

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA

RESOLUTION

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.

Present

VOTE

Wayne Hill, Chairman
Marcia Neaton, District 1
Albert Nasuti, District 2
John Dunn, District 3
Kevin Kenerly, District 4

On motion of _____, which carried ___, the following resolution was adopted:

AN AMENDMENT TO THE 1985 ZONING RESOLUTION OF GWINNETT COUNTY TO ARTICLE XIII USE PROVISIONS Section 1315. Activity Center/Corridor Overlay District Requirements TO APPLY THE OVERLAY DISTRICT REQUIREMENTS TO PROPERTIES ALONG THE U.S. HIGHWAY 78 CORRIDOR; AND WHICH SEEKS TO PROVIDE ENHANCED AESTHETIC DESIGN FOR NON-RESIDENTIAL AND ATTACHED RESIDENTIAL DEVELOPMENT PROJECTS ALONG THE STONE MOUNTAIN HIGHWAY CORRIDOR THROUGH THE USE OF ENHANCED ARCHITECTURAL DESIGN STANDARDS, INCREASED LANDSCAPING, SIGNAGE CONTROLS AND STREETScape DESIGN, AND;

TO APPLY THE ACTIVITY CENTER/CORRIDOR OVERLAY DISTRICT TO
THE GEOGRAPHIC AREA EXTENDING ALONG THE U.S. HIGHWAY 78
CORRIDOR THROUGH ADOPTION OF AN OFFICIAL U.S. HIGHWAY 78
CORRIDOR OVERLAY DISTRICT MAP

WHEREAS, the Activity Center/Corridor Overlay District
has successfully promoted aesthetically pleasing
development projects and business districts within
unincorporated Gwinnett County through the mutual efforts
and cooperation of elected officials, neighborhood groups
and the development community; and

WHEREAS, the aesthetic success of the Activity
Center/Corridor Overlay District has largely resulted from
the provision of enhanced architectural design,
landscaping, signage and other regulatory controls; and

WHEREAS, the area extending along the Stone Mountain
Highway has long been a primary activity corridor, economic
generator, and gateway into southwest Gwinnett County; and

WHEREAS, in recent years the U.S. Highway 78 corridor
has experienced some decline as identified in the report of
the Gwinnett County Revitalization Task Force which further
identified the corridor as one of the primary areas of the
County experiencing such decline; and

WHEREAS, the Gwinnett County Board of Commissioners
finds it desirable to apply the Overlay requirements to

specific properties extending along the U.S. Highway 78 corridor; and

WHEREAS, the Board of Commissioners finds that future non-residential and attached residential development, or future revitalization of these specific properties pursuant to the Activity Center/Corridor Overlay District requirements will further enhance and protect the aesthetics and value of properties contained within the designated overlay; and

WHEREAS, the 1985 Zoning Resolution of Gwinnett County was adopted by the Gwinnett County Board of Commissioners on December 30, 1985; and

WHEREAS, the 1985 Zoning Resolution of Gwinnett County provides that the text and maps thereof may be amended from time to time by the Board of Commissioners following submission to the Municipal-Gwinnett County Planning Commission for review and recommendation; and

WHEREAS, the Board of Commissioners finds that the following amendment to the 1985 Zoning Resolution promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of Gwinnett County;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the ____ day of _____, 2004

that the 1985 Zoning Resolution of Gwinnett County, ARTICLE XIII USE PROVISIONS Section 1315. Activity Center/Corridor Overlay District Requirements be amended as follows:

Section 1315. Activity Center/Corridor Overlay District Requirements shall be deleted in its entirety and the following inserted in lieu thereof:

Section 1315. Activity Center/Corridor Overlay District Requirements.

Section 1315.1.1 Findings and Purposes.

The Activity Center/Corridor Overlay District is intended to enhance the viability and livability of the area surrounding major activity centers in Gwinnett County as designated by the Board of Commissioners. The purpose of the Overlay District is to achieve and maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture and signage; and to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit.

Section 1315.1.2 Applicability

The requirements of the Overlay District shall apply to all non-residential and attached residential properties within the geographic areas shown on:

1. [Mall of Georgia Overlay District Map \(PDF\)](#)
2. [Civic Center Overlay District Map \(PDF\)](#)
3. [U.S. Highway 78 Corridor Overlay District Map \(PDF\)](#)

Whenever the requirements of the Overlay District impose a more or less restrictive standard than the provisions of any other statute or covenant, the requirements of the Overlay District shall govern.

Within the U.S. Highway 78 Corridor Overlay District, these standards shall apply to all new construction and shall apply to the applicable and affected portions of a redeveloped site or refurbished building as determined by the Director of Planning and Development.

Section 1315.2 Design Requirements.1. Transportation/Infrastructure

- 1.A. Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. This requirement may be waived by the Director only if it is demonstrated that an interparcel connection is not feasible due to traffic safety or topographic concerns.
- 1.B. All new utility lines shall be located underground.
- 1.C. Sidewalks shall be required adjacent to all public rights-of-way and into and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. It is encouraged that a minimum three-foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.
- 1.D. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation.
- 1.E. Provide street lights along all public rights-of-way utilizing decorative light poles/fixtures. Light source shall be high-pressure sodium. Streets lights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, street lights shall be placed adjacent to required pedestrian amenity sidewalk pads.

Light Fixtures which are utilized shall be as follows:

Overlay District/ Corridor	Fixture Head	Pole Type (Street light)	Max. Pole Height
Mall of Georgia	Cobra Head	Fluted (Green)	40 ft.
Civic Center	Cobra Head	Fluted (Black)	40 ft.
U.S. Highway 78	Cobra Head	Fluted (Black)	40 ft.

