

A RESOLUTION OF  
THE GWINNETT COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE  
GWINNETT COUNTY 2020 COMPREHENSIVE PLAN  
BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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<u>Present</u>	<u>VOTE</u>
Charles Bannister, Chairman	<u>Aye</u>
Lorraine Green, District 1	<u>Aye</u>
Albert Nasuti, District 2	<u>Aye</u>
Mike Beaudreau, District 3	<u>Aye</u>
Kevin Kenerly, District 4	<u>Aye</u>

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On motion of Comm. Kenerly, which carried 5-0, the following resolution was adopted:

**WHEREAS**, the Gwinnett County 2020 Comprehensive Plan, hereinafter referred to as "the Comprehensive Plan," provides a coordinated and comprehensive plan of the long-term goals, objectives, and priorities for Gwinnett County; and

**WHEREAS**, the Comprehensive Plan supports five goals established by the state of Georgia pursuant to Official Code of Georgia Annotated 50-8-1 et seq, as follows:

- (a) **Economic Development:** To achieve a growing and balanced economy, consistent with all resources of this state and its various regions, that equitably benefits all sections of the state and all segments of the population.
- (b) **Natural and Historic Resources:** To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.

- (c) **Community Facilities:** To ensure that public infrastructure facilities serving local governments, the region and the state have the capacity and are in place when needed to support and attract growth and development and/or maintain and enhance the quality of life of the residents of the state.
- (d) **Housing:** To ensure that all people within the state and its various regions and communities have access to adequate and affordable housing.
- (e) **Land Use:** To ensure that the land resources of the state are allocated for uses required to facilitate the topical areas of economic development, natural and historic resources, community facilities, and housing as outlined above, and to protect and promote the quality of life of the people of Georgia's communities, regions, and the state.

**WHEREAS**, an amendment has been prepared and duly advertised public hearings have been held by the Gwinnett Municipal-County Planning Commission on October 18, 2005 and by the Gwinnett County Board of Commissioners on October 25, 2005, at which Gwinnett County solicited community input, as required by the state's Minimum Planning Standards and Procedures; and

**WHEREAS**, the Board of Commissioners finds that the proposed amendments to the Gwinnett County 2020 Comprehensive Plan further the purposes of promoting the health, safety, morals, convenience, order, prosperity, aesthetics and general welfare of the present and future residents of Gwinnett County;

**NOW, THEREFORE BE IT RESOLVED** by the Gwinnett County Board of Commissioners that the *Gwinnett 2020 Comprehensive Plan*, shall be amended as follows:

Attachment A indicates the changes to Section VI Major Activity Centers, found on pages 37 and 38 of the 2001 Annual Update to the 2020 Comprehensive Plan.

**BE IT FURTHER RESOLVED** by the Board of Commissioners that the Area Plan Policy Map is hereby amended and replaced by Attachment B of this resolution.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2005.

WINNETT COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Charles Bannister, Chairman

Date Signed: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk/Deputy County Clerk  
(Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
Glenn P. Stephens, Senior Assist. County Attorney

## Attachment A

### vi. Major Activity Centers

Major Activity Centers are those retail/service centers that are or are projected to be one million square feet or more in size by 2020 with some additional office and business park employment and residential. Users of the center may be drawn from beyond the county boundaries. Where appropriate, low, medium and higher density residential development may be integrated within the major activity centers. These areas contain or are projected to contain sufficient development activity and density to support transportation demand management (TDM) strategies such as transit, carpooling and vanpooling. The geographic limits of Major Activity Centers are depicted on the Area Plan Policy Map.

#### **Policies for Major Activity Centers:**

1. These centers are appropriate at the points of highest accessibility (linked to long-term transportation plans) such as major or principal arterials and interchanges with limited access highways, in areas with adequate existing or planned infrastructure.
2. Promote a compact and connected mixture of complimentary land uses. Land uses include appropriate housing, office, retail and commercial services, entertainment, public services and open space, and recreation facilities.
3. Encourage pedestrian access and gathering places between uses and buildings through flexible design standards for setbacks, buffers, parking, and other development features. These centers should be easily accessible, and include an integrated system of sidewalks and pedestrian links to the system of trails being developed in the County.
4. Where appropriate, permit design flexibility to limit impervious surfaces and promote open space conservation.
5. The design and function of new development should support Transportation Demand Management initiatives such as transit, carpooling, and alternative transportation modes.
6. Encourage mixed-use transit-oriented development at designated transit stations or bus transfer centers.
7. Enhanced setbacks, office, or lower intensity uses should be used as transitions from the non-residential uses to surrounding neighborhoods.

