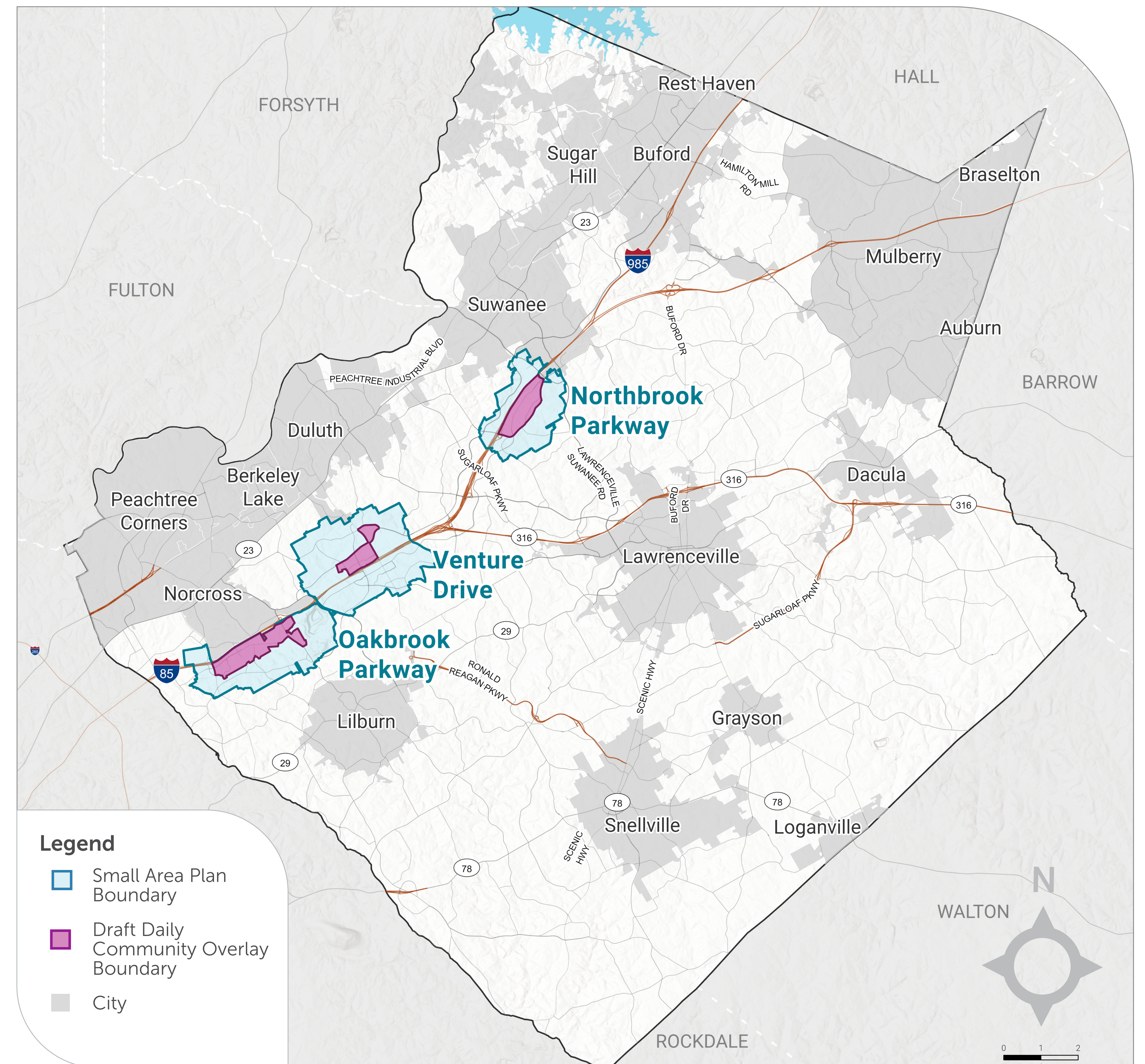


Welcome!

Today's informational session will guide you through Gwinnett County's Draft Daily Community Overlay.

This overlay will be a major tool for implementing the County's Daily Community vision for all residents to live within a 15-minute trip of their daily activities. The goal is to apply this overlay to areas across the county, but the first three areas include:

- Venture Drive
- Oakbrook Parkway
- Northbrook Parkway

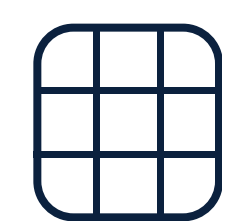
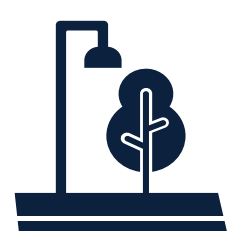

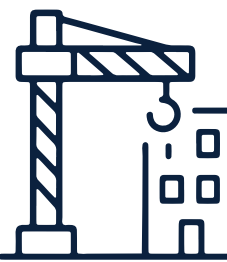


What Is a Zoning Overlay District?

PURPOSE

- 1 Create development regulations limited to a particular area.
- 2 Provide developers with clear guidance on community desires.
- 3 Catalyze redevelopment by streamlining the approval process.
- 4 Improve the built environment.

