

APPENDIX B:

REPORT OF ACCOMPLISHMENTS

Report of Accomplishments

ACTIVITY	LEAD
THEME 1: MAINTAIN ECONOMIC DEVELOPMENT AND FISCAL HEALTH	
Policy 1.1 - Promote Mixed-Use, Nodal Development Along Major Corridors	
Revisit UDO Permitted Use Table and Supplemental Table to streamline zoning and development approval process	Planning & Development
Investigate forecasting ability to determine land use and fiscal implications of land use changes	Office of Economic Development, P&D
Make proactive investments in designated mixed-use centers (e.g., upgrade roads and sewers, parking structures, civic buildings, landscaping, etc.)	GCDOT, DWR, BOC
Policy 1.2 - Promote Office Use as Part of Larger, Mixed-Use Developments	
Consider amending mixed-use zoning district regulations to encourage incorporation of more office use	P&D
Policy 1.3 - Coordinate with DWR on Placement of Water and Sewer in Conjunction with 2050 Sewer Master Plan	
Evaluate future wastewater treatment capacity needs and location(s) for new and/or expanded water reclamation facilities.	DWR

STATUS				NOTES
Completed	Ongoing	Postponed	Dropped	
X				Adopted by board 9/26/23 in UDO amendments.
	X			Internal discussions ongoing regarding consultant on fiscal forecasting.
	X			DWR completed multiple sewer projects supporting mixed use centers (Gwinnett Place Mall, Exchange, and Gas South District, etc.) Ongoing projects to expand sewer capacity and service area to support future growth.
X				Adopted by board 9/26/23 in UDO amendments.
	X			Evaluation of the County's future wastewater treatment capacity needs and initial site screening is complete. Currently evaluating easement restrictions and conducting site assessments. Ongoing efforts evaluating regional and local wastewater infrastructure and facilities, including basin planning effort and regional conveyance system expansion evaluation.

ACTIVITY	LEAD
THEME 1: MAINTAIN ECONOMIC DEVELOPMENT AND FISCAL HEALTH	
Policy 1.3 - Coordinate with DWR on Placement of Water and Sewer in Conjunction with 2050 Sewer Master Plan	
Review and modify as necessary septic to sewer policies and ordinances.	DWR
Policy 1.4 - Promote University Parkway (SR 316) as Gwinnett’s Research and Development Belt	
Consider strategic implementation of improvements to support R&D Growth	P&D, OED, GCDOT
Follow the implementation strategy to develop an R&D Overlay District with specific development regulations. Study the Innovation District Character Area.	P&D, BOC
Continue to implement the strategy to upgrade University Parkway to a limited access highway.	DOT
Policy 1.5 - Employ Debt Financing, User Fees, Public-Private Partnerships, and Other Methods to Finance Major Infrastructure	
Determine costs for capital improvement projects	Various
Policy 1.6 - Encourage Redevelopment/Renovation of Existing Retail Centers	
Conduct market forecast to determine the existing and anticipated market demand for commercial/retail uses along targeted corridors	OED, P&D
Determine priority retail centers for redevelopment. Study vacancy rates and recommend sites.	OED, P&D
Update existing land use map	OED, P&D

STATUS				NOTES
Completed	Ongoing	Postponed	Dropped	
	X			Evaluating use of low-pressure sewer systems for septic to sewer conversion for select applicabilities. Included applicability of low-pressure sewer within new section in our Water and Sewer Standards to be presented to the Board of Commissioners in December 2023.
	X			Ongoing as part of Rowen Development.
	X			Innovation Overlay District adopted for Rowen. To be expanded to other areas along Hwy 316 and around the Water Tower in the future.
	X			Harbins Road recently converted.
	X			Ongoing as project planning occurs.
			X	Wrap into new project.
	X			Project started. Needs to be updated and expanded.
	X			Completed in 2020. Need a system to maintain.

