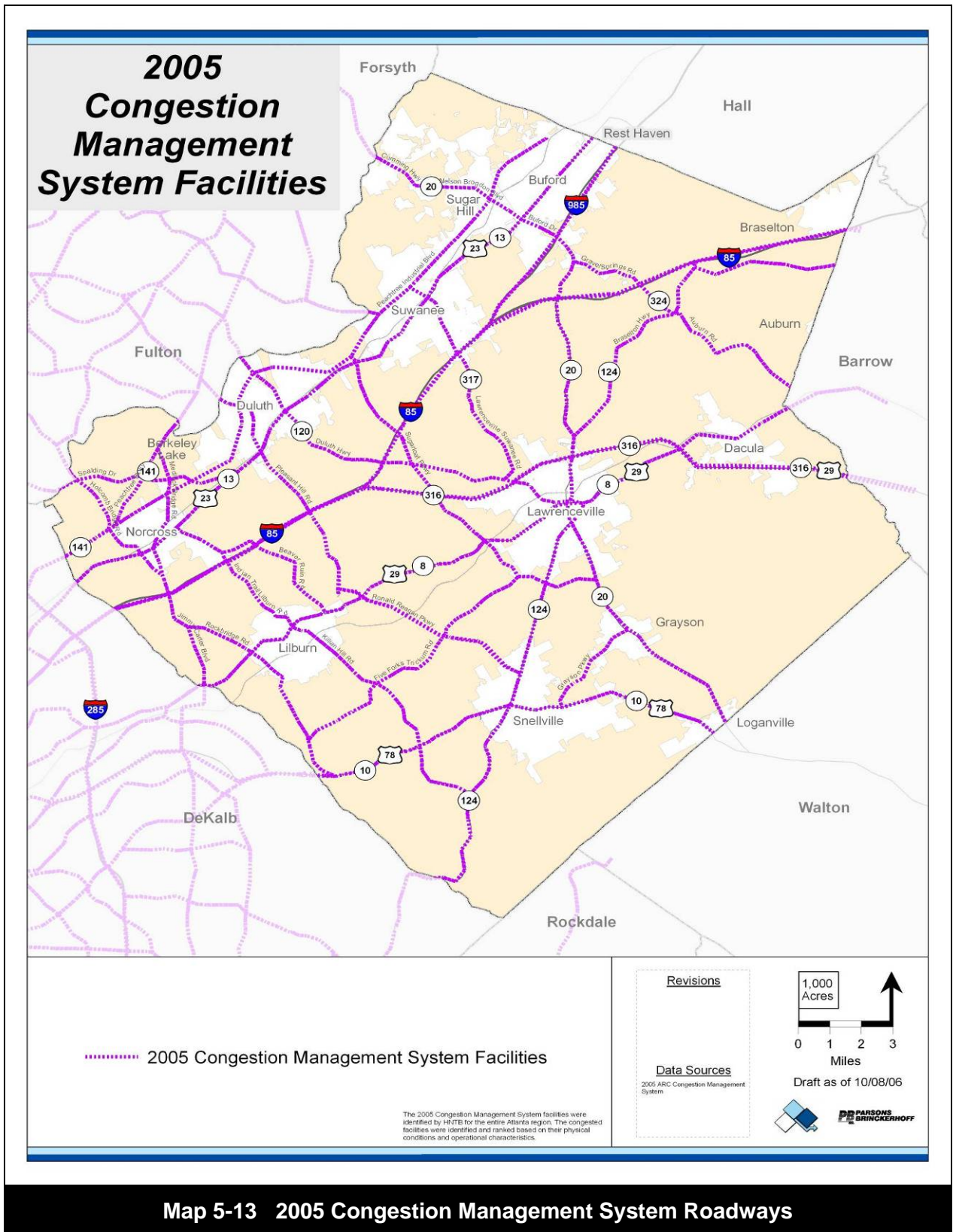
The Atlanta region's Congestion Management System (CMS) extends into Gwinnett County and includes the County's expressways and arterial roads which are shown on Map 5.13. This system evaluates congestion levels on the affected roadways and attempts to mitigate the congestion. Mitigation efforts may include minor modifications to the roadway, encouragement of alternative modes, or capacity enhancement among other strategies. ARC is responsible for creating the region's Congestion Management Process (CMP), which identifies and attempts to mitigate roadway congestion by increasing the system's efficiency and providing alternatives to single occupancy vehicle trips. As a component of the CMP, ARC maintains the CMS database of congested roadways. The following is a list of the 2005 CMS roadways in the county:

- GA 10 (Stone Mountain Hwy/Athens Hwy)
- GA 120 (Duluth Hwy/West Pike St)
- GA 124 (Scenic Hwy/Centerville Hwy/Braselton Hwy)
- GA 13 (Buford Hwy)
- GA 140 (Jimmy Carter Blvd/Holcomb Bridge Rd)
- GA 141 (P'tree Industrial Blvd/P'tree Pkwy)
- GA 20 (Cumming Hwy/Buford Dr/Grayson Hwy/Loganville Hwy)
- GA 324 (Gravel Springs Rd/Auburn Rd)
- GA 378 (Beaver Ruin Rd)
- GA 84 (Grayson Pkwy)
- GA 864 (Pleasant Hill Rd/Ronald Reagan Pkwy)
- GA 8 (Lawrenceville Hwy/Winder Hwy)
- SR 316
- I 85 NE
- I 985
- Jimmy Carter Blvd
- Pleasant Hill Rd
- Killian Hill Rd
- Lawrenceville Suwanee Rd
- McGinnis Ferry Rd
- Medlock Bridge Rd
- Peachtree Industrial Blvd
- Rockbridge Rd (one word)
- Spalding Rd
- Sugarloaf Pkwy
- Five Forks Trickum Rd