How the overlay will improve development quality:

-  Block length and connectivity
-  Streetscape design and landscaping
-  Orienting the building to the street
-  Building design including materials, windows, form, and more

Venture Drive

Today



Overlay-Guided Redevelopment



Centerville

Today

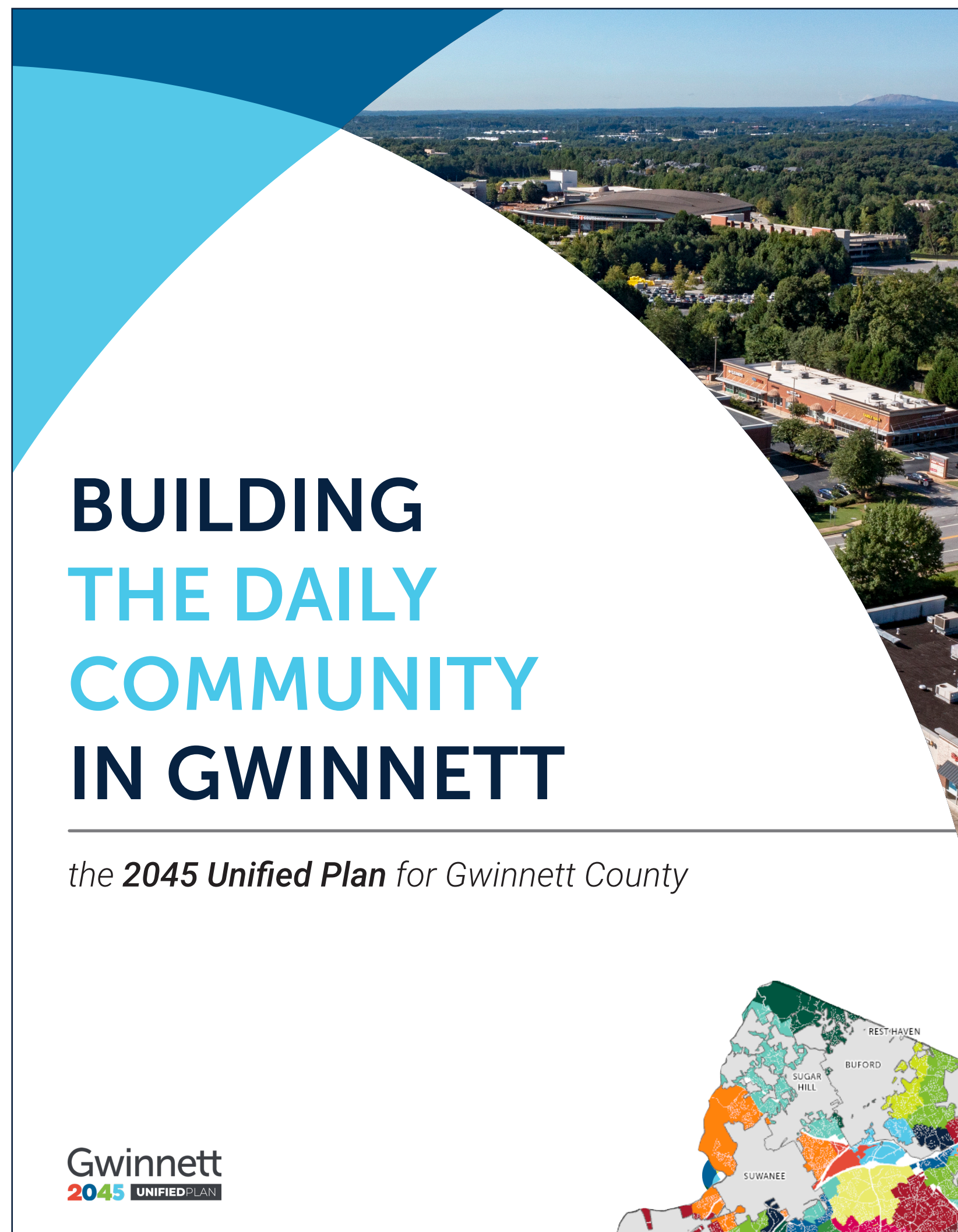


