

**THE
GWINNETT
UNIFIED PLAN**

JOINT COUNTY-CITIES COMMUNITY ASSESSMENT

SUMMARY REPORT

FOR

GWINNETT COUNTY

AND THE CITIES OF

BERKELEY LAKE

BUFORD

DACULA

DULUTH

GRAYSON

LAWRENCEVILLE

LILBURN

NORCROSS

SUWANEE

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HNTB

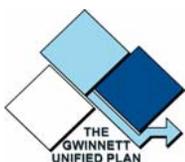
Bay Area Economics

Submitted on:

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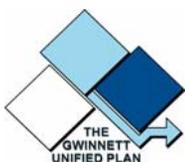
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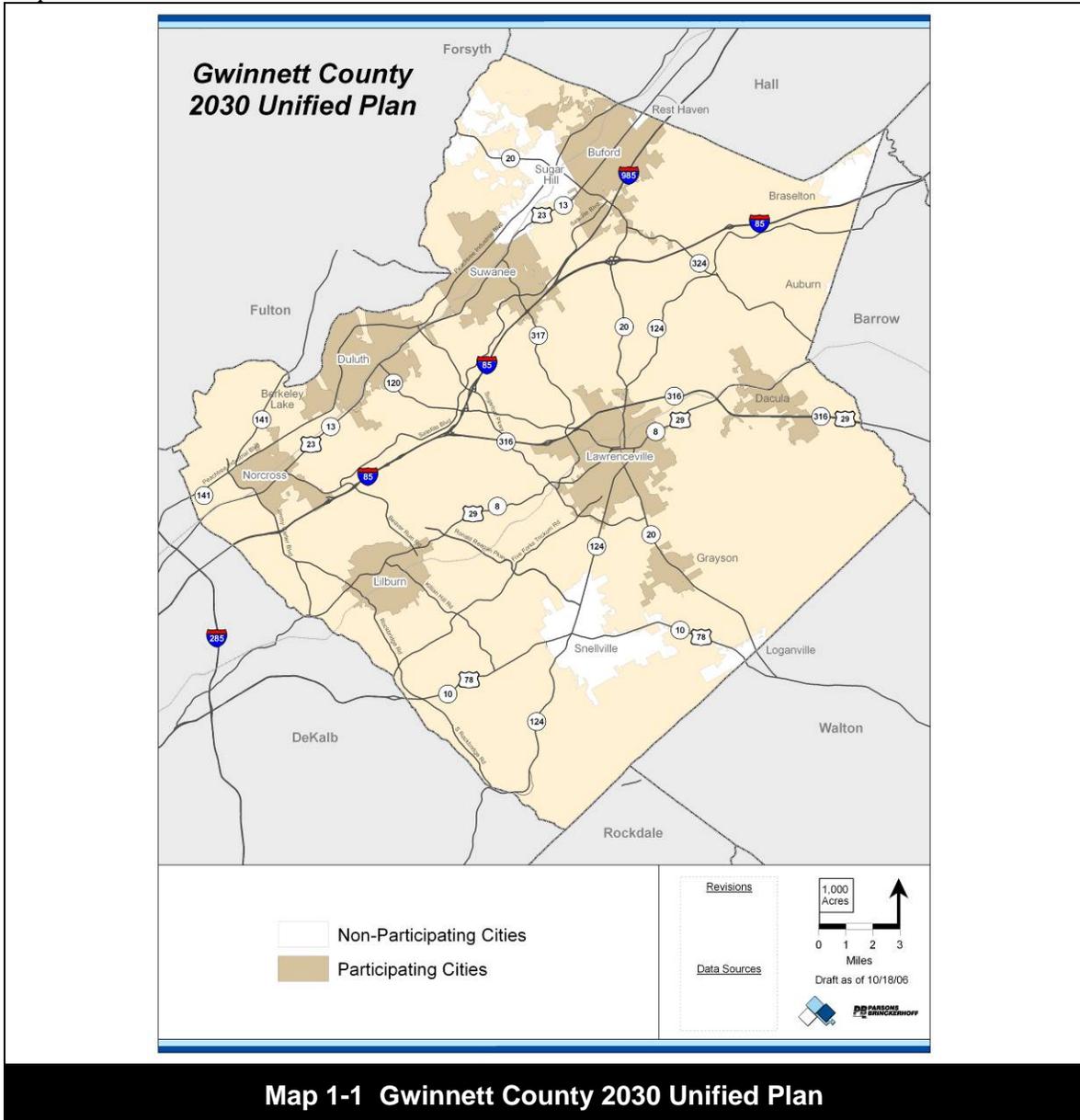
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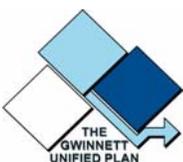
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Note: The Gwinnett County Community Assessment is a joint venture of Gwinnett County and nine of the County's independent Cities. These Cities are: Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Norcross, and Suwanee. The County's three other incorporated cities, Snellville, Sugar Hill, and Rest Haven, did not participate in the planning process and are included for comparison in some charts as "Other Gwinnett Cities". Three other municipalities: Braselton, Auburn, and Loganville, while located partially in Gwinnett County, must submit their plans to other regional review agencies and are not included in his report.



