

Supplement No. 1
July 1, 2008

City of Lawrenceville Comprehensive Plan 2030 Community Agenda

Looseleaf Supplement

This Supplement contains all revisions deemed advisable to be included at this time, most notably the 2005-2008 Report of Accomplishments, through:

July 1, 2008

Please remove the following pages:

- Table of Contents (both pages)
- 4.2 2002-2006 Report of Accomplishments Page 4-23
- 4.3 Short Term Work Program Pages 4-24 through 4-29

Please insert the following pages:

- Table of Contents (both pages)
- 4.2 2005-2008 Report of Accomplishments Pages 4-23 and 4-24
- 4.3 Short Term Work Program Pages 4-25 through 4-30

STEVEN W. SAPPINGTON, RLA
ASSOCIATE, SR. PROJECT MANAGER

Direct Line (770) 338-8149
Direct Fax (770) 338-8073

Precision Planning, Inc.
planners, engineers, architects & surveyors

www.ppi.us

1: Introduction	1 - 1
1.1 Purpose	1 - 1
1.2 Scope	1 - 2
1.3 Public Inclusion and Outreach	1 - 3
2: Community Vision	2 - 1
2.1 General Vision Statement	2 - 1
2.2 Future Development Map	2 - 2
2.3 Character Areas	2 - 4
2.3.1 Downtown Master Plan Area	2 - 6
2.3.2 College Corridor	2 - 7
2.3.3 Medical Services	2 - 11
2.3.4 Airport	2 - 14
2.3.5 High Rise Corridor	2 - 17
2.3.6 Mixed Use Areas	2 - 19
2.3.7 Residential Areas	2 - 25
2.3.8 Commercial (Regional)	2 - 31
2.3.9 Industrial Areas	2 - 32
2.3.10 Parks and Greenspace	2 - 33
2.3.11 Gateway Nodes	2 - 35
2.4 Table of Permissible Land uses in Character Areas	2 - 37
2.5 Quality Community Objectives in Character Areas	2 - 38
3: Issues and Opportunities	3 - 1
3.1 Introduction	3 - 1
3.2 Population	3 - 1
3.2.1 Issues and Opportunities	3 - 1
3.3 Housing	3 - 2
3.3.1 Issues	3 - 2
3.3.2 Opportunities	3 - 3
3.4 Economic Development	3 - 5
3.4.1 Issues	3 - 5
3.4.2 Opportunities	3 - 6
3.5 Natural and Cultural Resources	3 - 8
3.5.1 Issues	3 - 8
3.5.2 Opportunities	3 - 9
3.6 Community Facilities and Services issues	3 - 11
3.6.1 Issues	3 - 11
3.6.2 Opportunities	3 - 11
3.7 Land Use	3 - 13
3.7.1 Issues	3 - 13



3.7.2 Opportunities.....	3 - 15
3.8 Transportation.....	3 - 16
3.8.1 Issues.....	3 - 16
3.8.2 Opportunities.....	3 - 19
3.9 Intergovernmental Coordination.....	3 - 20
3.9.1 Issues.....	3 - 20
3.9.2 Opportunities.....	3 - 21

4: Implementation Program..... 4 - 1

4.1 Policies.....	4 - 1
4.1.1 Housing.....	4 - 1
4.1.2 Economic Development.....	4 - 3
4.1.3 Natural and Cultural Resources.....	4 - 5
4.1.4 Community Transportation, Facilities and Services.....	4 - 7
4.1.4.1 Transportation.....	4 - 7
4.1.4.2 Water Supply and Wastewater.....	4 - 9
4.1.4.3 Storm Water.....	4 - 10
4.1.4.4 Solid Waste.....	4 - 10
4.1.4.5 Public Safety.....	4 - 11
4.1.4.6 Public Utilities.....	4 - 12
4.1.4.7 Hospital and Health Center.....	4 - 12
4.1.4.8 Government Facilities and Services.....	4 - 13
4.1.4.9 Education.....	4 - 13
4.1.5 Intergovernmental Coordination.....	4 - 13
4.1.6 Land Use.....	4 - 14
4.1.7 Land Redevelopment and Infill Development.....	4 - 20
4.2 2005-2008 Report of Accomplishments.....	4 - 23
4.3 Short-Term Work Program.....	4 - 24