Overlay-Guided Redevelopment



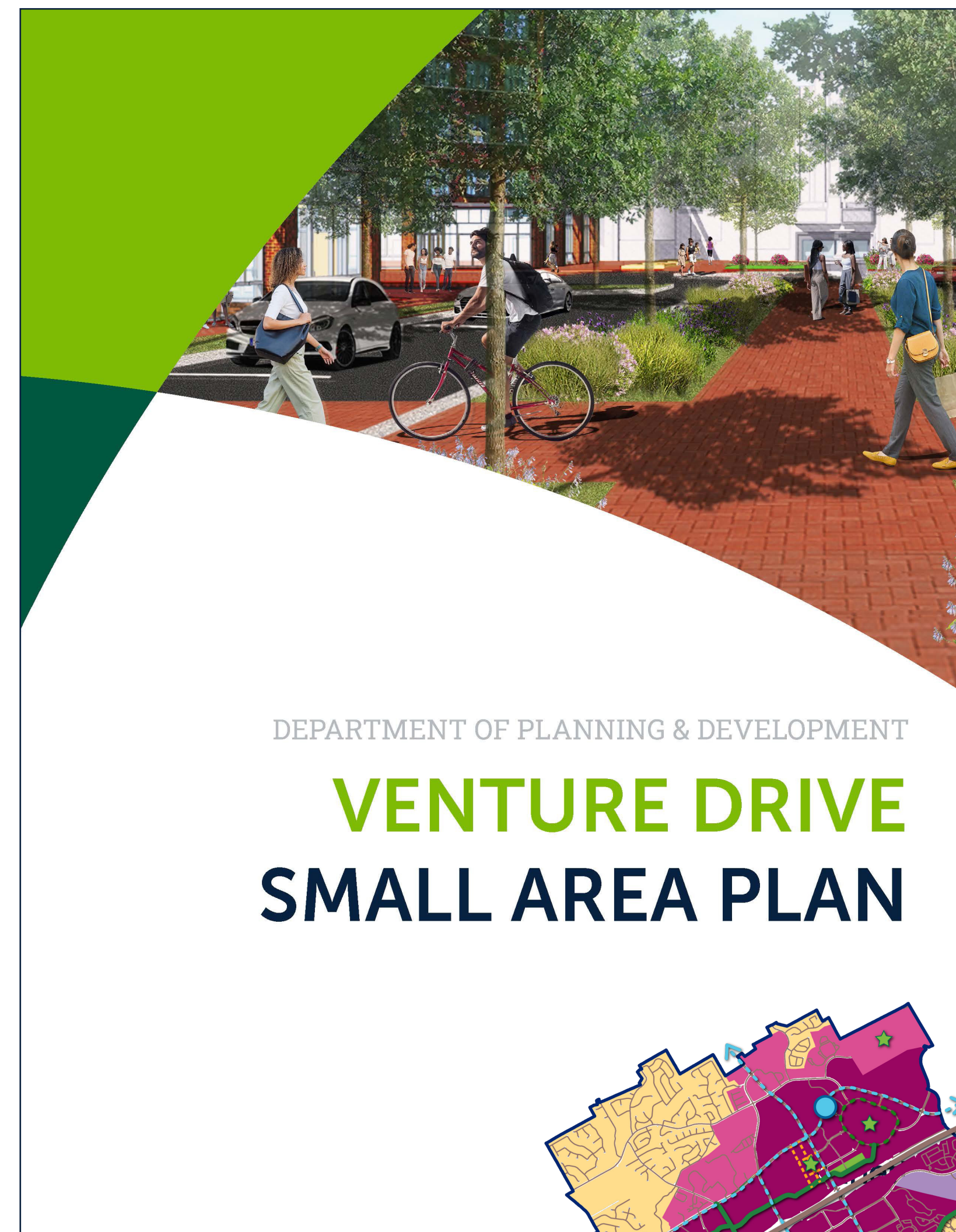
From Vision to Reality

2045 UNIFIED PLAN



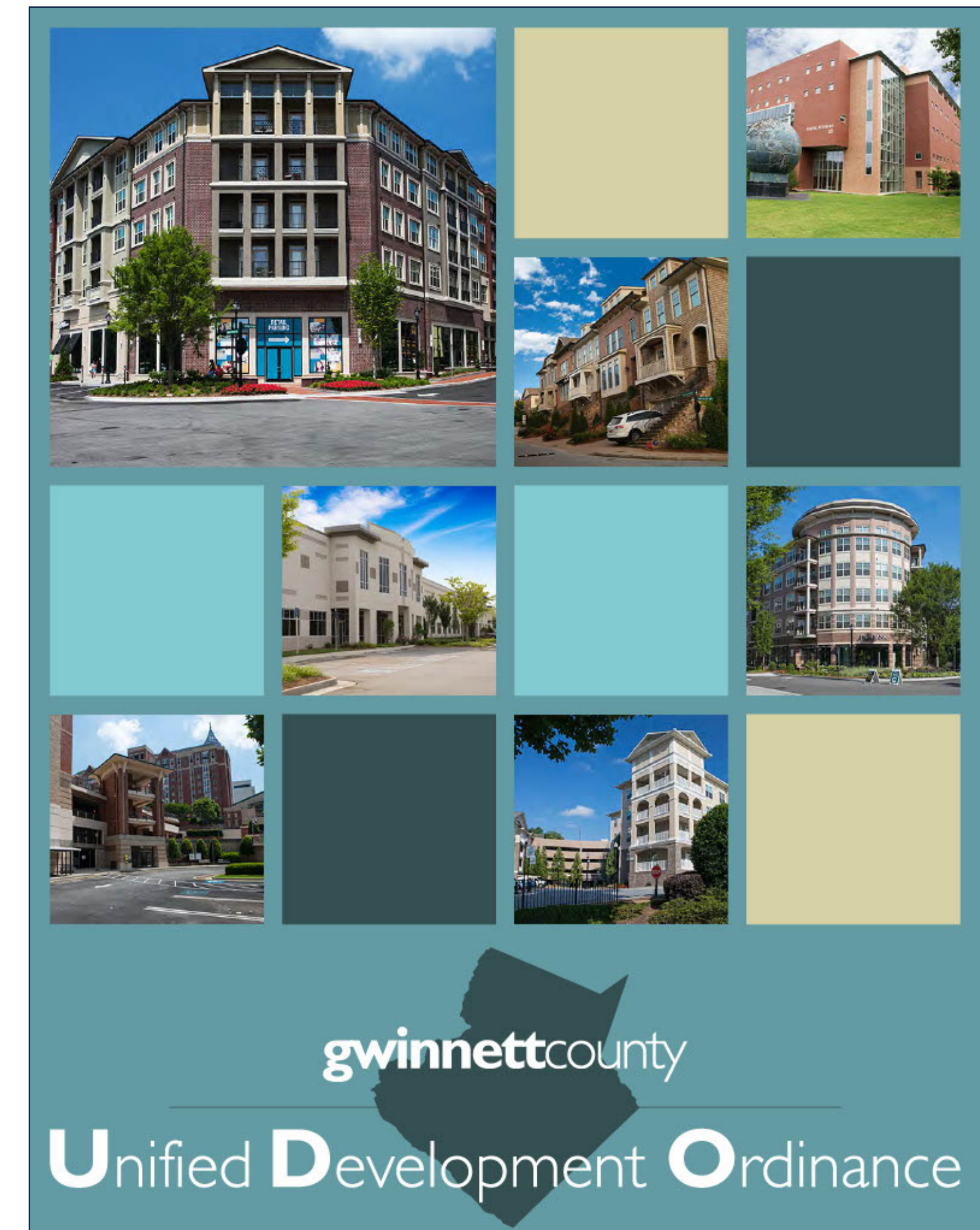
Adopted in 2024, this 20-year plan **guides Gwinnett's growth**. Formed through community input, the plan sets overall goals and **identifies more than 80 smaller Daily Communities**.