Alternative modes

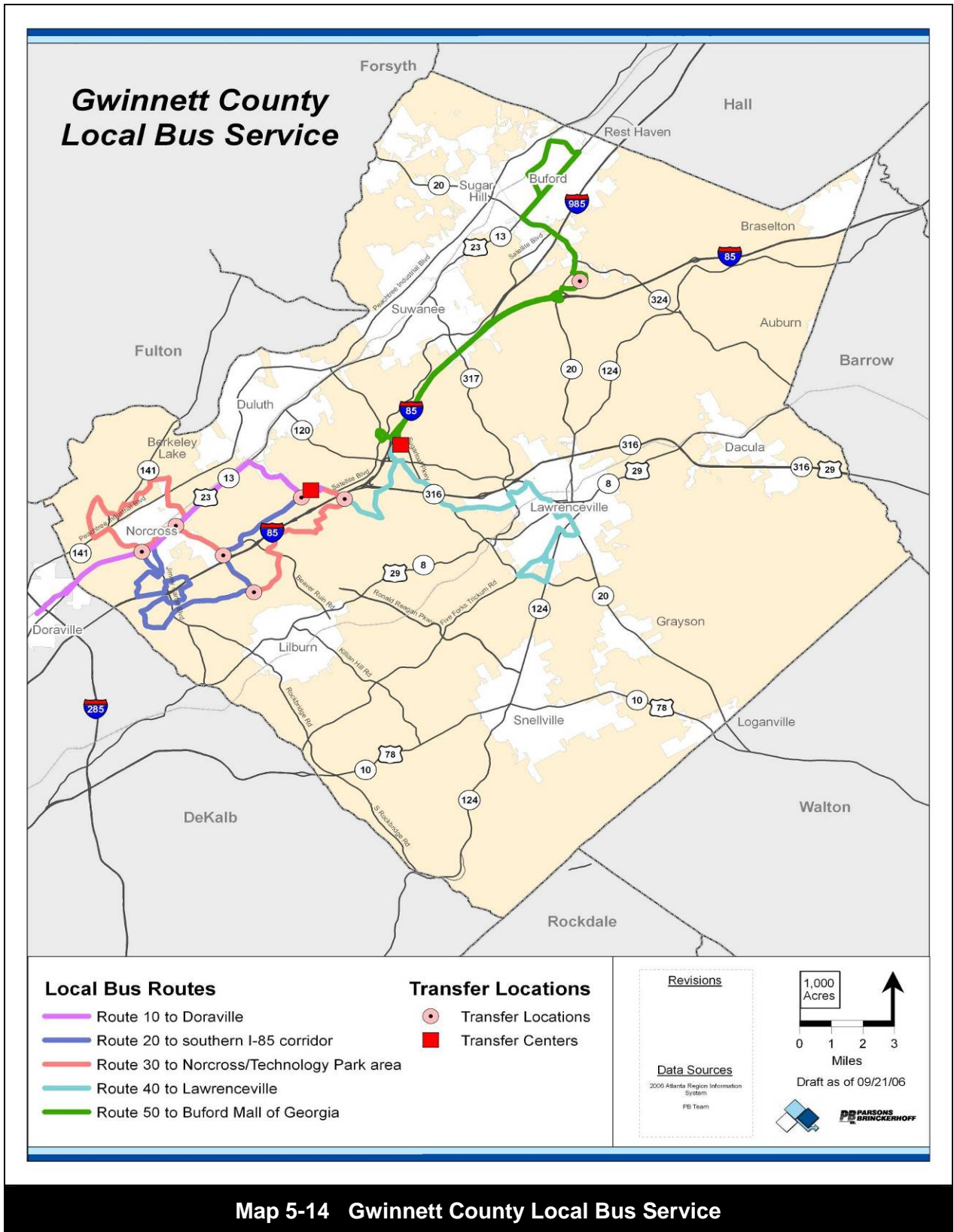
Local Bus Service

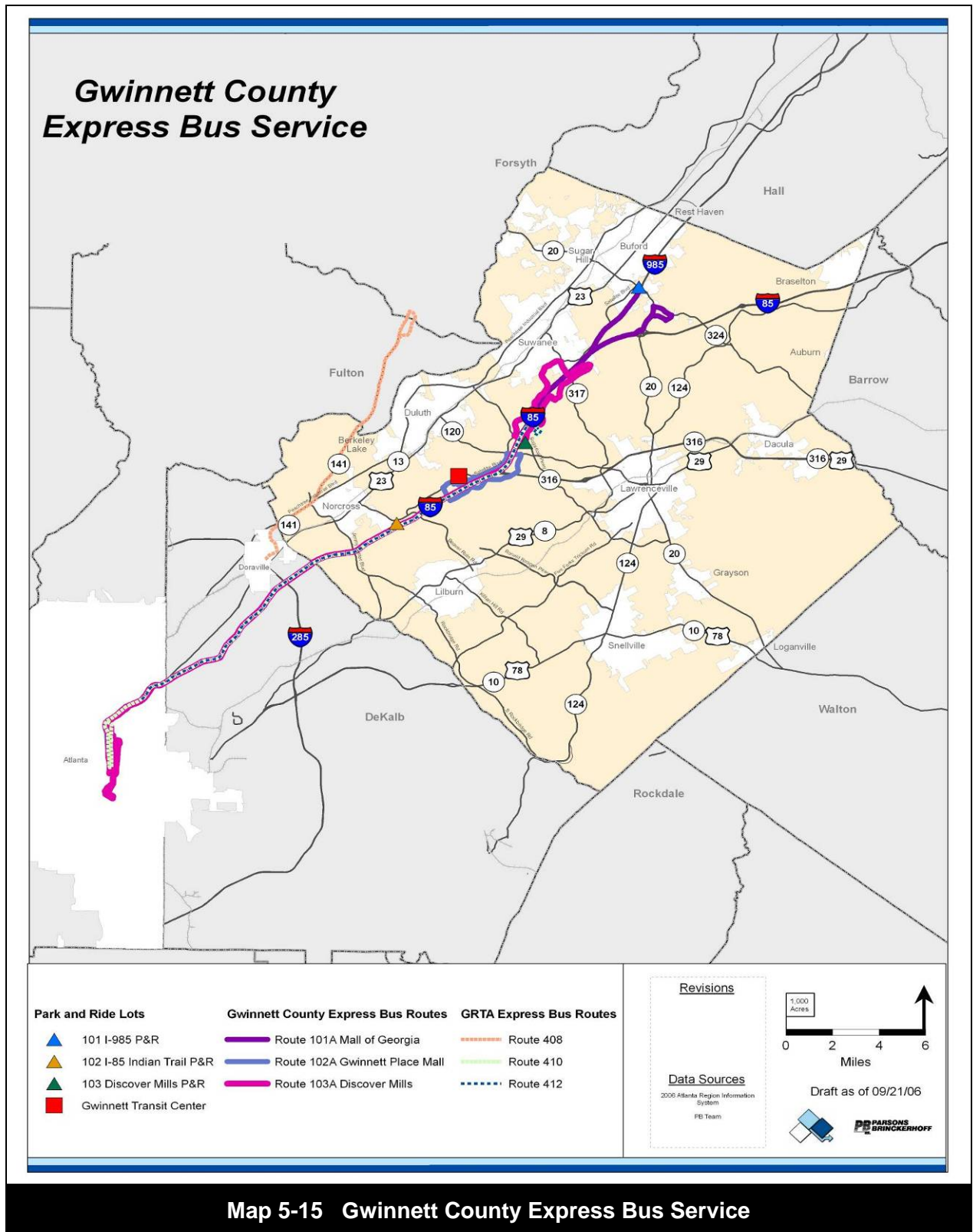
Gwinnett County provides local bus service through Gwinnett County Transit to much of the southern portion of the I-85 corridor including service to Norcross, Duluth, Lawrenceville, Buford, the Gwinnett Place Mall area, the Discover Mills Mall area, and the Mall of Georgia area which are shown on Map 5.14. Service is along five routes having headways varying from 15 minutes to 30 minutes in the peak period except for route 50 to Buford with a headway of one hour and thirty minutes. A transit center is located adjacent to Gwinnett Place Mall where transfers can be made between four of the five routes. Local service is also provided to the Doraville MARTA station in northern DeKalb County. Transit route data for the map was provided by ARC through the Atlanta Region Information System (ARIS) data CD and was verified on the Gwinnett County Transit website.

Commuter Bus Service

In addition to local service, Gwinnett County along with the Georgia Regional Transportation Authority (GRTA) provide commuter bus service in the County. Gwinnett County Transit offers three commuter bus routes. These routes originate at the I-985 Park and Ride lot, the I-85 Indian Trail Park and Ride lot, and the Discover Mills Park and Ride lot and serve Downtown and Midtown with headways ranging from 10 minutes to 30 minutes. GRTA also offers three routes. Two of the routes originate at Discover Mills and one of the routes terminates service at the Lindbergh MARTA station; the other route also serves the I-85 Indian Trail Park and Ride facility and terminates service in Midtown. The third route originates from the John's Creek area near the Fulton County and Forsyth County boundary and extends through Gwinnett County to terminate service at the Doraville MARTA station; connections to local bus and heavy rail service are available at Doraville station. Express Bus Service routes are shown on Map 5.15. Headways on these routes vary between 30 minutes and 45 minutes. Data for the map was provided by ARC through the ARIS data CD and was verified on the Gwinnett County Transit and GRTA Express Bus website.







Bicycle and Pedestrian Planning

The County currently has an *Open Space and Greenway Master Plan*. The plan is a comprehensive document intended to inform and guide the County's ongoing greenspace preservation program. As bicycle and pedestrian planning are components of the plan, the Department of Parks and Recreation coordinates with the County DOT on elements affecting transportation. There are sixteen pedestrian and multi-use path projects in Gwinnett County that are included in the 2006-2011 TIP. All are scheduled for completion between 2007 and 2010.

Areas with potential for alternative modes

Areas with mixed use, residential densities above certain thresholds and infrastructure that supports alternative modes create an opportunity for residents of Gwinnett County to travel without driving. Sidewalks, trails, paths, and transit service are all infrastructure that could support the use of alternative modes.

