



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:

- Promote mixed-use nodal development along major corridors
- Funding for infrastructure and other improvements for mixed-used development
- Shared infrastructure facilities for redevelopment purposes
- Increase small-scale retail uses located within residential areas
- Development that supports bus and rail rapid transit systems
- Development of a Comprehensive Transportation Plan which includes Gwinnett County Destination 2040 Program that presents a high-level and a detailed look at the existing transportation systems, future demographic and population projections, future land use plans, emerging technologies, and other forecasts and need indicators to help us understand what we need for a successful transportation system in the future
- 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
- Increase Parks 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 2040 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 1.1: Promote Major Mixed-Use Nodal Developments Along Major Corridors
- Policy 1.3: DWR Coordination with Placement of Water and Sewer Systems with the Goals of the 2050 Master Plan
- Policy 1.6: Encouraging Redevelopment by Updating the Land Use Map (2020)
- Policy 2.1: Institute a Variety of Redevelopment Incentives and Bonuses
- Policy 2.2: Promote Densification in Specific Areas Designated for Mixed-Use Through Rezoning and Increased Infrastructure Capacity
- Policy 2.3: Use Tax Allocation Districts

- Policy 2.4: Promote Shared Infrastructure Facilities
- Policy 2.5: Allow Corner Convenience Stores in Defined Residential Nodes
- Policy 3.5: Create Transit-Oriented Development at Transit Stations/Hubs
- Policy 3.6: Support the Recommendations and Policies in the Transit Development Plan
- Policy 5.1: Improve the Walkability of Gwinnett's Activity Centers and Neighborhoods
- Policy 5.4: Design Guidelines for Areas that are Ready for Redevelopment
- Policy 5.9: Ensure Protection of Gwinnett's Environment, Recognizing that a Healthy Environment is the Basis of a Desirable Community

The Atlanta Regional Commission Livable Centers Initiative 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 on page 149 in the Unified Plan indicates the locations of existing LCI area that have targeted for smart growth. Current Gwinnett LCI Studies include the Gwinnett Place CID and Sugarloaf CID.