SMALL AREA PLANS



These plans build on the 2045 Unified Plan, detailing strategies and **shaping a clearer vision for each area**.

OVERLAY DISTRICT



The zoning overlay **implements the detailed vision** and acknowledges the high level policy established in the 2045 Unified Plan.

Thoughtful Development

New development can offer several benefits, such as:

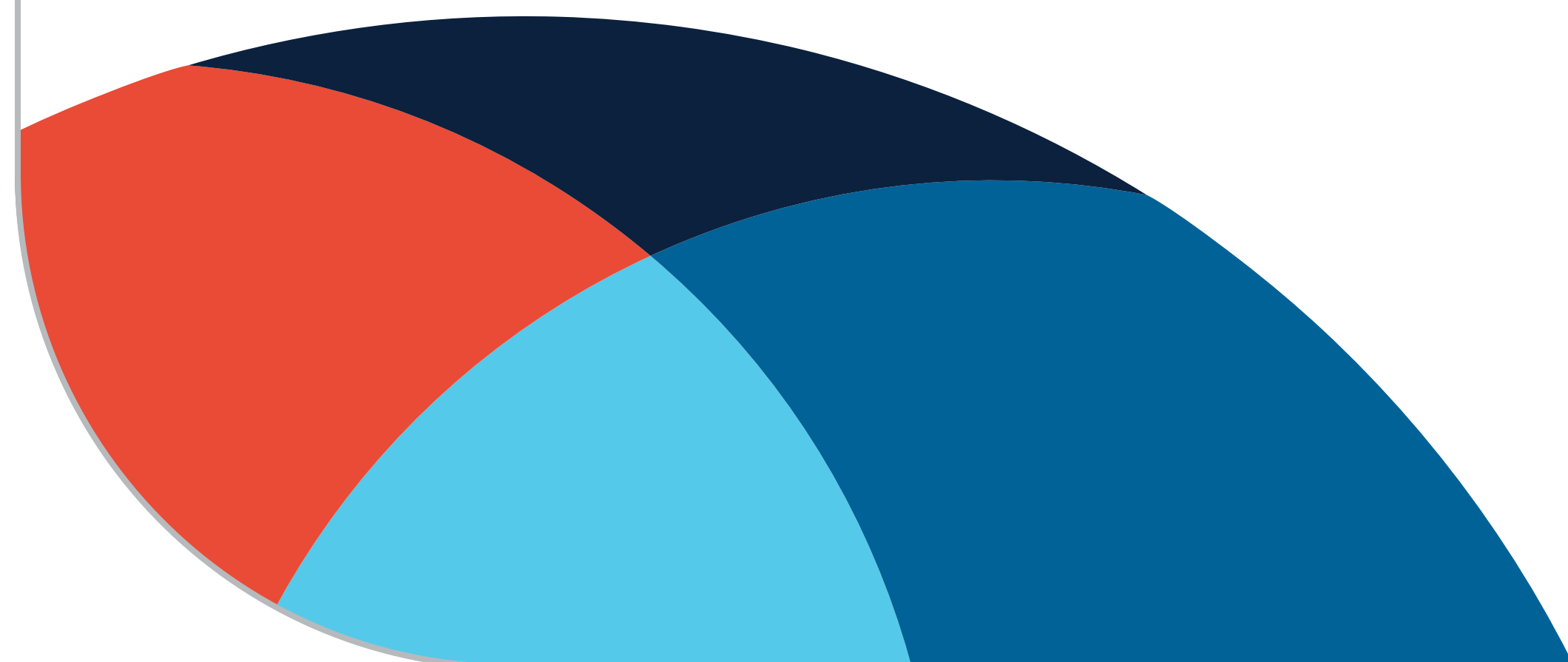
- More jobs and economic opportunities
- Better mobility
- Greater housing variety
- More shops and amenities
- Shorter everyday trips
- More places to walk and bike to

DEVELOPMENT BY DESIGN

One of the key goals of the overlay is to ensure new development is designed to fit its surroundings, not overwhelm them. It is designed to place the right type and scale of development in the right locations, based on the community's adopted vision from the small area plan.