Freight movement

Activity Centers

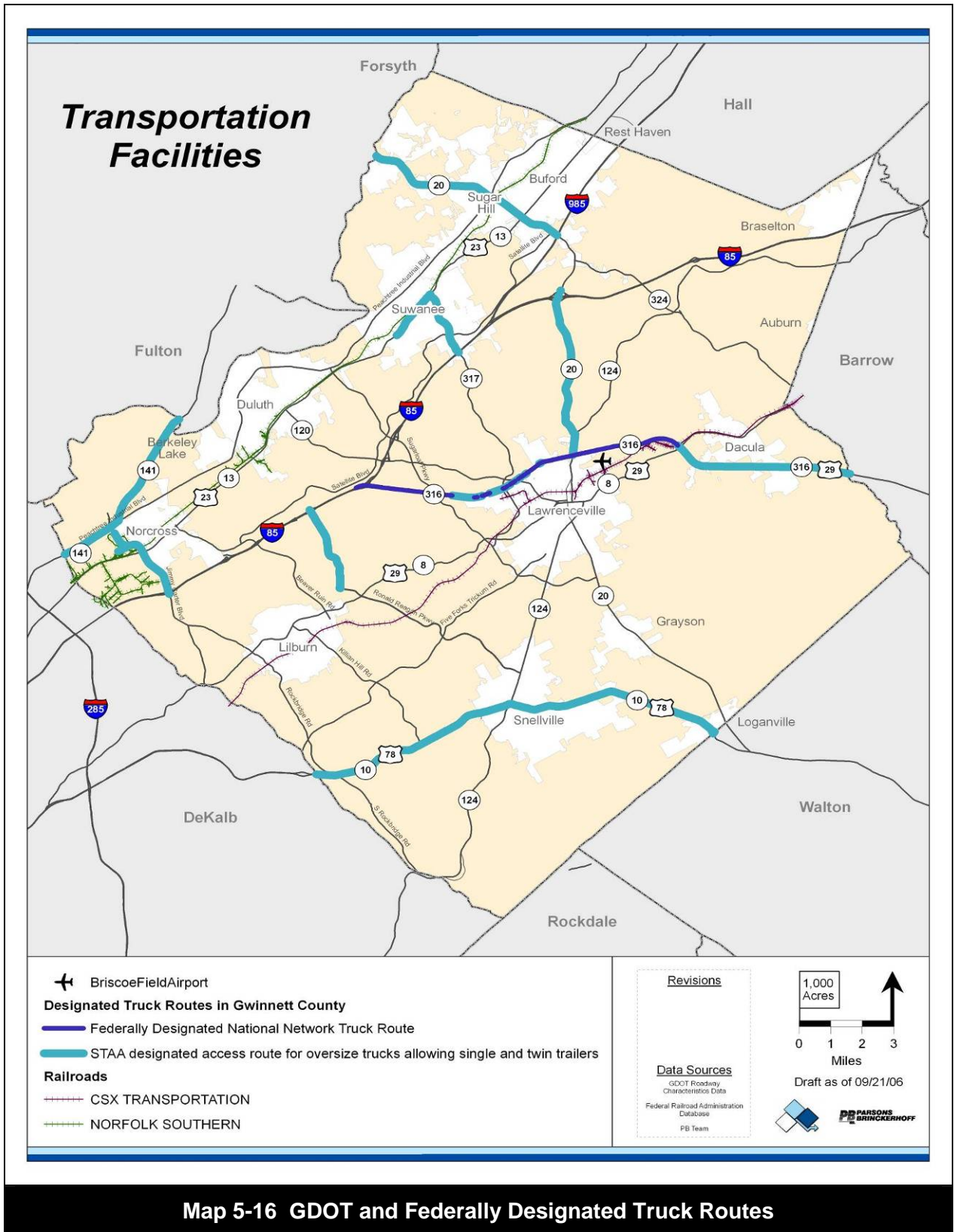
The Future Land Use Map identifies areas for industrial land uses. These areas may be future or existing centers of freight traffic.

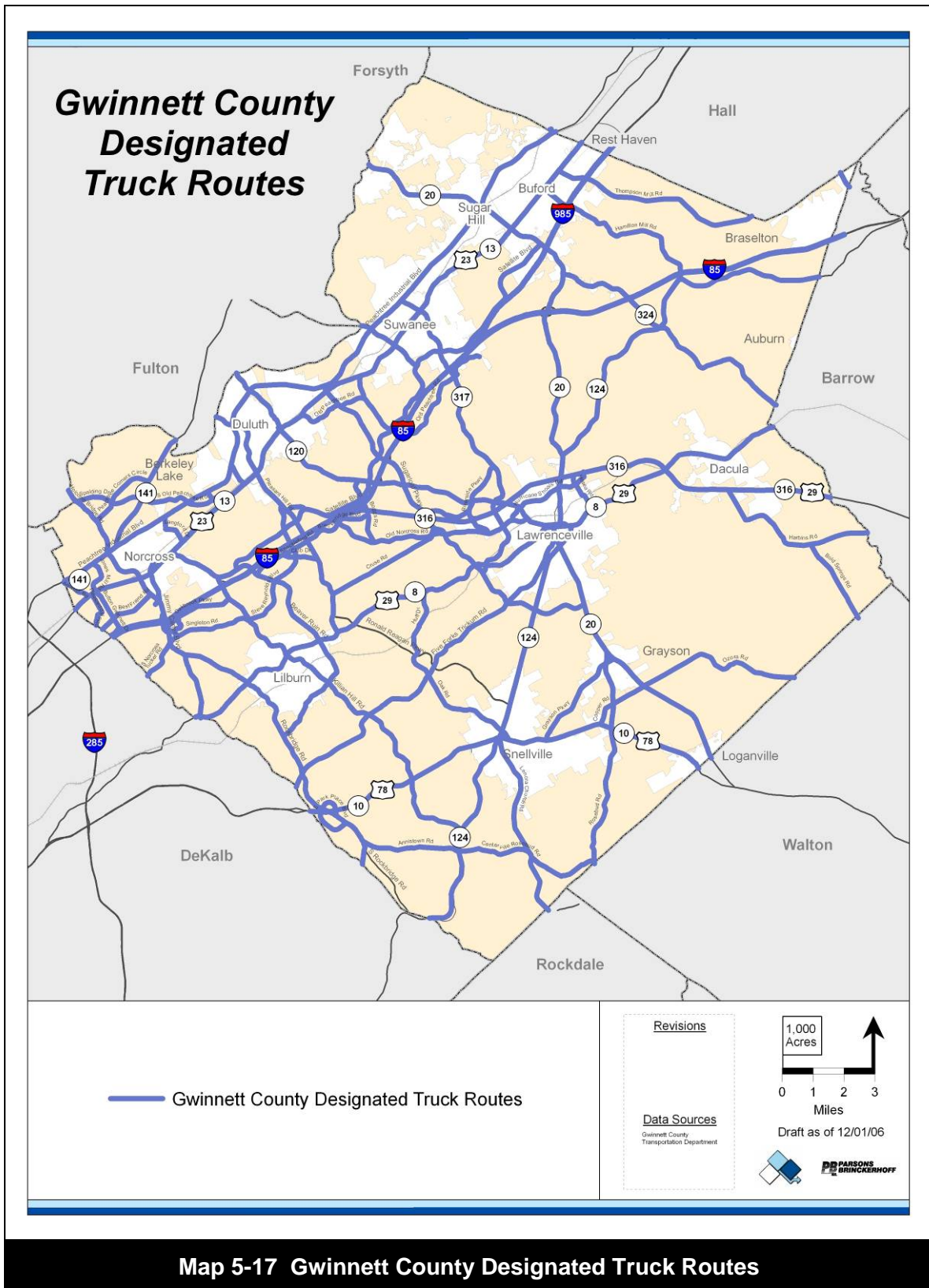
Truck routes

Both the commissioner of GDOT and the Federal Highway Administration designate truck routes on non-interstate facilities in Gwinnett County to serve oversized single and twin trailer trucks. These routes focus on access to interstate highways, major through highways, and industrial areas (see Map 5.16). The US 78, SR 316, SR 20, and SR 141 corridors along with interstate connections in Suwanee and the Gwinnett Place area as well as industrial connections in the Norcross area are designated truck routes by GDOT or are Federally Designated National Network Truck Routes. GDOT's Road Characteristics database provided data concerning truck routes.

