

# Gwinnett County UDO Advisory Committee

---

## AGENDA

### Gwinnett County Unified Development Ordinance

#### UDO Advisory Committee Meeting #2

April 21, 2011

#### Participants

**UDO Advisory Committee:** Carol Hassell, Chuck Warbington, Craig Clum, Eric Johansen, Herman Pennamon, Jennifer Deweese, Joe Allen, John Hodgson, Marcia Bumbalough, Matt Houser, Maureen Kelly, Glenn Park, Wylly Harrison, Rebecca Peed, Taylor Anderson, Teresa Cantrell, Terry Baker, Wayne Hill

**Gwinnett County Staff:** Bryan Lackey, Donna Joe, James Pugsley, Jeff West, Kathy Holland, Mike Jenness, Nancy Lovingood, Patricia Huguenard

**JACOBS:** Gary Cornell, Jim Summerbell, Megan Will, Amanda Hatton

#### Notes

- **Welcome** – Bryan Lackey welcomed the participants to the meeting and introduced Gary Cornell and the other members of the Jacobs team. Gary Cornell asked for the UDO Committee members to introduce themselves and recognized several members who were attending their first meeting.

#### **I. Recap of Meeting #1**

- Gary Cornell briefed the Advisory Group with a presentation of the summary points from the first meeting. This included a review of the scope and purpose of updating the UDO, the role of the UDO Committee and the data compiled by the consultants. He reviewed the points raised by the UDO Committee regarding what is working and not working about the current codes, such as the 1985 Zoning Resolution, and the Development Regulations.

#### **2. PowerPoint presentation on Form Based and Hybrid Codes**

Gary Cornell presented a brief presentation that summarized a working paper on the use of Form Based Codes. Following the presentation, the group asked the following questions:

- Are there any examples of a bad FBC? Gary said he was not aware of any that were well publicized although some communities have struggled with how to apply the FBC and have found it most appropriate for small areas, but not the entire community.
- What are examples of counties that have adopted FBC? Gary offered the example of King County, WA, that adopted a code for the unincorporated area after the City of Seattle had adopted theirs. The City of Miami also has adopted a form based code for the entire city. In Georgia, a few communities, such as Covington, Statesboro, and Mableton are either considering a FBC or have adopted one.

There followed a discussion of where to use FBC in Gwinnett County. Comments included:

- The county has few ways to organize transects except around its existing municipalities and around major activity centers, like the Mall of GA or Gwinnett Place Mall. Some of these areas may not have “ring” style development around them once you are outside the city limits.
- May not have all T zones, might just be T-1 to T-3 in some areas or T-3 to T-5 in others; it makes no sense to try and include T-1 to T-6 in all areas across the county.
- Need more flexibility in the implementation of a FBC. We can't force it on landowners.
- We need more ways to preserve less developed areas of the county
- How much of the county remains undeveloped?
  - Used to estimate 30/33%, probably a little less remains now

# Gwinnett County UDO Advisory Committee

---

- Is the ideal use FBC in the undeveloped areas or redeveloping areas?
  - Perhaps some of both, rural areas and at major intersections
- County needs to look at where we have this type of “nodal” development currently and determine how successful the developments are – many are NOT doing well and are creating eyesores, why would we adopt another process to encourage this to happen.
  - What about integrating an analysis of vacancy rates w/in a development’s area of influence into the rezoning application/review process?
- Also need to look into how we integrate lifelong community ideals into the areas that are developing/redeveloping, including varying lot sizes and permitting diversity of housing types (including accessory dwelling units).

### 3. “Allowed and Not Allowed” a pictorial voting exercise

- #1: Not allowed, issue is GDOT required clear zones
- #2: Allowed in MXD District – current example is Global Forum on Buford Hwy; however vertical mixed-use brings up lots of issues with building and fire codes. Successful implementation is associated with the location of the development.
- #3: Not allowed due to buffer requirements and required size (acreage) for development, what was shown would be too small.
- #4: Allowed in CSO but trees may still be too close to the curb; narrow streets have posed issues in some residential neighborhoods where people parked cars along the curb and there was inadequate street width left for circulation.
- #5: Pic 1 – allowed, Pic 2 – probably allowed in a CSO
- #6: Green roof OK but have to meet additional structural requirements, Solar – can’t really point to any specific applications; biggest issue is with existing neighborhood covenants prohibiting them
- #7 – allowed as common area in Mixed-use Overlay District
- #8 – ADUs not allowed under the current zoning
- Question to group: Where do we want to see these types of things in Gwinnett County in the future?
  - Peachtree Corners area
  - Gwinnett Arena area
  - Stadium area
  - Around malls
  - In the identified activity centers
  - McGinnis Ferry
  - Sugarloaf to Sugar Hill
  - Hamilton Mill @ 124 – note with the park, library, etc.
  - School clusters
  - Gwinnett College @ 120/Collins Hill/316 area
- Challenge is that major thoroughfares are by nature a barrier to pedestrian access. This splits activity center in half, so there have to be pedestrian crossovers or else confine the development to one quadrant of the intersection

### 4. Review Evaluation of Current Ordinances

- Went through this very quickly, little to no comments – group invited to review memo on the website

### 5. Website Introduction [www.GwinnettUDO.com](http://www.GwinnettUDO.com)

- Bryan encouraged the committee to review documents posted on the website
- Strategy Statement will be posted in next 3 weeks or so

## Gwinnett County UDO Advisory Committee

---

- Please communicate via email to [pndudo@gwinnett.com](mailto:pndudo@gwinnett.com)
- 6. Set June 2011 meeting date for UDO Advisory Committee**
    - June meeting cancelled, will be on August 18<sup>th</sup> – Focus will be review of Strategy Statement, UDO Table of Contents and standard document formats.
  - 7. Announcement of the R&D Corridor Workshop – 4PM on May 19 at Gwinnett Tech.**