Transitioning Intensities

The overlay is designed to taper development intensities to match their surrounding context. The highest intensity development is focused in activity centers and along major corridors. As development moves outward, building height and density step down, creating a gradual transition to protect nearby, established neighborhoods.





Greater Housing Variety

Whether you are a young professional, a family, an empty nester, or are somewhere in between, the overlay promotes housing options that fit your lifestyle. The images below illustrate the range of housing types that could be allowed in your Daily Community.

TOWNHOUSE



FOURPLEX



MULTIPLEX



LIVE/WORK



MULTIFAMILY



DORMITORY



VERTICAL MIXED-USE



Mix of Uses



Imagine a community where you could access most of what you need in one trip – whether by walking, biking, or driving. Mixing a variety of uses and bringing them closer together can help make neighborhoods more convenient and active. Residential and some non-residential uses can mix together on a single site or within one cohesive development. There are two main types of mixed use, vertical and horizontal.

VERTICAL

This is where uses “stack” on top of each other.



HORIZONTAL

Horizontal mixing is when different uses sit side by side.



Placemaking

The overlay zoning would encourage new development to include open spaces that people can truly enjoy — places to walk, sit, gather, or relax.

Plazas, greens, squares, and small parks open to the public



Outdoor dining areas connected to sidewalks or paths



Rooftop decks, patios, porches, or balconies designed for shared use



Pedestrian paths with landscaping, seating, and lighting



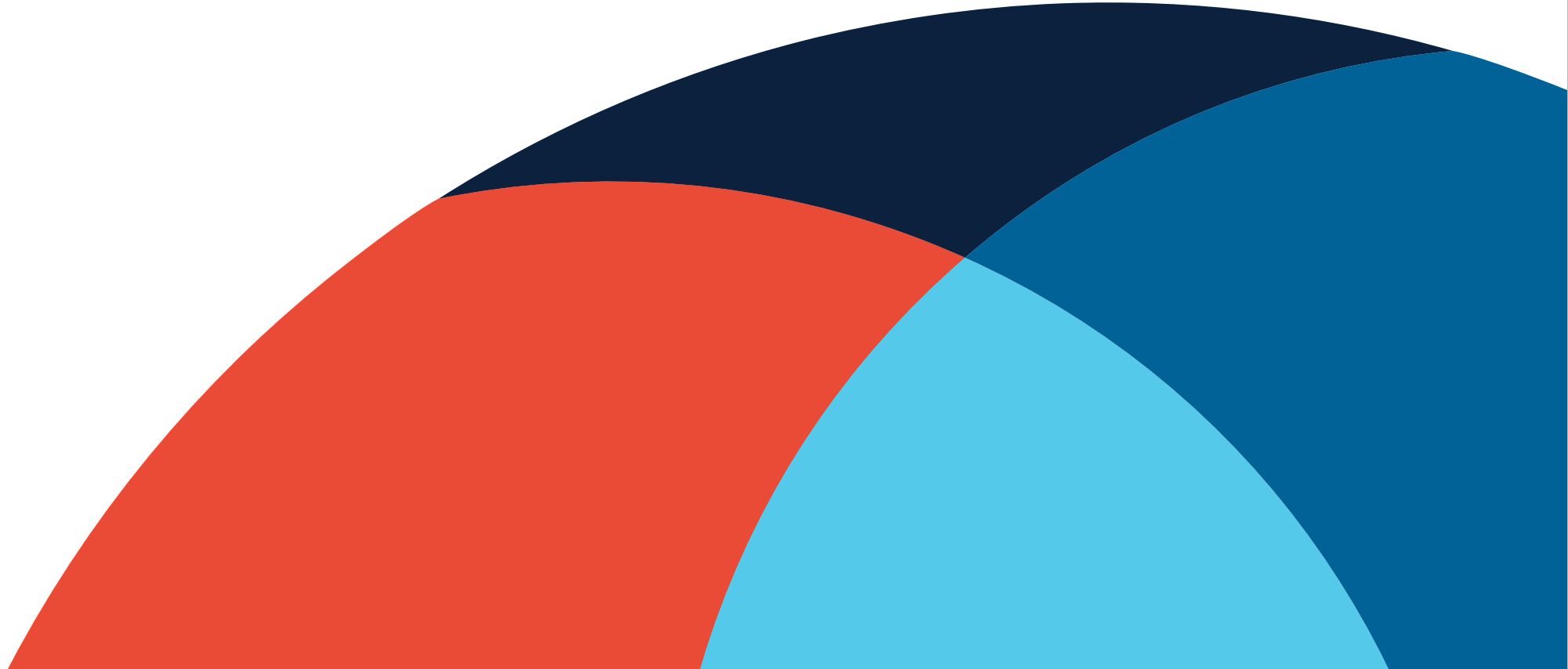
Shared courtyards or common spaces for residents or workers



Stormwater areas designed as public amenities



Gwinnett County considers placemaking as **thoughtful community investments** that enhance the character and highlight the identity of specific areas.