Gwinnett County also adopted a Truck Prohibition Ordinance and designates various roads in the County as Truck Routes. The truck route ordinance attempts to ensure that trucks are operating only on roads that have been designed and built to accommodate heavy vehicles. The ordinance is updated on an as-needed basis. The Truck Prohibition Ordinance was most recently amended and updated December 2005. (See Map 5-17)







Map 5-17 Gwinnett County Designated Truck Routes

Rail

Rail freight service in Gwinnett County is provided by two Class I railroads, Norfolk Southern and CSX Transportation through separate corridors in the western and central portions of the County, shown on Map 5.18. The western corridor served by Norfolk Southern serves Norcross, Duluth, Suwanee, Sugar Hill, and Buford. The central corridor served by CSX Transportation serves Lilburn, Lawrenceville, and Dacula. Map 5.19 shows the heavily trafficked corridors carrying between 25 and 40 trains per day connecting Atlanta to the East Coast and the Northeast.

Intermodal Facilities

Though neither of the two railroads have major intermodal rail yards in the County, both provided a significant level of intermodal service through rail sidings that connect to area businesses. The largest collection of these rail sidings is located in the Norcross area along the Norfolk Southern line providing service to a large area of industrial and manufacturing facilities. Smaller sidings are located in the Duluth and Lawrenceville areas providing service to a variety of industries. Data concerning rail service was provided by the Federal Railroad Administration database.

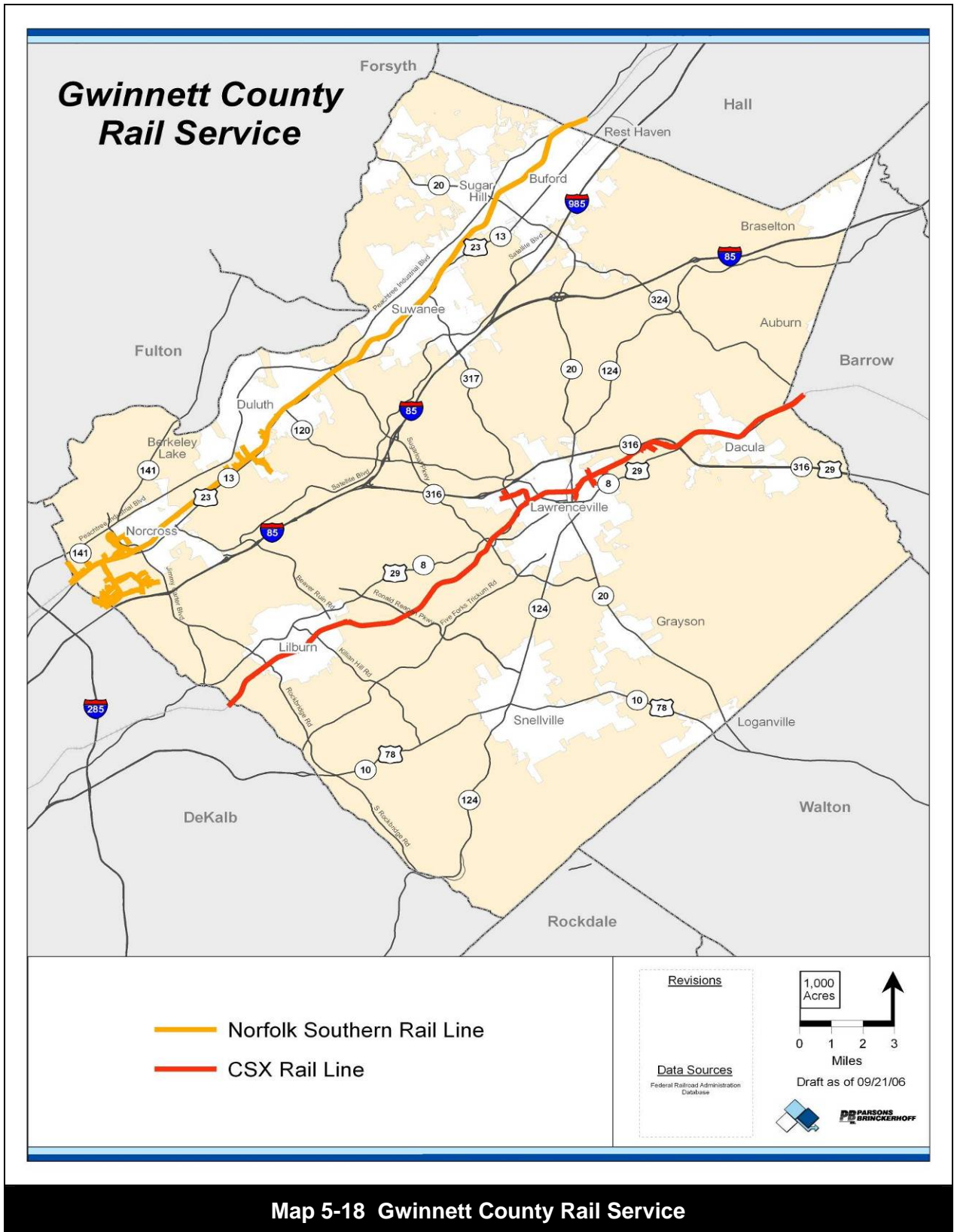
5.22 Airport

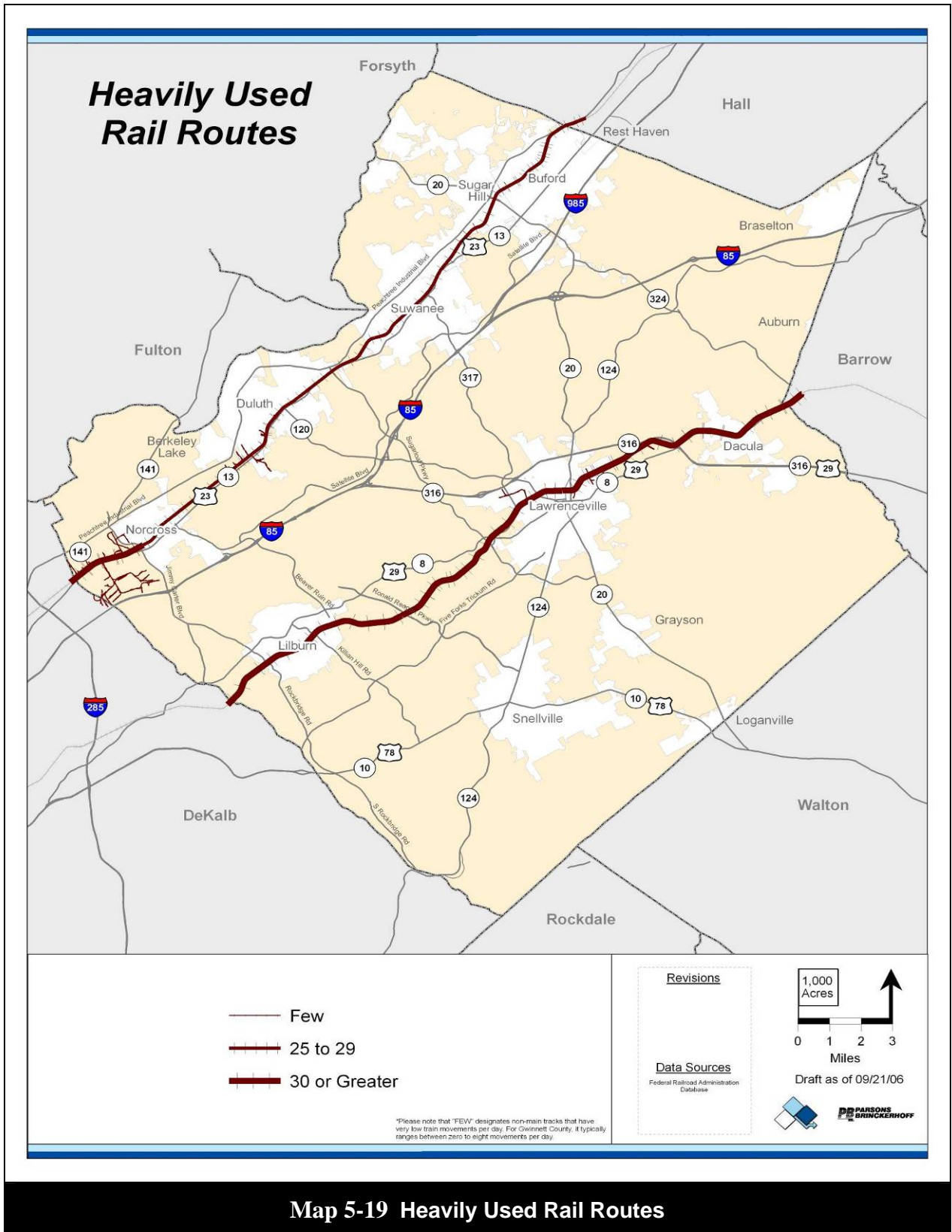
Gwinnett County's Briscoe Field is the County's only general aviation airfield (See Map 5-16). It is located on 500 acres one mile northeast of Lawrenceville. The airfield's 6,000 foot runway and air traffic control system services general aviation aircraft and most corporate jets. On average, there are approximately 300 operations per day. Charter flight services are available at the airfield as are flight schools, restaurants, fixed based operators, and hangar space. There is however no scheduled air carrier service.