ACTIVITY	LEAD
THEME 2: FOSTER DEVELOPMENT	
Policy 2.1 - Institute a Variety of Redevelopment Incentives and Bonuses	
Consider new mixed-use zoning districts in appropriate character areas and promote redevelopment incentives that exchange increased Floor-Area Ratio for community space	P&D, BOC
Policy 2.2 - Promote Densification in Specific Areas Designated for Mixed-Use Through Rezoning and Increased Infrastructure Capacity	
Make complementary, proactive investments in redevelopment areas designated for higher densities	P&D, Law Department
Revise zoning district text and/or create new districts to permit higher densities and design standards in specific areas in accordance with policy maps	P&D
Policy 2.3 - Use Tax Allocation Districts	
Review streamlining the TAD policy/process	
Secure bonds for projects	
Policy 2.4 - Promote Shared Infrastructure Facilities	
Change applicable policies and ordinances to allow multi-parcel owners to create and use shared storm water and parking facilities	P&D, DWR
Develop a program to promote shared infrastructure facilities options to developers	DWR, P&D, OED

STATUS				NOTES
Completed	Ongoing	Postponed	Dropped	
X				Unified Development ordinance amendment adopted in September 2023.
	X			Working on projects at SMTC, Gwinnett Place Mall, Rowen, OFS, Exchange.
X				Unified Development ordinance amendment adopted in September 2023.
			X	No longer a priority.
			X	No longer a priority.
		X		County allows shared stormwater facilities for master-planned communities. For parcels with different ownership, Shared stormwater facilities are not considered for parcels with different ownership due to maintenance concerns.
X				DWR allows shared infrastructure (basin and service area basis) as needed with the use of development participation legal agreements. DWR allows developer to contribute their portion of an infrastructure project that will serve an area larger than one development.

ACTIVITY	LEAD
THEME 2: FOSTER DEVELOPMENT	
Policy 2.4 - Promote Shared Infrastructure Facilities	
Evaluate future wastewater treatment capacity needs and location(s) for new and/or expanded water reclamation facilities.	
Policy 2.5 - Allow Corner convenience Stores in Defined Residential Nodes	
Amend the County Zoning Resolution to allow for convenience shopping in medium and high density residential areas if certain criteria for parcel size, aesthetics, etc. are met	P&D, Economic Analysis Division, BOC
THEME 3: MAINTAIN MOBILITY AND ACCESSIBILITY	
Policy 3.1 - Enhance Signal Coordination and Intelligent Transportation Systems (ITS)	
Continue to identify areas in need of signal coordination and/or ITS improvements	DOT, P&D, DoFS
Maintain County funding source for improvements	DOT, P&D, DoFS
Installation of ITS Improvements	DOT
Policy 3.2 - Promote Inter-Parcel Access on arterials in New Development and Redevelopment to Cut Down on Curb Cuts	
Update the access management portion of the county's existing activity center/corridor overlay districts overlay zone	GCDOT, P&D, DoFS
Support the interface with GDOT's Navigator System and the County's Smart Commuter Program	GCDOT

STATUS				NOTES
Completed	Ongoing	Postponed	Deleted	
	X			Evaluation of the County's future wastewater treatment capacity needs and initial site screening is complete. Currently evaluating easement restrictions and conducting site assessments. Ongoing efforts evaluating regional and local wastewater infrastructure and facilities, including basin planning effort and regional conveyance system expansion evaluation.
X				Unified Development ordinance amendment adopted in September 2023.
	X			Ongoing action as part of CTP.
	X			Ongoing action as part of CTP.
	X			Ongoing action as part of CTP.
		X		Not included in recent update.
			X	No longer a priority.