Draft Standards

The draft overlay focuses on form, or what a place looks and feels like. Here are some of the key aspects of form that the overlay will regulate.

DIMENSIONAL STANDARDS

These standards determine where a building can be built on a lot and how much space or volume it can occupy.

- Building height ranges from 35 feet in low intensity districts to 125 feet in the highest
- Front setbacks (the space between the sidewalk and a building's front facade) are short, mostly ranging from 0 feet to 20 feet
- At least 5% of a site has to be a usable amenity space like a pocket park or plaza

BLOCKS AND ACCESS

Block and access standards will create walkable blocks with plenty of route options, particularly for pedestrians.

- Cul-de-sacs are not allowed
- New development must incorporate existing or new streets that end at other existing or new streets to form an interconnected network with a maximum block perimeter (2,000 feet in the denser districts).
- Pedestrian ways should be at least 30 feet wide and incorporate landscaping, seating, and lighting



Front setback of 0 feet



Usable amenity space



Connected roadway network



Pedestrian way

Draft Standards

STREETScape

The streetscape standards will require four main elements: a grass strip (or trees in tree wells), street trees, pedestrian lighting, and sidewalks with comfortable widths. The specific dimensions of these elements will vary by district.



Streetscape on new road

PARKING

The overlay will regulate where parking is located and prevent overbuilding surface parking lots.

- There are no minimum parking requirements, except for residential uses that are not part of a bigger mixed-use development projects
- No parking is allowed between the street and the front of a building, except for on-street parking with bulb-outs
- Residences (except single-family) must be accessed by an alley
- Parking structures should not be taller than their associated buildings, and should be located behind the building