5.23 Parking

Though Gwinnett County is home to more than 700,000 residents, has more than 300,000 people employed in the County, and has a host of non-residents who regularly visit the county, parking is generally considered to be more than adequate to serve the present demand. Fees are almost never assessed for parking and very few parking structures exist in the County.







5.24 Transportation and Land Use Connection

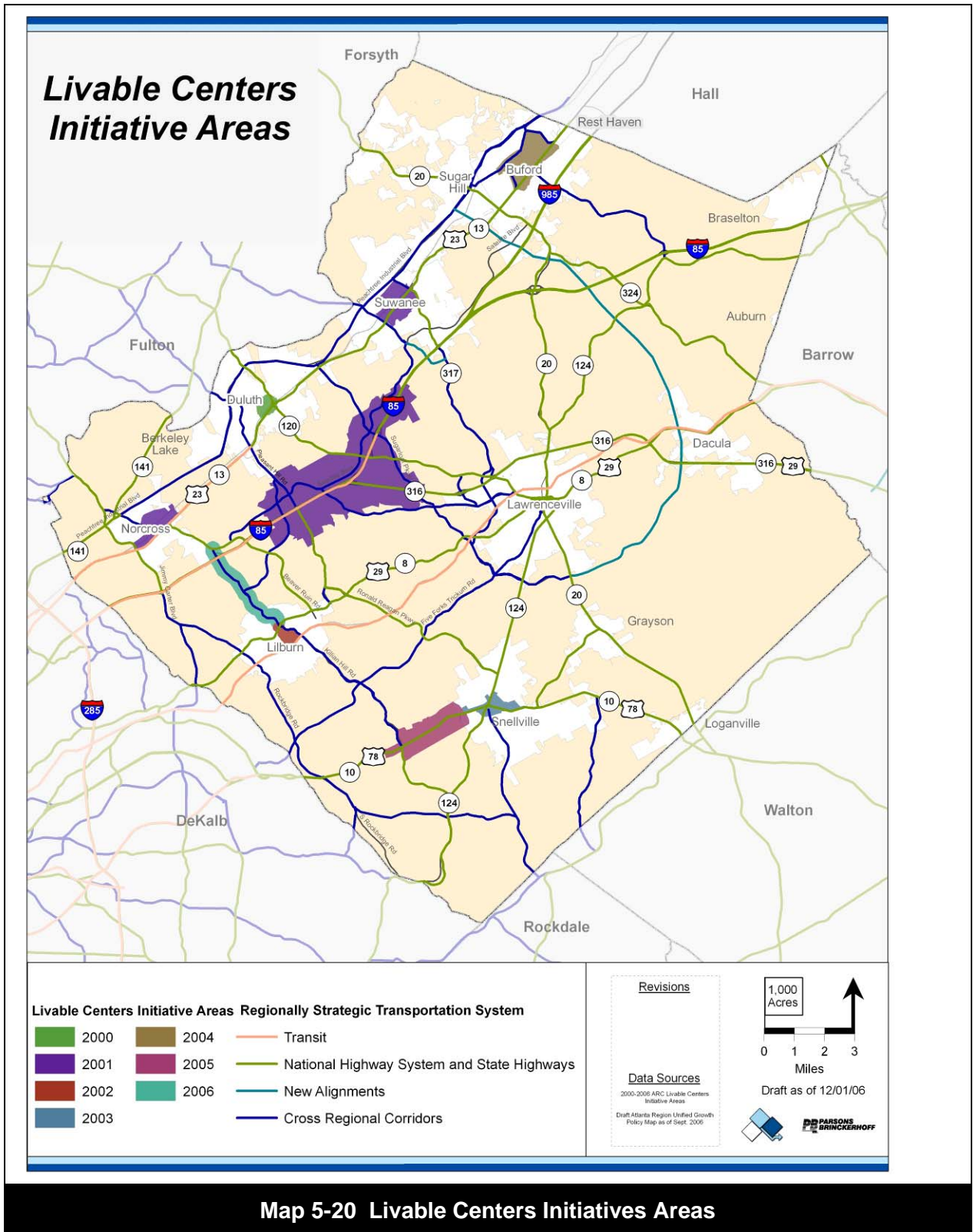
Gwinnett Development Patterns

Gwinnett County has a typical suburban pattern of development. There are some small downtown areas usually focused around railroads with the vast majority of the county being developed in a pattern of relative low density. Though the general pattern of development is low density, there are more densely developed places. Development density tends to be focused around major roads. The higher the traffic volume on the road, typically the more dense the development along that road. This is particularly the case in areas surrounding interstate exit ramps where regional attractions tend to be located. Correspondingly, as traffic volume decreases, so also does the development along the road.

In general, individual developments in Gwinnett County are often not connected to adjacent developments by either pedestrian or roadway connections. Thus to access virtually all developments, an automobile trip or a relatively long and often dangerous pedestrian trip must be made. Furthermore, the trip must exit one development onto a collector or arterial street and then enter another development even though the developments are adjacent. This is almost always the case with adjacent residential developments and is usually the case with adjacent commercial developments. Where residential and commercial developments are adjacent, there is also typically no connection. This pattern of development has led to the need for an automobile in order to perform even the most basic every day functions.

Livable Centers Initiatives

In effort to create places that are destinations, integrate land use and transportation, as well fight blight, seven areas in Gwinnett County have engaged in the ARC's Livable Centers Initiative (LCI) program. Within the seven studies, five downtown areas, two corridors, and a major activity center have been studied, shown on Map 5.20. From these studies, suggestions for transportation, land use, revitalization, and pedestrian improvements have been made and an action plan has been formed. Many of these areas have already implemented some of the recommendations. Information from the LCI program was obtained from ARC.



5.25 Transportation Planning Documents

Regional Transportation Plan Projects

The Regional Transportation Plan (RTP) is the long range transportation plan for the Atlanta region's federally designated Metropolitan Planning Organization, including 13 counties and parts of 5 counties in the metro area. The current RTP, *Mobility 2030*, reflects the strategies and actions necessary to address the region's transportation needs within federal regulations for fiscal constraints over at least the next 20 years. Map 5.21 depicts the transportation improvements programmed for 2006-2011.

Transportation Improvement Program Projects

Projects in the Transportation Improvement Program (TIP) are Regional Transportation Plan projects that are planned to receive funding for all or part of the work on the project within the short term planning horizon. Generally projects in the TIP are funded by state and federal sources with the exception of some local projects funded by local governments. The list of TIP projects was summarized from ARC's 2006-2011 TIP documentation. Map 5.22 shows those projects in Gwinnett County included in the region's TIP.

Locally Planned Projects

In addition to funding from state and federal sources, Gwinnett County also funds some transportation projects with money collected from taxes levied locally. Usually, these funds come from a Special Local Option Sales Tax (SPLOST) which is a 1% sales tax levied on all retail sales in the County. Revenue from this tax funds improvements to local roads that have not received federal or state money for improvement. Locally planned projects are shown on Map 5.23.