Map 1-1 Gwinnett County 2030 Unified Plan



1 Introduction

The publication of this Community Assessment marks the close of the first stage of the planning process leading to adoption of an updated Comprehensive Plan for Gwinnett County and its independent local municipalities.

The purposes of the Community Assessment are:

- 1) To establish the basic issues that a plan will need to address, and
- 2) To provide a foundation of information on existing conditions that will inform the policies and actions of the plan that emerges from this process.

This Community Assessment is a joint venture of Gwinnett County and nine of the County's independent Cities who must also update their individual Comprehensive Plans within the same time frame as the County. These Cities are: Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Norcross and Suwanee.

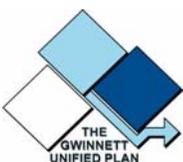
This joint effort is in recognition that the County and the participating Cities share many of the same concerns and face many of the same problems that will affect future planning choices. By joining in the effort to produce this Community Assessment, the County and the participating Cities have laid the groundwork for better coordination of planning efforts. This coordination will make it more likely that the plans of their individual jurisdictions will complement and not conflict with each other because of their reacting to what may be perceived as different realities.

This Community Assessment document has been produced in accordance with the requirements of Section 110-12-1-.03 of the State code (DCA Local Planning Requirements). This section of the State Code specifies both the general requirements and a wide range of data and topics that must be included in a jurisdiction's Community Assessment. Accordingly, the basic structure of this Community Assessment is as follows:

- Identification of Potential Issues and Opportunities
- Analysis of Existing Development Patterns
- Analysis of Consistency with Quality Community Objectives and State Environmental Requirements
- Supporting Analysis of Data and Information

The State Code also lists the full range of supporting analysis and data that must be gathered and presented. Because of its length, the complete analysis of required data and information is contained in a Technical Appendix that is published separate from this executive summary presentation of the Community Analysis. The specific topics, the order of presentation and the sources of this data are derived from the State guidelines.

Highlights of this longer document are presented in this summary report as Chapter 5. Where available, data and information specific to each of these Cities is presented with



that for the County as a whole, for the unincorporated areas of Gwinnett County and for those “Other County Cities” that are not participating in this joint County-Cities effort.¹

1.1 Overview

This report consists of four main sections. The following is a summary of what each of these sections contains.

Identification of Potential Issues and Opportunities:

This section (Ch.2) is a roster of key concerns, felt needs, current assets and desired benefits to which the Comprehensive Plan that emerges from this overall planning process will respond. These questions, concerns and perceived strengths will help establish the basic goals of the Comprehensive Plan. The list of Issues and Opportunities presented here is a starting point and can evolve over the duration of the planning process. Further work on Comprehensive Plan development, such as the definition and evaluation of scenarios based on alternative future choices will more than likely yield additional questions.

Analysis of Existing Development Patterns

This section (Ch3) includes three components.

- a. Existing land use map
- b. Maps identifying “Areas of Special Attention”
- c. Map identifying “Recommended Character Areas”

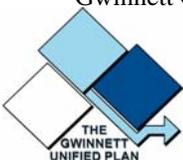
a. Land Use: The Existing Land Use map (Map 3-1) depicts the distribution of various land use categories across the County, including all the Cities in Gwinnett. An accompanying table cites the total acreage and the percentage of total land in Gwinnett that each of these categories covers.

b. Areas of Special Attention: Areas of Special Attention are locations within the County whose current or expected future conditions warrant special planning interventions or targeting of incentives and resources.

These areas include sections of the County or Cities with such characteristics as areas in need of redevelopment, areas with specific service deficiencies such as too few parks and recreation facilities, potential special need areas as defined for the use of grant funds received from U.S. Department of Housing and Urban Development, and areas of special resource value such as historic sites or local landmarks.