- 1.F. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. All lighting will be metal halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.

Light Fixtures which are utilized shall be as follows:

Overlay District/ Corridor	Fixture Head	Pole Type (Parking lot)	Pole Type (Pedestrian)
Mall of Georgia	Box Head	Fluted Green (50' max.)	Fluted Green
Civic Center	Box Head	Smooth Black (50' max.)	Fluted Black
U.S. Highway 78	Box Head	Smooth Black (50' max.)	Fluted Black

- 1.G. Within the Mall of Georgia Overlay District, subject to Corps of Engineers approval, all properties or assemblages of parcels abutting the Mall of Georgia nature preserve or Ivy Creek floodplain shall provide at least one direct access point to this amenity. Access points shall be a minimum of four feet in width and constructed of a pervious material.

2. Landscaping Requirements

- 2.A. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with Gwinnett County's Buffer, Landscape and Tree Ordinance. At least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater.
- 2.B. Provide landscaped islands throughout all surface parking areas as required by the Gwinnett County Buffer, Landscape and Tree Ordinance.
- 2.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five-feet in width. At a minimum, landscaped strips shall be planted in accordance with the Gwinnett County Buffer, Landscape and Tree Ordinance.
- 2.D. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the right of way the following roads:
1. Mall of Georgia Overlay:
 - a. Buford Drive
 - b. Woodward Crossing Boulevard
 - c. Mall of Georgia Boulevard
 2. Civic Center Overlay:
 - a. Sugarloaf Parkway
 - b. Satellite Boulevard
 - c. Duluth Highway
 - d. Old Peachtree Road
 - e. Meadow Church Road
 - f. North Brown Road
 3. U.S. Highway 78 Corridor Overlay:
 - a. Stone Mountain Highway

All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street

trees shall be planted six-feet from back-of-curb subject to review and approval of the Georgia or Gwinnett Department of Transportation.

Street trees shall be of one or a combination of the following species:

1. Willow Oak
2. Overcup Oak
3. Nuttall Oak
4. Pin Oak
5. Shumard Oak
6. Lacebark Elm
7. Japanese Zelkova

2.E. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four sides. Screening shall consist of three solid walls of brick, stucco or split-face block construction, at least six feet in height, with 100 percent solid metal or wooden gates. Dumpsters shall be placed in the rear yard and may be located 0-feet from the property line if the adjoining property is zoned non-residential and 0-feet from all applicable buffers if the adjoining property is zoned residential.

2.F. Natural vegetation shall remain on the property until issuance of a development permit.

3. Parking/Yard, Height & Setback

3.A. For retail developments exceeding 125,000 square feet of gross floor area, at least 10% of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the Director of Planning and Development.

3.B. Up to 25% of the required parking spaces for any development may be reduced in total area, width or depth for designated small vehicle parking. Each small vehicle parking space shall not be

less than eight feet in width and 17 feet in depth.

- 3.C. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20% of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20% of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
- 3.D. For developments exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented toward, the public right-of-way with the majority of parking to the sides and rear where possible.
- 3.E. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.

4. Signage

- 4.A. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
- 4.B. Oversized Signs or Billboards shall not be permitted.
- 4.C. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
- 4.D. Canopy and awning sign(s) shall be limited to 15 square feet per road frontage. If lighted, lettering shall be individually formed and lighted. No spreader bar signage shall be allowed except as required by the State Fire Marshall.

- 4.E. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.

5. Architectural Design

- 5.A. Architectural design of all non-residential buildings should comply with the following performance guidelines:
1. Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used for industrial, multi-story office (3-stories or greater) or hotel development subject to review and approval of the Director of Planning and Development.
 2. Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
 3. Metal sided or portable buildings shall be prohibited.
 4. Buildings shall incorporate live plant material growing immediately in front of or on the building.
 5. Buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4 in 12.
 6. Roofing materials for pitched or mansard roofs shall be limited to the following:
 - * Metal standing seam of red, green or silver in color.
 - * Tile, slate or stone.
 - * Wood shake.
 - * Shingles with a slate, tile or metal appearance.
 7. All mechanical, HVAC and like systems shall be screened from street level view (within

300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.

8. Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.
- 5.B. Architectural design of all commercial/retail buildings should comply with the following additional performance guidelines:
1. To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.
 2. Within planned shopping centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
 3. Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
 4. Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot, and may be provided in height offset or facade projections such as porticoes or towers.
 5. Building design shall include minimum one foot deep cornices, extending along the entire front of buildings and the sides of buildings at least ten feet.
 6. Building design shall include a minimum one foot high contrasting base, extending along

the entire front of buildings and the sides of buildings at least ten feet.

5.C. Architectural design of all attached residential buildings shall comply with the following performance guidelines:

- 1. Architectural treatments of each building elevation shall be a minimum 50% brick, stone or stucco. The balance of each building elevation may be wood, wood shake or fiber cement-type siding.

Building plans shall be subject to review and approval of the Director of Planning and Development, or his/her designee, prior to the issuance of a Building Permit. Designs which are inconsistent with these performance guidelines may be denied. Alternate designs which have been denied by the Director, may be submitted for review and approval of the Planning Commission.

BE IT FURTHER RESOLVED that all regulations or parts of the same in conflict with this Resolution are hereby rescinded to the extent of said conflict.

GWINNETT COUNTY BOARD OF COMMISSIONERS

BY: _____
F. Wayne Hill, Chairman

Date Signed: _____

APPROVED:

Van Stephens
Chief Assistant County Attorney

ATTEST:

CLERK