Fast Forward Projects

On April 14, 2004 Governor Sonny Perdue introduced the Fast Forward Congestion Relief Program (FFCRP) to address Georgia's growing congestion problems. Fast Forward is a 6-year, \$15.5 billion transportation program intended to relieve congestion and spur economic growth through the acceleration of existing projects. GDOT is the primary agency responsible for implementing the program, along with cooperation from local governments. Projects in the State Transportation Improvement Program (STIP) are typically assigned to the FFCRP.

ARC Regionally Strategic Transportation System

Envision6, the ARC's latest transportation and regional development planning effort, recommends focusing our limited transportation funds on a Regionally Strategic Transportation System (RSTS).

The regional systems that form the RSTS are designed to include the region's infrastructure:

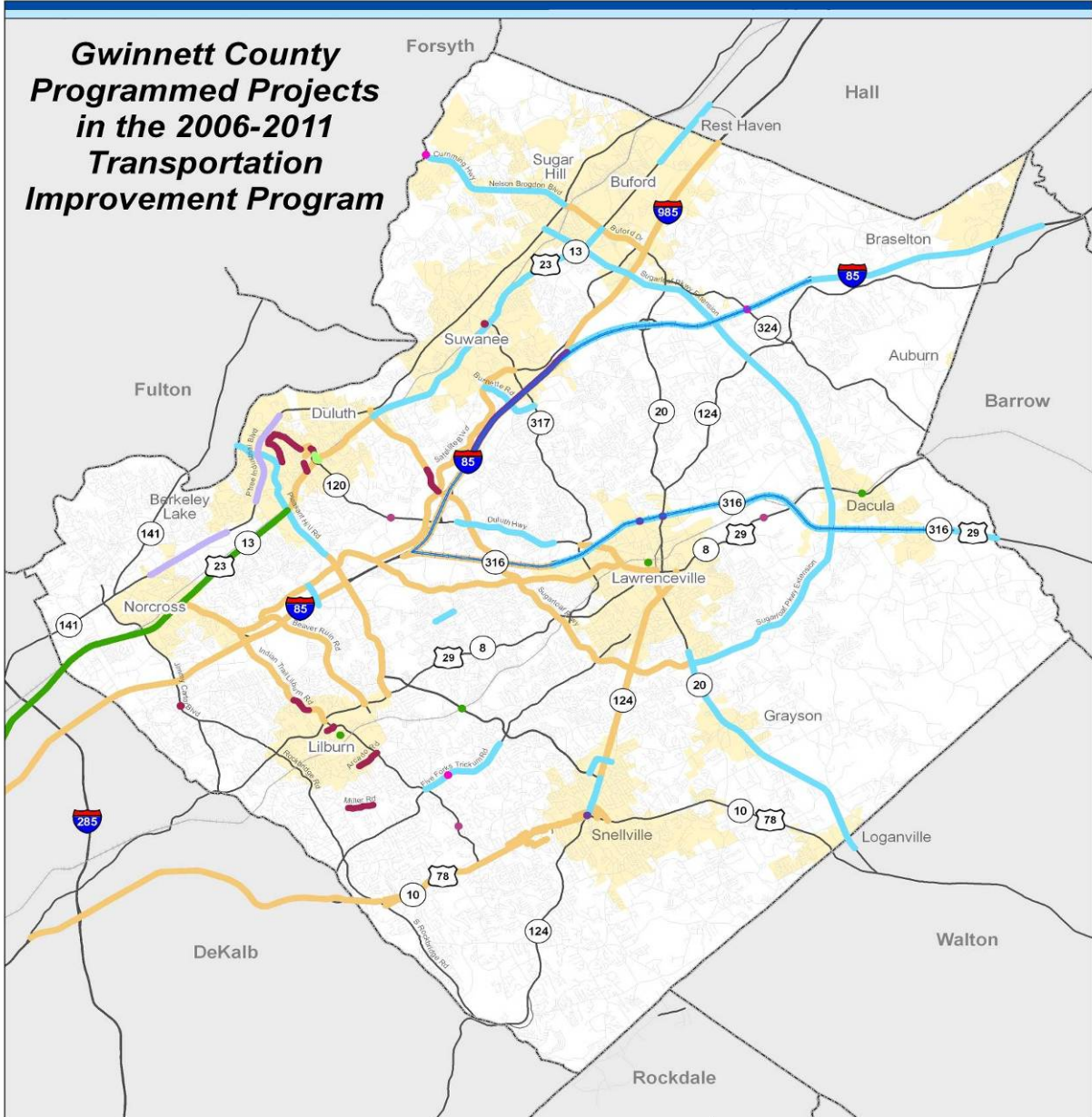
- Interstate freeways and highways,
- Existing and future regional transit service, and



- Important principal arterials and other facilities that provide continuous, cross-regional mobility ensure adequate spacing of major roadways and connect regional activity centers, town centers and freight corridors.

According to an ARC fact sheet as of September 2006 “While all levels of the transportation system – interregional, regional, and local – are considered important, *Envision 6* identifies the RSTS as a strategic tool to help focus limited transportation funding.” Gwinnett County contains several corridors that are part of the RSTS and are therefore likely to be priority corridors in the regional planning process, shown on Map 5.24.

Gwinnett County Programmed Projects in the 2006-2011 Transportation Improvement Program



TIP Roadway Projects

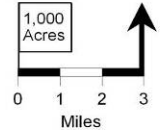
- HOV Lanes
- Bridge Capacity
- Bridge Upgrade
- Interchange Capacity
- Roadway Capacity
- Roadway Operations
- Multi-Use Bike/Ped Facility
- Pedestrian Facility
- Study
- Transit Facility

ARC ID					
GW-020A2	GW-AR-BP105	GW-020F	GW-AR-191	GW-078A	GW-331
GW-273	GW-327	GW-088	GW-AR-191B	GW-296	GW-332
GW-289	GW-329	GW-099B	GW-AR-192	GW-297	GW-333
GW-274	GW-AR-243	GW-099C	GW-AR-204A	GW-300	GW-334
GW-290	GW-AR-245	GW-119	GW-AR-249A	GW-301	GW-AR-240
GW-295	GW-AR-246	GW-137A	GW-AR-249B	GW-302	GW-AR-242
AR-H-100	GW-AR-BP041	GW-269	GW-AR-249C	GW-303	GW-AR-247
AR-H-500	GW-AR-BP103	GW-271	GW-AR-249D	GW-304	GW-AR-241
AR-H-501	GW-AR-BP106	GW-308A	GW-AR-249E	GW-305	AR-910
GW-078C	GW-AR-BP107	GW-308A1	AR-434	GW-321	GW-AR-235
GW-AR-191A	GW-AR-BP108	GW-308B	AR-436	GW-322	GW-AR-236
GW-AR-204B	GW-004	GW-308C	AR-439	GW-323	GW-AR-237
GW-AR-204C	GW-020A1	GW-309A	AR-470	GW-324	GW-AR-238
GW-AR-BP104	GW-020E	GW-328	AR-471	GW-326	