Due to the size and complexity of Gwinnett County, the different categories of Areas of Special Attention for the County as a whole have been divided onto two maps. Map 3-2 shows those areas with community development issues related to land use, environmental or social issues. Map 3-3 depicts those areas that relate largely to infrastructure or service delivery issues.

¹“Other County Cities” includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.



Chapter 3 also contains the Areas of Special Attention maps for each of the nine participating Cities

c. Recommended Character Areas: Character Areas are essentially a set of typologies spread across the County that indicate the different existing or desired types of development that the Comprehensive Plan will work to preserve or create. These various categories fall into two general classes: areas that would likely retain roughly the same character as their “established” development patterns, and those areas that are “emerging” into some desired development pattern and will be supported as such by the proposed Comprehensive Plan policies.

This Community Assessment includes such maps at both the Countywide scale and at the local scale for each of the participating Cities. Much of the Character Area Map is directly related to the County’s current Comprehensive Plan’s “Policy Map.” Character Areas for the Cities may reflect current designations or future intentions and are often designations unique to that City.

The Character Area maps for the County as a whole (Map 3-3) and the Character Area maps for each of the nine participating Cities are also contained in Chapter 3

Chapter 3 also includes brief profiles of each of the participating Cities.

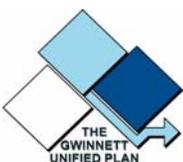
Analysis of Consistency with Quality Community Objectives

“Quality Community Objectives” are a set of Statewide Planning criteria (listed in Ch. 110-12-1-.06 of the State Code.) The State guidelines call for each jurisdiction to include in its Community Assessment an overview based on responses to a questionnaire developed by the State regarding how consistent their current plans and development patterns are with these objectives. This analysis may result in additional Issues and Opportunities to add to the original set developed as part of this Community Assessment.

For this Community Assessment, the County and the participating Cities have each submitted their evaluation of their consistency with these State Planning Goals Chapter 4 of this report conveys a general sense of the overall level of consistency of the County and the Cities with these objectives. The full responses the County and the nine participating Cities to the State questionnaire are attached to this summary report as Appendix A.

Supporting Analysis of Data and Information

This section of the Community Assessment provides a current snapshot of existing conditions in Gwinnett and the participating Cities. This information is gathered, organized and reported in accord with State DCA guidelines. Because of the volume of data that results from this work, this Community Assessment includes a summary of key findings as part of this executive summary version.



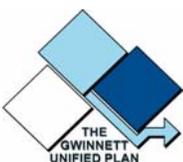
The State Code (Ch. 110-12-1-.07) specifies the data and mapping that must be presented and some additional items have been added based on Gwinnett's specific needs. The full version of the data analysis is found in a separately published Technical Appendix. Chapter 5 of this summary report cites the highlights of this larger analysis.

1.2 Next Steps

This Community Assessment will be presented to the public in a series of County or City run meetings for comments and suggested additions or clarifications. The Gwinnett County Board of Commissioners then reviews and, if satisfied, approves it for transmittal to Atlanta Regional Commission (ARC). ARC reviews the documents and forwards them to the Department of Community Affairs (DCA) for its review and recommendations along with the draft Community Participation Plan as required by Ch. 110-12-1.

Following approval by the DCA, Gwinnett County and the participating Cities will each begin the "Community Agenda" phase of their Comprehensive Plan development. Following completion of the State DCA Community Assessment, the Gwinnett County, Georgia process will include the development and evaluation of several alternative scenarios that will lay out the different goal and policy choices the County can pursue over the next 20 years. From this process will emerge a "preferred alternative" scenario that will be the basis for the Community Agenda that will, in turn, form the more detailed policies and actions of the final plan document.

Each City will proceed with developing its own updated plan according to its preferences regarding the process, the schedule and the format it chooses. Periodic discussions will be scheduled to continue in a less structured fashion the cooperation between the County and the Cities that have marked this Community Assessment Phase.



2 Issues and Opportunities

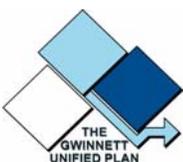
This section organizes and summarizes the most important issues the Unified Plan will need to address in developing plan priorities and approaches. They are organized into eight subsets.