4.2 2005-2008 Report of Accomplishments

Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
Roads					
Jackson Street Improvement	2006	2007	\$2,800,000	City, County, State	City, County, State
Luckie Street Improvement	2008 design	ongoing	\$435,792	ARC, DOT, TEA	City, private
Transportation & Transit Study	2005	2006	\$57,500	SPLOST	City
Two-way Streets Downtown	2007 design	ongoing	\$575,000	LCI, DOT, City	City
Parking Deck EAST of Square	2005	2007	\$2,875,000	City, SPLOST, private	City, private
Traffic calming effects downtown	2006	ongoing	?	ARC, DOT, TEA	City
Scenic Hwy. & New Hope Road intersection upgrade	2005	2006	\$500,000	City, DOT, SPLOST	City, DOT
Widening of SR 20	2006	ongoing	?	DOT	DOT
Widening of US 29 from downtown to Paper Mill Rd.	2008	ongoing	?	DOT	DOT
Paper Mill Rd. & Springlake Rd. intersection improvements	2007	2008	?	GCDOT	GCDOT
Sugarloaf Parkway Extension from SR 20 to New Hope Rd.	2005 design	Construction ongoing		SPLOST	GCDOT
Pike Street & Langley Drive intersection improvements	2007	2007	\$70,000	County	GCDOT
Parks					
Rhodes Jordan Park Extension	2006 design	ongoing	\$200,000	City, County, ARC	City, County
Rhodes Jordan Edge Trail & Landscaping	2006 design	ongoing	\$230,000	City, County	County
Bike & Walking Trail Master Plan	2006	2007	\$30,000	City, County, SPLOST	City
Bike & Walking Trail Design & Build	2007 design	ongoing	\$300,000	City, County, SPLOST	City
Community Facilities					
New Aurora Theatre	2005	2006	\$1,000,000	City, SPLOST	City
New LTTA Office	2006 design	2007	\$32,200	SPLOST, LTTA	LTTA



4.2 2005-2008 Report of Accomplishments continued

Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
New Visitor & Welcome Center	2007 design	ongoing	\$115,000	SPLOST, DDA, LTTA, grants	LTTA
New Police Building	2007 design	ongoing	\$3,000,000	SPLOST	City, DDA
Move Historic Isaac-Adair House & Log Cabin from Sugarloaf Parkway Extension path to Clayton Street	2008	2008	?	SPLOST	County
GC Health Department move to old Walmart	2007	2008	?	County	County
Gwinnett Medical Center 9-story Hospital Wing Addition	2007	ongoing	?	County, private	County, private
1020-bed Dormitory at GG College	2008 design	ongoing	?	State	State
Water System					
Ezzard Well Radiation Treatment	2008	ongoing projected 2008	\$80,000	City	City
Winer Well #7 Intern Treatment Plant	2008	ongoing projected 2008	\$60,000	City	City
Winer Water Treatment Plant & 10 wells	2007 study	ongoing projected 2009	\$6,700,000	GEFA	City
Gas System					
Gas Line Relocation – SR 81 & Hwy. 78 Intersection	2007	2007	\$80,000	private	City
Gas Line Relocation – on Hwy. 20 from Plantation Rd. to Ozora Rd.	2007	2007 phase 1	\$3,000,000	City	City
Automatic Meter Reading Changeout	2006	ongoing	?	City	City
Downtown Isolation Valve	2008	ongoing	\$320,000	City	City
Tankless Water Heater Program	2008	ongoing	?	City, customers	City, customers
Policies and Procedures					
Update of Zoning Ordinance	2005	ongoing	\$0	City	City
High-rise Ordinance	2008	2008	\$0	City	City
Downtown Master Plan	2005	2005	\$150,000	City	City