ACTIVITY	LEAD
THEME 3: MAINTAIN MOBILITY AND ACCESSIBILITY	
Policy 3.3 - Enhance Incident Management (Traffic Control Center)	
Identify and prioritize additional resources for incident management.	DOT
Policy 3.4 - Establish a Road Connectivity Requirement for New Development	
Define block lengths for urban and suburban areas	P&D, GCDOT
Adopt a Connectivity Index for all new residential subdivisions	P&D, GCDOT
Develop and incorporate connectivity standards for new development into County's Development Regulations	P&D, GCDOT
Research doing corridor studies	P&D, GCDOT
Policy 3.5 - Create Transit Oriented Development (TOD) at Proposed Transit Stations/Hubs	
Identify possible transit alignments	P&D, DOT
Identify areas that would be suitable for TOD and station development	P&D, GCDOT, OED
Create incentives to promote development in TOD areas	P&D, OED, BOC
Policy 3.6 - Support the Recommendations and Policies of the Transit Development Plan	
Identify additional areas to be served by transit	GCDOT
Develop and implement transit promotion campaign	GCDOT

STATUS				NOTES
Completed	Ongoing	Postponed	Deleted	
			X	No longer a priority.
	X			Made updates in UDO, but need a new project to complete major overhaul of street design standards.
			X	Decided not to pursue in favor of alternatives.
		X		Decided not to pursue in favor of developing alternative approaches to establish connectivity.
	X			Ongoing as part of CTP.
X				Adopted Transit Development Plan (TDP) in 2023.
	X			Ongoing as part of specific area studies (Satellite BRT, Gwinnett Safe and Multimodal Access Study).
	X			Density incentives for some transit components in UDO. Needs to be expanded.
X				Adopted Transit Development Plan (TDP) in 2023.
	X			Adopted Transit Development Plan (TDP) in 2023.

ACTIVITY	LEAD
THEME 3: MAINTAIN MOBILITY AND ACCESSIBILITY	
Policy 3.7 - Adopt and Promote Land Use Policies that Support the Recommendations and	
Prioritize capacity improvements projects	GCDOT, P&D
Establish policy that, where feasible, new roadway construction will consider bike lanes and multi-use paths to provide alternative transportation	GCDOT
Develop and implement funding plans for projects	GCDOT, P&D, DoFS
Improve road connections to Fulton/Forsyth per CTP	GCDOT
THEME 4: PROVIDE MORE HOUSING CHOICES	
Policy 4.1 - Preserve and Expand Housing for All Income Levels and Phases of Life	
Provide rehabilitation assistance from HUD grant funds and private sources to homeowners and to existing multi-family projects that preserve affordable workforce housing	DoFS, P&D
Provide financial assistance from HUD grant funds and private sources to private and/or non-profit developers to acquire and rehabilitate substandard single-family housing for sale as affordable workforce housing to qualifying families	DoFS, P&D
Provide financial assistance from HUD grant funds to private/non-profit developers to construct new single-family or new multi-family projects to provide affordable workforce housing	DoFS, P&D
Policy 4.2 - Expand Maintenance and Rehabilitation Assistance to Homeowners	
Provide rehabilitation assistance from HUD grant funds for homeowner occupied dwellings	DoFS, P&D

STATUS				NOTES
Completed	Ongoing	Postponed	Deleted	
Policies in the Comprehensive Transportation Plan (CTP)				
X				Accomplished through CTP and TDP updates.
X				Established as current policy.
	X			Ongoing as directed by CTP.
			X	Replaced by new CTP.
	X			Advancing through CDBG, Housing NOFA.
	X			Advancing through CDBG, Housing NOFA.
	X			Advancing through CDBG, Housing NOFA.
	X			Advancing through HOME Grants.