On-street parking with bulb-out

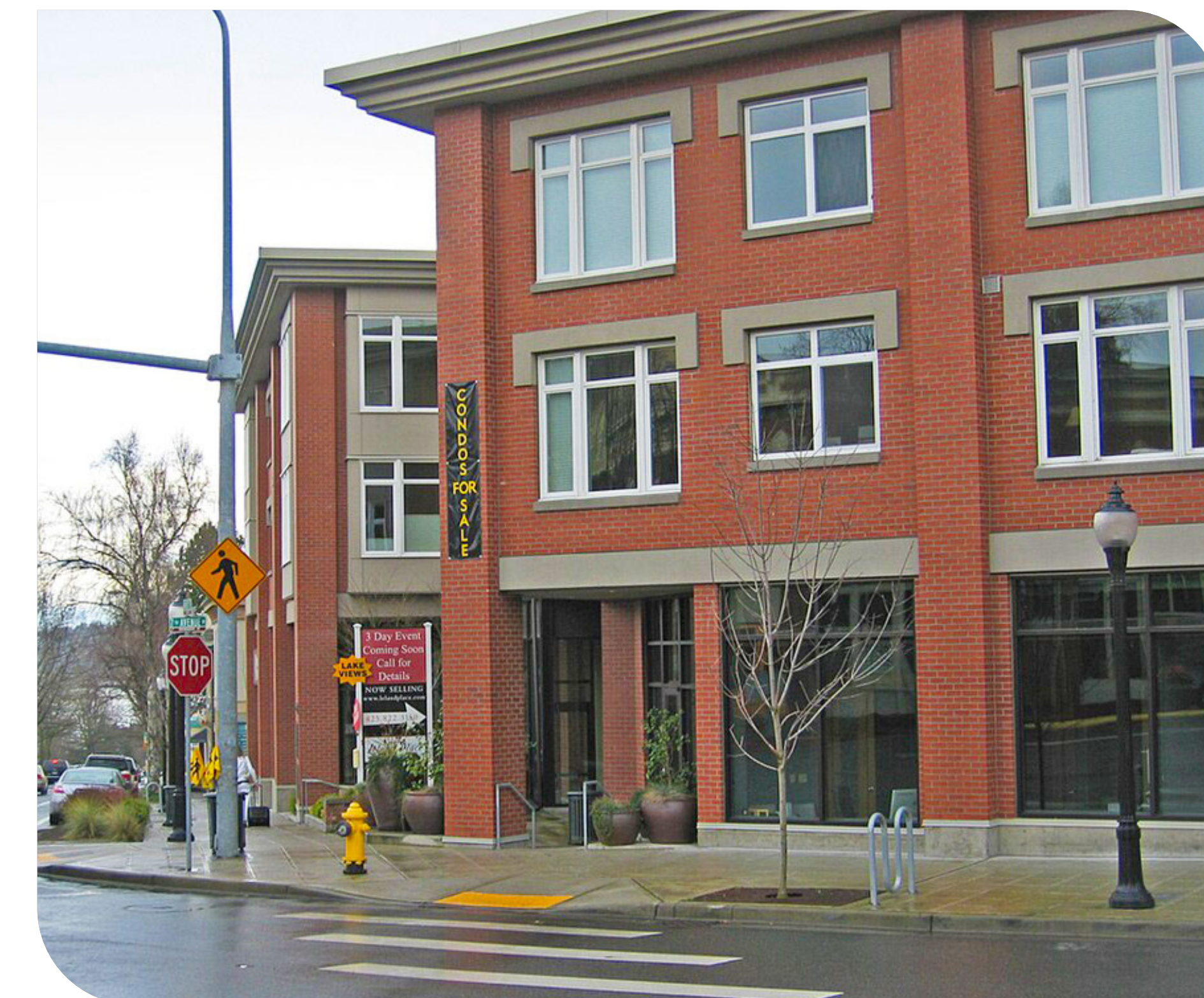


Alley access to parking

BUILDINGS

Buildings will need to conform to the following best practices for facade design:

- Maximum facade length of 200 feet
- Sufficient percentages of the facades being windows (fenestration), ranging from 15% for residential in low intensity districts to up to 70% for shopfronts in higher intensity districts
- Clear pedestrian access points from the sidewalk
- Variation in the facade to break up long lengths of wall, both horizontally and vertically



Building facade with ample windows, a clear entry, and variation in design between floors

Oakbrook Parkway Daily Community

SMALL AREA PLAN KEY COMPONENTS

The Oakbrook Parkway Small Area Plan used the Daily Community Framework to guide future development, including the following key components:



Expand pedestrian connectivity

Many people in this area walk to their destinations, despite the lack of pedestrian infrastructure. Improving pedestrian amenities will help with safety and encourage more visitors and customers.



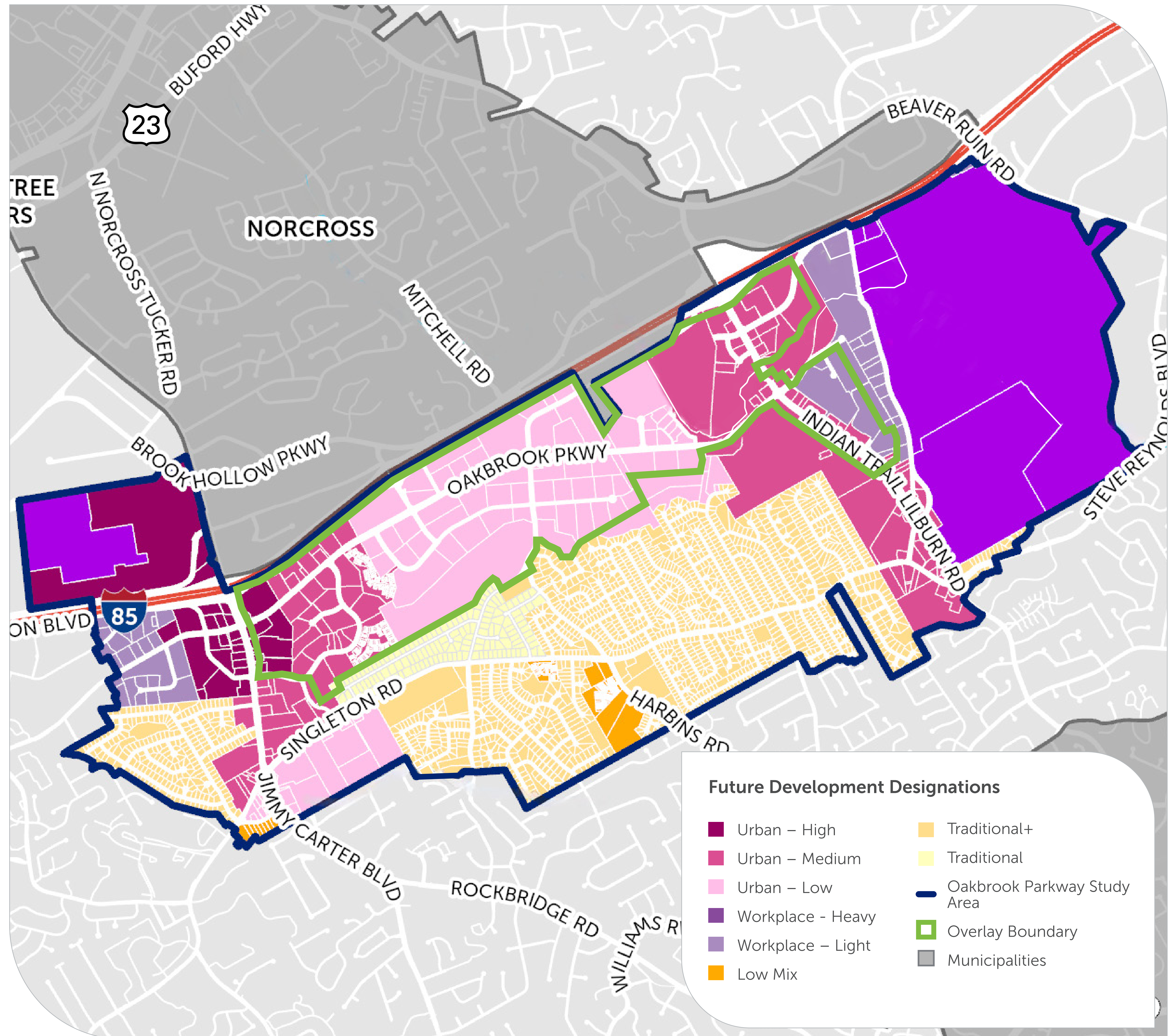
Expand housing opportunities

This area has one of the highest needs of housing affordability in the county. Adding affordable and market rate housing at various sizes in key sites will help residents and businesses alike.