Revisions

Data Sources

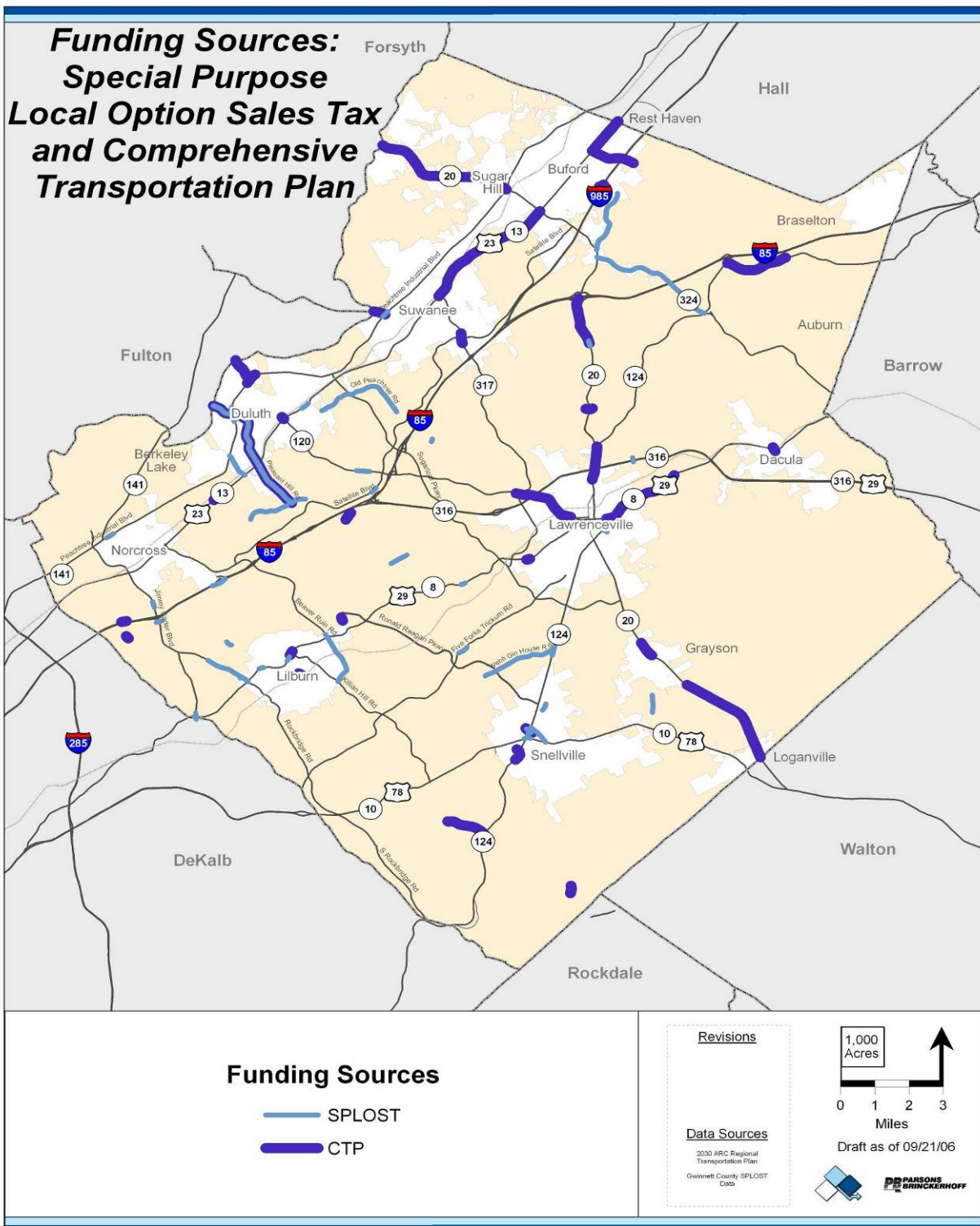
2006-2011 ARC
Transportation Improvement Program



Draft as of 10/08/06



Map 5-22 2006-2011 Transportation Improvement Program Programmed



Map 5-23 Funding Sources: Special Purpose Local Sales Option and Comprehensive Transportation Plan

Table 5-19 Gwinnett County SPLOST Projects

Gwinnett Project ID	Project Name	Start Point	End Point	Improvement Type	Completion Date
9613	Beaver Ruin Rd Turn lanes			Interchange Capacity	0
9648	Buford Highway Turn lanes			Interchange Capacity	0
9628	Harbins Road turn lanes			Interchange Capacity	0
9610	Jimmy Carter Blvd. Turn lanes			Interchange Capacity	0
9618	Jimmy Carter Blvd. Turn lanes			Interchange Capacity	0
9611	Jimmy Carter Right Turn lane	Oakbrook Pkwy	I-85	Interchange Capacity	0
9670	Lebanon Road	Sever Road	SR 120	Pedestrian Facility	0
9535	North Berkeley Lake Road	US 23	Peachtree Industrial	Roadway Capacity	0
9608	Pleasant Hill Road turn lanes			Interchange Capacity	0
9531	SR 324	Camp Branch	SR 20	Roadway Capacity	0
9532-00	SR324	Morgan Road	SR 124	Roadway Capacity	0
9649	US 29 at Arnold Road			Interchange Capacity	0
9622	US 29 @ Harbins Road Turn lanes			Interchange Capacity	0
4116	Arcado Road	US 29	Killian Hill Road	Roadway Capacity	0
4132	Jackson Street Turn Lanes			Roadway Capacity	0
4123	Lawrenceville Hwy dual lefts			Roadway Capacity	0
4113	Oak Road Right Turn Lane				2006
4129	Peachtree Industrial Blvd dual lefts			Roadway Capacity	0
4102	Pleasant Hill Road	Old Norcross Road	Chattahoochee River	Roadway Capacity	0
4107	Rockbridge Road	Williams Road	US 29	Roadway Capacity	0
4108	S. Bogan Road	Hamilton Mill Road	SR 20	Roadway Capacity	0
4109	Wisteria Drive	E. of North Road	SR 124	Roadway Capacity	0
N/A	Arcado Road			Interchange capacity	0

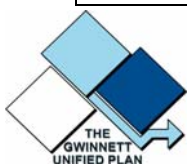
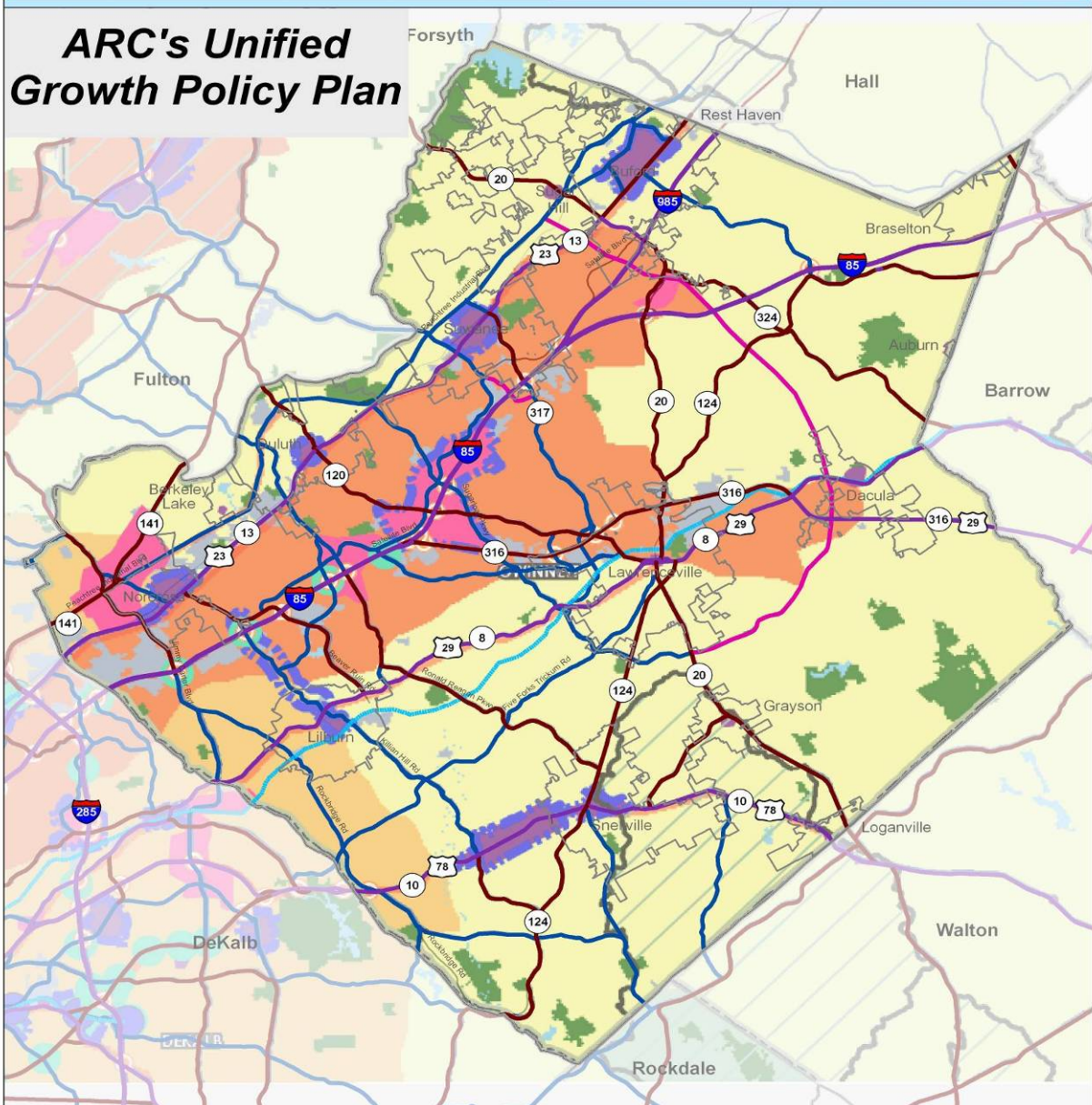