4.3 Short-Term Work Program

Economic Development Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
Initiate a Conceptual Planning and Feasibility Study for a City Convention Center.	2009	2010	\$20,000	City	City of Lawrenceville
Initiate Detailed Design and Construction of a City Conference Center.	2010	2013	\$15-20 million	City SPLOST other	City of Lawrenceville
Hire an Economic Development Officer to market and "sell" Lawrenceville.	2009	ongoing	\$150,000/year	City	City of Lawrenceville
Continue to support efforts of the Lawrenceville Downtown Development Authority (LDDA) and the Lawrenceville Trade and Tourism Association (LTTA) in their efforts to promote downtown events and the continued development of the downtown area.	2009	ongoing	\$275,000/year	City Hotel- Motel tax	City of Lawrenceville/ LDDA/LTTA
Continue to support the Aurora Theater and other cultural activities downtown.	2009	ongoing	N/A	N/A	City of Lawrenceville
Encourage and support the expansion of Gwinnett Medical Center and its efforts to become a regional leader in trauma care and cardiac care.	2009	ongoing	N/A	N/A	City of Lawrenceville
Encourage the continued development of specialty manufacturing of medical equipment and devices in Lawrenceville.	2009	ongoing	N/A	N/A	City of Lawrenceville
Encourage development of quality hotel properties within Lawrenceville.	2009	ongoing	N/A	N/A	City of Lawrenceville/ LDDA/LTTA



4.3 Short-Term Work Program continued

Transportation Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
ADA Sidewalk Improvements	2009	2013	\$100,000/year	Gwinnett CDBG Program	City of Lawrenceville
Sidewalk Improvements (GJAC to Rhodes Jordan Park)	In progress	2009	\$650,000	Transportation Enhancement Funds/SPLOST	City of Lawrenceville
Complete Luckie Street Improvements.	In progress	2009	\$1 million	SPLOST	City of Lawrenceville
Complete Carver Circle Improvements.	In progress	2009	\$250,000	SPLOST	City of Lawrenceville
Complete Chestnut Street Improvements.	In progress	2009	\$250,000	SPLOST	City of Lawrenceville
Construct improvements to Northdale ("College Avenue") Drive, as a part of the College Overlay LCI project.	2013	2016	\$7-10 million	TE/SPLOST/LCI	City Gwinnett Co. State
Street Resurfacing	2009	2013	\$15 million total	SPLOST/LARP	City of Lawrenceville
Design and Construction of One-Way Pair Removal (Clayton and Perry Streets)	2010	2013	\$4.3 million	LCI Implementation Funds	City of Lawrenceville
Participate in Conceptual Plan and Feasibility Study for Multi-modal Station and parking improvements adjacent to railroad tracks.	2009		TBD	SPLOST/State	City of Lawrenceville
Prepare Master Plan for City Walking Trail System.	2009	2010	Approx. \$50,000	City/SPLOST	City of Lawrenceville
Review and update Zoning Ordinance to require interparcel access along state and county roadways.	2010	2010	\$3,000	City	City of Lawrenceville
Improve downtown municipal parking area signage.	In progress	2009	\$10,000	City Funds	City of Lawrenceville, DDA, LTTA
Coordinate proposed transportation improvements in the downtown area with the expansion of facilities at Gwinnett Justice and Administration Center.	2010	2015-2018	N/A	N/A	City Gwinnett Co.
Continue to support Town Trolley downtown shuttle.	In progress	2013	\$3500/month	DDA	City/DDA/LTTA
Initiate gateway node signage, lighting and beautification program.	2009	2013	\$10,000 per node	City	City of Lawrenceville



4.3 Short-Term Work Program continued

Land Use Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
Undertake College Corridor Master Plan to target properties for development to encourage the growth of entertainment and cultural activities in the depot area north of the courthouse square.	2009	2009	\$75,000-\$100,000	ARC LCI funds/City	ARC/City of Lawrenceville
Undertake College Corridor Master Plan Detailed Design for transportation and land use improvements.	2011	2012	\$125,000	LCI Supplemental Study Funds	City/ARC
Create Overlay Districts to implement character areas and update Zoning Ordinance to refine and integrate character areas into the document.	2011	2016	\$35,000/year	City of Lawrenceville	City of Lawrenceville
Encourage developers to identify properties in the downtown area (and other areas) that have the potential to be revitalized.	2009	ongoing			
Continue to review architectural plans and site plans for consistency with the established architectural guidelines to promote the character area development.	2009	ongoing	N/A	N/A	City of Lawrenceville