Reduce Conflicts with Freight Traffic

As one of Gwinnett's main industrial areas, freight traffic is a given. Reorienting how people access goods and services, regardless of travel mode, can help reduce residents' encounters with trucks.



Oakbrook Parkway Small Area Plan

Redevelopment Concepts

JIMMY CARTER BOULEVARD



CANOPY GLEN APARTMENTS



Legend

- Mixed Use
- Commercial
- Multifamily
- Office
- Townhouses
- Missing Middle
- Greenspace
- Clubhouse

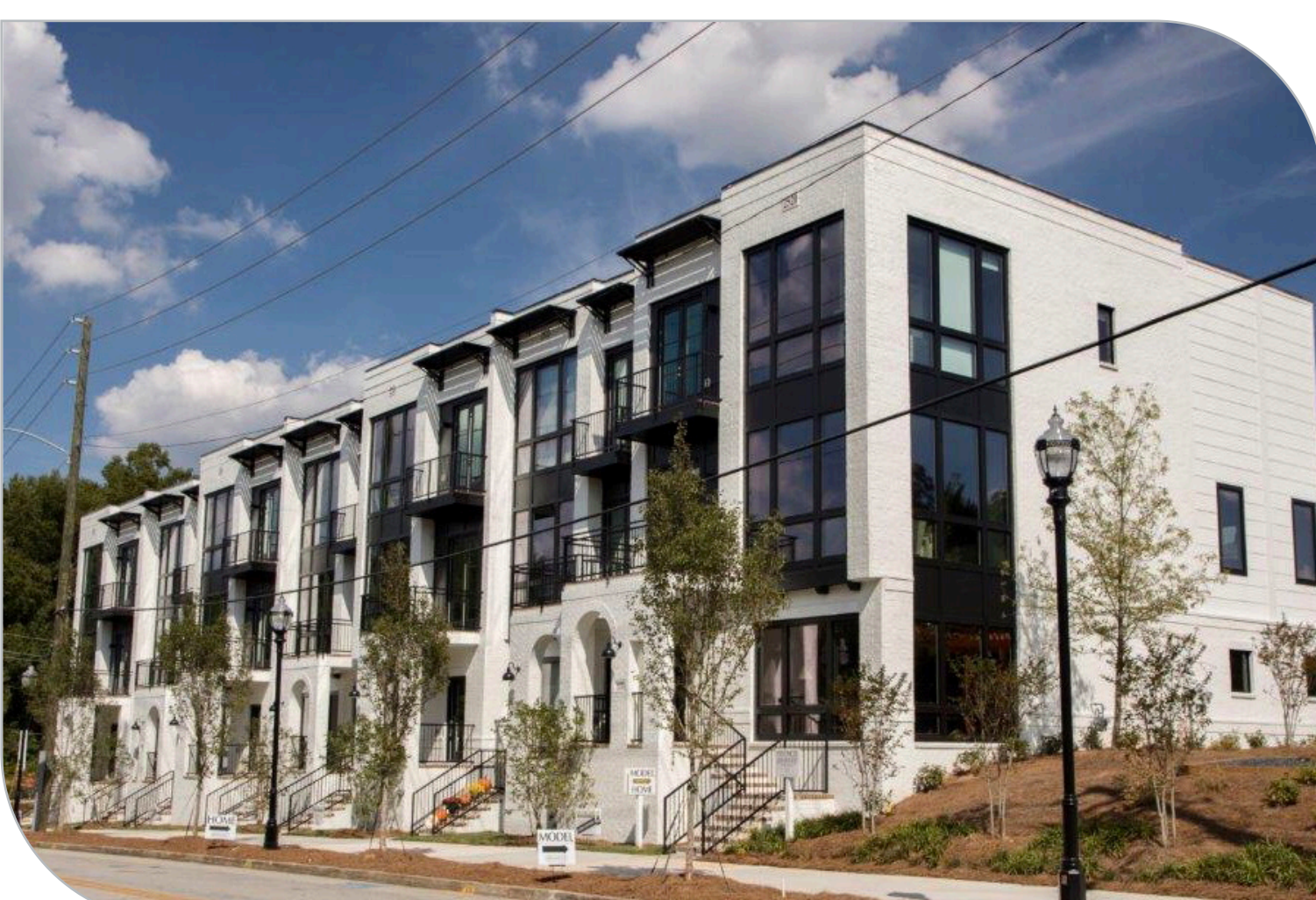
Mixed Use and Commercial



Office



Townhouses



Greenspace



Better Places and Spaces for Everyone

Gwinnett County is home to hundreds of unique places and communities. Are there places in this community that need special considerations or regulations?

**Write these places on a sticky note!
Please include what you'd like the
future of these places to be.**