ACTIVITY	LEAD
THEME 4: PROVIDE MORE HOUSING CHOICES	
Policy 4.3 - Support Expanded Housing Opportunities for Seniors	
Establish a system to disburse CDBG funds through a process to non-profit organizations that assist with low-income citizens, seniors, at-risk individuals, disabled citizens, and others with issues related to housing	P&D, DoCS
Pursue locating and studying TOD sites to develop with transit components	P&D, BOC
THEME 5: KEEP GWINNETT A “PREFERRED PLACE”	
Policy 5.1- Improve the Walkability of Gwinnett’s Activity Centers and Neighborhoods	
Implement projects and design guidelines from updated Gwinnett Open Space and Greenways Master Plan	P&D, DoCS, DOT
Coordinate and implement appropriate transportation improvements to maintain safe and efficient access to Post-Secondary institutions	P&D, DoCS, DOT
Design/redesign busy intersections and mid-point crossings to improve pedestrian/bicycle safety	DOT
Policy 5.2 - Promote and Support Georgia Gwinnett College	
Develop a detailed land use plan for areas around colleges in collaboration with the institutions and surrounding jurisdiction(s)	P&D, DoFS
Encourage open communication between colleges/universities and organizations promoting the SR 316 corridor	P&D

STATUS				NOTES
Completed	Ongoing	Postponed	Deleted	
X				Managed by Housing and Community Development Division.
	X			Seeking federal grants, master planning for key locations.
	X			Advancing as directed by CTP and Countywide Trails Plans.
	X			Advancing as directed by CTP.
	X			Advancing as directed by CTP.
	X			Lower priority action, to be rolled into new project in 2045 Unified Plan.
	X			Ongoing action led by Planning and Development, Rowen Foundation, and other entities.

ACTIVITY	LEAD
THEME 5: KEEP GWINNETT A “PREFERRED PLACE”	
Policy 5.3 - Invest in Youth Enrichment Programs	
Identify programs to expand	HHS, DoCS
Identify new programs to offer	HHS, P&R, DoCS
Policy 5.4 - Draft Design Guidelines for Areas That Are Ready for Redevelopment or New Development	
Utilize overlay districts and other tools to assist in guidance and decision making	P&D
Policy 5.5 - Provide Venues to Celebrate the Cultural Diversity of the County	
Develop initiatives to engage with and leverage the diversity of our community	Chamber of Commerce, DoCS
Develop criteria for promoting existing cultural facilities	DoCS, BOC
Develop program to increase number of cultural outreach activities	Chamber of Commerce, DoCS
Policy 5.6 - Expand Presence of “Arts Community”	
Support non-profit Artworks! Organization	

STATUS				NOTES
Completed	Ongoing	Postponed	Deleted	
	X			Identified Head Start Program and OneStop Centerville as key initiatives.
	X			Identified Middle School After School Programming as the greatest need. Exploring funding options.
	X			Lower priority action.
	X			Ongoing through regular outreach by County agencies and partners.
	X			Ongoing through regular outreach by County agencies and partners.
	X			Ongoing through regular outreach by County agencies and partners.
	X			Recently adopted Create Gwinnett: Arts and Culture Master Plan.

ACTIVITY	LEAD
THEME 5: KEEP GWINNETT A “PREFERRED PLACE”	
Policy 5.7 - Provide Incentives for Enhanced Open Space/Trails	
Determine the regulations or incentives/bonus requirements in relevant zoning districts	P&D, DoCS, BOC
Revise Development Regulations appropriately	P&D, BOC
Policy 5.8 - Create Trail Connections Between Existing Parks, Schools, Libraries, and Other	
Engage CIDs to encourage inclusion of privately owned and maintained open spaces in areas where park space has traditionally been limited	P&D, DoCS
Utilize and promote new zoning districts that have incentivized inclusion of open space and trail facilities	P&D, DoCS
Develop mechanisms for including usable common open space, parks and other community features in new developments	P&D, DoCS, BOC

STATUS				NOTES
Completed	Ongoing	Postponed	Deleted	
X				Density bonuses in Mixed-Use Districts
X				UDO Amendments 9/26/2023
Community Facilities as Appropriate				
	X			Being discussed as part of Gwinnett Place Mall Redevelopment
X				Density bonuses in Mixed-Use Districts
X				50% of required open space must be usable in UDO Amendments adopted 9/26/2023