4.3 Short-Term Work Program continued

Community Facilities and Services Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
Prepare Master Plan for Pocket Park system development.	2011	2012	Approx. \$35,000	General Fund	City of Lawrenceville
Continue feasibility study to clean up former dump on city property.	2009	2011	\$2 million (shared cost with cleanup)	City of Lawrenceville Grants	City of Lawrenceville
Undertake cleanup of former dump on Clayton Street (after relocation of City Utility Department structures).	2013	2016	\$2 million	City of Lawrenceville/EPA	City of Lawrenceville
Construct new police headquarters facility.	2009	2010	\$8.5 million	SPLOTS/General Funds 2004-2009	City of Lawrenceville
Continue placement of Quality of Life dumpsters in subdivisions to promote clean ups and to discourage illegal dumping.	In progress	2013	\$50/000/year	City Funds	City of Lawrenceville
Expand Recycling program.	2009	2013		City of Lawrenceville	City of Lawrenceville
Continue to extend gas system as driven by service demand.	2009	2013	Cost varies	City of Lawrenceville	City of Lawrenceville
Complete design plans and construct improvements for eight additional wells into the City's system.	2009	2010	\$6 million	GEFA/City Funds	City of Lawrenceville
Design and construct 1.3 MGD water treatment facility.	2009	2010	Approx \$3.7 million	GEFA/City Funds	City of Lawrenceville
Acquire location for relocation of Utility Department buildings and facilities.	2009	ongoing	\$4 million	City of Lawrenceville	City of Lawrenceville
Construct Utility Department complex	2013	2015	\$12 million	City Funds	City of Lawrenceville



4.3 Short-Term Work Program continued

Natural and Cultural Resources Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
Develop and encourage water conservation program through rebates for low-flow plumbing fixtures, etc.	2009	ongoing			City of Lawrenceville
Continue to implement stormwater management plan, include MS4 requirements through the Stormwater Utility board.	2009	ongoing	\$50,000/year	Stormwater Utility	City of Lawrenceville/ Stormwater Management Board
Continue to improve stormwater quality through structural improvements.	2009	ongoing	\$50,000/year	Stormwater Utility	City of Lawrenceville/ Stormwater Management Board
Remodel existing historic structure on Crogan Street to house Welcome Center.	In progress	2010	\$100,000	Grants/private funds/LTTA/DDA	City/LTTA/DDA
Encourage a centrally-located fine arts center with gallery space	2010	ongoing	N/A	N/A	Community

Intergovernmental Coordination Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
Work with Gwinnett County and other local governments to coordinate adjacent land uses and ensure efficient provision of services.	2009	ongoing	N/A	N/A	City of Lawrenceville



4.3 Short-Term Work Program continued

Housing Projects	Start Year	Year Completed	Cost Estimate	Funding Source	Responsible Party
Review Zoning Ordinance and design standards to ensure that they allow for and encourage a variety of housing options	2009	ongoing			City of Lawrenceville
Review Zoning Ordinance to ensure that they allow for flexibility for mixed-use residential developments in the downtown and mixed use character areas.	2009	ongoing			City of Lawrenceville
Encourage senior-oriented housing to be developed in Lawrenceville	2009	ongoing			City/development community
Review Zoning Ordinance and development regulations to determine sufficient flexibility exists for senior-friendly housing.	2009	2010			City of Lawrenceville
Encourage redevelopment of aging housing stock to higher quality standards compatible with character areas	2010	ongoing	N/A	N/A	City/development community
Encourage developers to increase quality of new housing through density bonuses and other techniques	2010	ongoing	N/A	N/A	City/development community
Encourage mixed use development to occur in areas where these types of activities are in keeping with the character areas	2010	ongoing	N/A	N/A	City/development community
Encourage new construction to be more "green" in its materials and practices	2010	ongoing	N/A	N/A	City/development community
Investigate a Revitalization Improvement Program for aging neighborhoods	2009	2011	N/A	N/A	Task force by City
Investigate a method to balance owner occupied housing with rental properties	2009	2011	N/A	N/A	Task force by City

