



GWINNETT COUNTY

Community Smart Growth Incentives/Bonuses Policy

Gwinnett County's strategy for promoting smart growth in the community consists primarily of policies contained within the formal Comprehensive Plan that establish incentives (as they are developed by staff and stakeholders) for development beneficial to the community, environment and the economy including but not limited to the following components:

- Development of regional mixed-used centers
- Funding for infrastructure and other improvements for mixed-use development
- Shared infrastructure facilities for redevelopment purposes
- Increasing small-scale retail uses located within residential areas
- Development that supports bus and rail rapid transit systems
- Reduction in vehicle congestion by encouraging establishment of a comprehensive transit system
- Connectivity for walking and biking between neighborhoods and local amenities and businesses
- Establishment of design standards to improve the appearance of buildings and parking areas to promote high-quality development
- Increasing park and recreation facilities

The Department of Planning and Development conducted a general analysis of its jurisdiction to determine feasible options for implementing smart growth principles with the results documented in the Gwinnett County 2030 Unified Plan. The Unified Plan contains specific policies that specify strategic actions to be taken by the county to promote smart growth as follows:

- Policy A.1.1: Promote Major Mixed-Use Developments
- Policy A.2.2: Promote Densification in Specific Areas Designated for Mixed-Use Through TDRs, Rezoning, Increased Infrastructure Capacity
- Policy A.2.3: Use Tax Allocation Districts (TADs)
- Policy A.2.4: Promote Shared Infrastructure Facilities
- Policy A.2.5: Allow "Corner Stores" within Specified Medium/Higher Density Areas as "Floating Zones"
- Policy A.3.5: Create Transit-Oriented Development (TOD) at Appropriate Sites Through Proactive Zoning
- Policy A.3.6: Establish a More Extensive Transit System
- Policy A.5.1: Improve the Walkability of Gwinnett's Activity Centers and Neighborhoods
- Policy A.5.4: Enhance Development Aesthetics
- Policy A.5.9: Acquire Surplus Industrial or Commercial Sites for OpenSpace/Recreation

Several of the policies were established within the Short Term Work Plan which are intended for implementation through 2014.

The Atlanta Regional Commission (ARC) Livable Centers Initiative (LCI) program is a key tool that enables small concentrated areas and corridors to apply for funding that aids in accomplishing smart growth goals. Gwinnett County supports and participates in the LCI process. The Foster Redevelopment map in the Unified Plan indicates the locations of existing LCI areas that have been targeted for smart growth.

Documentation:

Policies applicable to smart growth goals within the Unified Plan include:

- Policy A.1.1: Promote Major Mixed-Use Developments
- Policy A.2.2: Promote Densification in Specific Areas Designated for Mixed-Use Through TDRs, Rezoning, Increased Infrastructure Capacity
- Policy A.2.3: Use Tax Allocation Districts (TADs)
- Policy A.2.4: Promote Shared Infrastructure Facilities
- Policy A.2.5: Allow “Corner Stores” within Specified Medium/Higher Density Areas as “Floating Zones”
- Policy A.3.5: Create Transit-Oriented Development (TOD) at Appropriate Sites Through Proactive Zoning
- Policy A.3.6: Establish a More Extensive Transit System
- Policy A.5.1: Improve the Walkability of Gwinnett’s Activity Centers and Neighborhoods
- Policy A.5.4: Enhance Development Aesthetics
- Policy A.5.9: Acquire Surplus Industrial or Commercial Sites for OpenSpace/Recreation

Examples of Implementation:

1. Policies A.1.1, A.2.2, A.2.3, A.2.4, A.2.5, A.3.5, A.3.6, A.5.1, A.5.4, and A.5.9 of the Unified Plan are available for review on the Gwinnett County web site located at www.gwinnettcountry.com.
2. Examples of smart growth are contained throughout the Unified Plan. This long-range, comprehensive document was adopted on February 17, 2009 by the Gwinnett County Board of Commissioners as a guide for growth in the county for the next 10 years.
3. The Short Term Work Program for 2009 – 2014 includes policies specifically focused on smart growth.