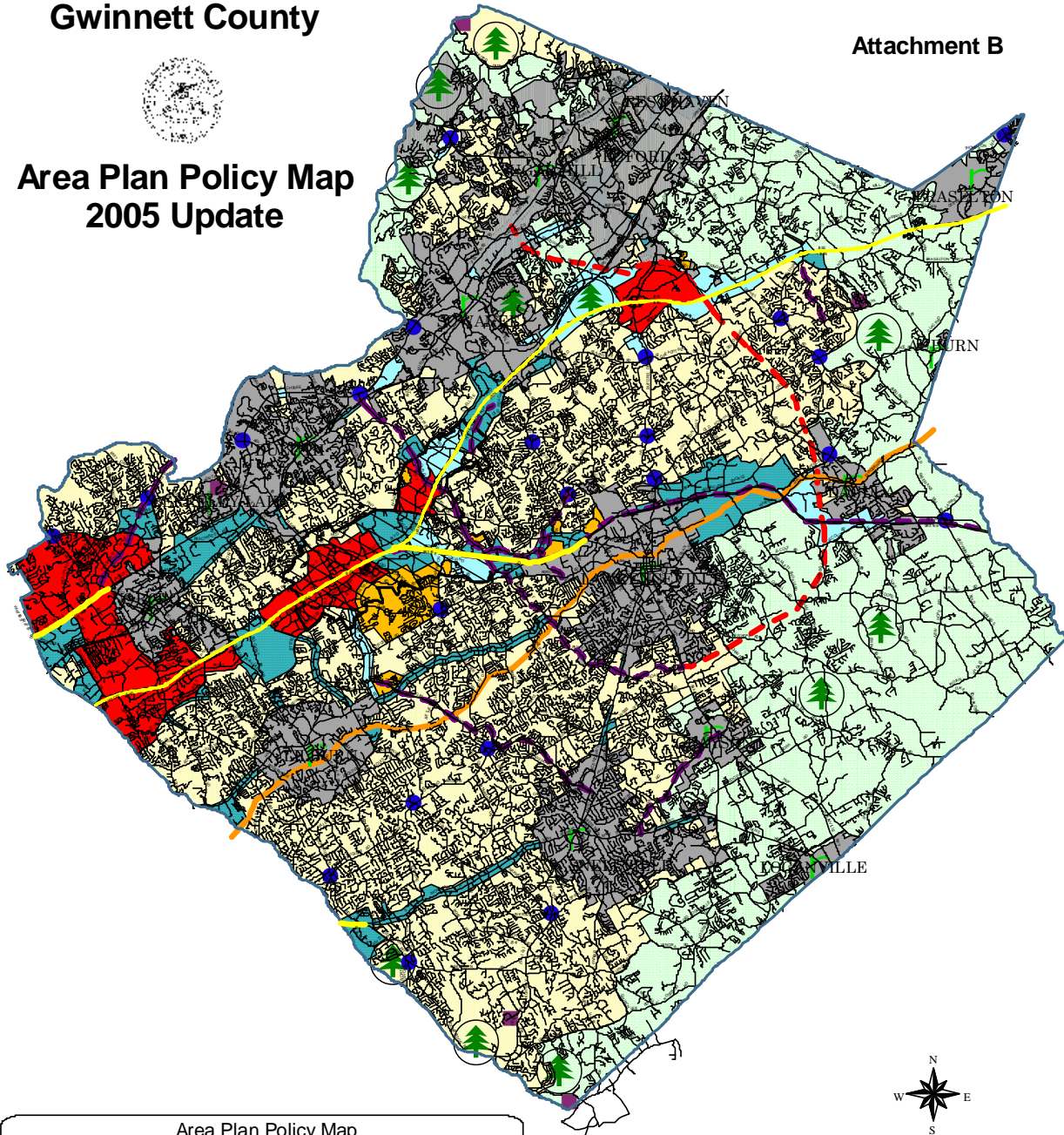
8. Office and industrial development should be promoted in planned or multi-use projects. These developments shall incorporate appropriate buffering, landscaping, pedestrian features, open space and consideration to site characteristics of the land and with land uses in the area.
9. New development should be required to provide adequate facilities such as streets, sidewalks, storm water drainage and open space to meet the needs of residents or users. The intensity and type of residential development should be compatible with the physical characteristics of the land and with land uses in the area.
10. Utilize varied approaches to residential design in order to foster a variety of housing types, densities, levels of affordability and more efficient use of the land. Allow for flexible design and location standards including setbacks, yards, and building relationships.
11. Examine residential development for the appropriateness of providing interconnecting streets between existing or proposed residential developments, especially along arterial roads.
12. Require the construction of sidewalks, bike paths, and trails that link residential areas and provide access to schools, neighborhood commercial centers and community facilities.
13. Enhanced setbacks, office and lower intensity uses should be used as transitions from adjacent single-family neighborhoods to commercial and mixed-use and high-rise developments.
14. Parking decks and garages are encouraged in Major Activity Centers.
15. To increase street efficiency a grid-like network of collector streets and inter-parcel access is encouraged on either side of existing arterials.
16. High-rise residential, high-rise office and mixed-use development should be concentrated along arterial highways in those Major Activity Centers located along the following limited access highways (Interstate-85, Peachtree Industrial Boulevard from the DeKalb County line to Holcomb Bridge Road, and Georgia Highway 316 from I-85 to Georgia Highway 120.
17. All development in Major Activity Centers should be serviced by public sewer.

# Gwinnett County



## Area Plan Policy Map 2005 Update

Attachment B



**Area Plan Policy Map**

Commercial Center	Emerging Residential
Municipal Center	Livable Center Initiative Study Area
Major Roads	Commuter Rail Corridor
Sugarloaf Parkway Extension	Parkway
Major Activity Center	Major Park / Greenspace Site (Over 200 AC)
Higher Density Residential	Scenic Vistas
Emerging Business Corridor	Municipalities
Existing Business Corridor	Limited Access Highway
Established Residential	



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