Table 5-19 Gwinnett County SPLOST Projects

N/A	Woodward Mill Road			Interchange capacity	0
N/A	Cruse Drive	Club Drive	Bethesa Church Road	Roadway Capacity	0
N/A	Five Forks Trickum Road			Interchange capacity	0
N/A	Indian Trail			Interchange capacity	0
N/A	North Road			Interchange capacity	0
N/A	Old Norcross Road	Pleasant Hill Road	McDaniels Road		0
N/A	Old Norcross Road	Steve Reynolds Blvd	Landington Way	Roadway Capacity	0
N/A	Old Peachtree Road	Bunton Road	Meadow Church Road	Roadway Capacity	0
N/A	Peachtree Industrial Blvd			Interchange capacity	0
N/A	Peachtree Industrial Blvd			Interchange capacity	0
N/A	Pleasant Hill Road	Old Norcross Road	Buford Highway	Roadway Capacity	0
N/A	Rosebud Road				0
N/A	Satellite Boulevard			Interchange capacity	0
N/A	SR 120			Interchange capacity	0
N/A	SR 124			Interchange capacity	0
N/A	SR 124			Interchange capacity	0
N/A	SR 20			Interchange capacity	0
N/A	SR 316 @ Airport Road			Interchange capacity	0
N/A	US 78			Roadway Capacity	0
N/A	Webb Gin House Road	SR 124	Dogwood Road	Roadway Capacity	0

ARC's Unified Growth Policy Plan



ARC's Draft Strategic Transportation System as of August 2, 2006

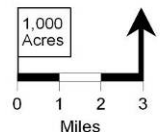
- State Highways (not on NHS)
- National Highway System
- Cross-Regional Arterials
- New Roadways
- Transit Lines



Revisions

Data Sources

ARC's Envision 6:
"Atlanta Region Growth Policy Map"
(downloaded 09/05/06)



Draft as of 10/09/06



Map 5-24 ARC's Unified Growth Policy Plan



5.26 Commuting Patterns

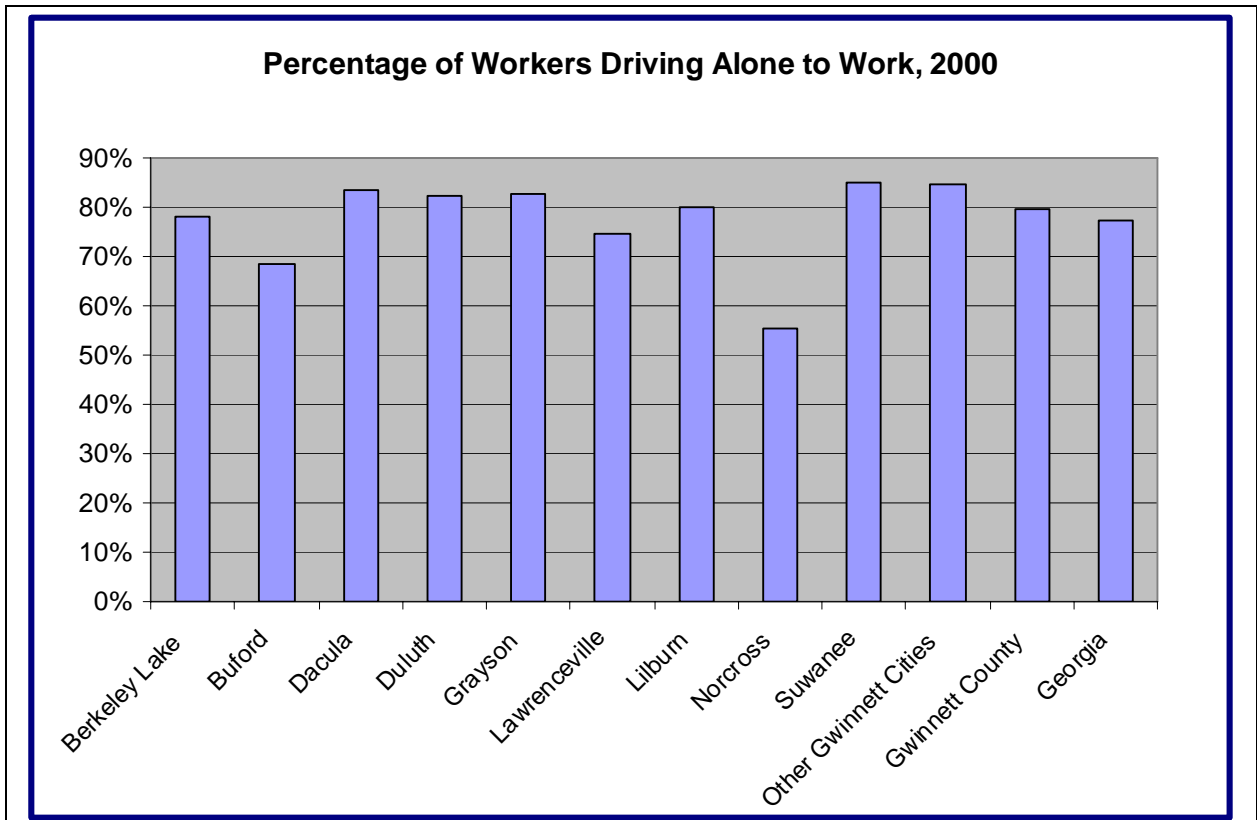
The large majority of Gwinnett County residents traveled no more than 60 minutes to work in 1990 and 2000. In 1990, more than 50 percent of residents in nearly all jurisdictions traveled less than 30 minutes to work. By 2000, only Buford, Duluth, Lawrenceville and Norcross continued that trend, as more and more residents chose to live longer distances from their place of work. Unincorporated Gwinnett County had roughly equal percentages of those traveling less than half an hour to work and those traveling 30 minutes or more to their place of employment for both 1990 and 2000. This is not uncommon in expansive metropolitan areas with a large regional draws. In contrast, Berkeley Lake revealed a high percentage of residents working from home in 2000 at 10.1 percent. The jurisdiction with the next highest percentage of residents working from home in 2000 was Suwanee at 4.6 percent and Unincorporated Gwinnett County at 4.0 percent.

Commuting Patterns

More than three-quarters of Gwinnett residents drove alone to work in 2000, with most of the remainder carpooling. Table 5.20 below shows slight changes in Gwinnett County commuting patterns between 1990 and 2000.

Table 5-20 Commuting Patterns 1990 and 2000				
	1990	Percent 1990	2000	Percent 2000
Drove Alone	169,048	84.1%	246,884	79.7%
Carpooled	22,888	11.4%	43,689	14.1%
Public Transportation	1,313	0.7%	2,632	0.8%
Biked/Walked	1,373	0.7%	2,656	0.9%
Worked at Home	4,781	2.4%	11,704	3.8%
Total	200,970		309,797	
Source: 1990 and 2000 Census				

Commuting modes for the Cities within Gwinnett County mostly follow the trends of the County as a whole, with some variations. Buford and Norcross have higher-than average carpooling shares (27% and 36%, respectively). Berkeley Lake and Norcross have higher-than average shares of public transportation riders. Lilburn, Norcross, and Suwanee have higher concentrations of walkers and bicyclists.



Source: 2000 Census (SF3)

Figure 5-19 Percentage of Workers Driving Alone to Work, 2000

SEE APPENDIX FOR QUALITY COMMUNITY OBJECTIVE CHECKLIST