- 1) Population and Demography
- 2) Land Use and Development Patterns
- 3) Economic Development
- 4) Transportation
- 5) Housing and Social Services
- 6) Natural and Cultural Resources
- 7) Facilities and Services
- 8) Intergovernmental Coordination

Each section of the Issues and Opportunities presented here consists of two parts. The first part lists items of Countywide significance. The Countywide Issues and Opportunities represent the development of a consensus based overview about current and expected planning challenges that the updated Comprehensive Plan will need to address. They also incorporate a general consensus about what some of the outcomes of meeting these challenges should be. The sources of these ideas and their refinements were the United Plan consulting team, County agency staff, the Planning Advisory Committee for Gwinnett, interviews of key stakeholders and staff from each of the participating Cities. These items received several rounds of review and refinement including those by County Planning and Development staff, by the Technical Advisory Committee that includes numerous County agency and municipal representatives, by the Planning Advisory Committee that includes representatives of a wide variety of key stakeholder groups. The resulting draft was then presented to the Board of Commissioners.

The second part of each lists City specific Issues and Opportunities. Although many of the Countywide items are also relevant for the Cities within Gwinnett, there are numerous highly local Issues and Opportunities that only apply to a particular jurisdiction. Each participating City, therefore, submitted its own list of Issues and Opportunities based on its own needs and planning perspectives. For some Cities, there were no additional Issues and Opportunities for a given topic, and this is noted whenever it occurs.

It should be noted when reading the following Issues and Opportunities that this collection of statements is not to be confused with the subsequent “Community Agenda” that will be developed later as the basis for the content of the updated plans. The purpose of the Issues and Opportunities compilation is to make explicit for public comment a sense of what challenges each jurisdiction faces in updating its plan and to what degree current trends and expected changes may be favorable or unfavorable to desirable planning outcomes.



Many of the statements in the following lists may contradict other items (even from the same jurisdiction) and there may be potential differences between Countywide and City items. Reviewing such potential contradictions and discussing how they may be resolved will be a key part of the public participation and plan development phases of the overall Comprehensive Plan process that will follow this Community Assessment.

2.1 Population and Demography

Countywide

- We can expect our population to increase at a pace somewhat slower than in the past few decades; but will still see an increase of 42 percent by 2030, an additional 117,000 households. This slowing rate of growth will nevertheless continue to be higher than most other jurisdictions in the metro area.
- Our increasingly diverse population must be recognized, planned for, and given a voice in the planning process.
- Our increasingly elderly population will create new planning priorities regarding housing choices, recreation opportunities, and social services needs.

City Specific

Berkeley Lake:

- We don't expect any increase beyond 2000 population as we do not have much area to expand into. Therefore we expect to have a fairly stable population.
- We are all zoned R100- single family, so we do not expect to see any change in housing choices to be planned for.

Buford:

- The City's population is expected to increase at a similar pace over the next decade but slow as property becomes scarce. Retirement living enters the market with age restricted living becoming a part of Buford

Dacula:

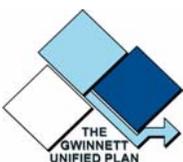
- No City specific issues to report.

Duluth:

- No City specific issues to report.

Grayson:

- We can expect our population to increase at a pace similar to the past few years; an increase of 100 % by 2030, or an additional 3,000 persons or about 1000 households. The rate of growth, although expected to slow, will continue to be higher than most other jurisdictions in the metro area.
- Our increasingly diverse population must be recognized, planned for, and given a voice in the planning process.



- Our aging population will create new planning priorities regarding housing choices, recreation opportunities, and social services needs.

Lawrenceville:

- The City although running out of space will still see an increase in population. We do not see annexations taking in residential property. But we do see a slight increase in single-family density on the outskirts due to changes in our subdivision regulations.
- We also foresee a significant increase in population density downtown as new regulations are encouraging both much higher residential densities and mixed-use developments.
- We also see a reduction in apartments. New regulations have incentives to discourage apartment development and we anticipate older apartments being converted to condominiums or being torn down.

Lilburn:

- The City is in the process of redevelopment. We do not see a significant increase in our residential population unless we annex.
- The City has become a very diverse community since the last reported Census. One of the challenges in Lilburn will be to embrace diversity and give diversity a voice in the planning process.
- Although we have changing demographics, there has been an increase in income and educational levels.

Norcross:

- Our increasingly diverse population must be recognized, planned for, and given a voice in the planning process.
- Norcross expects to continue to grow at a rate of approximately 3% increase per year.

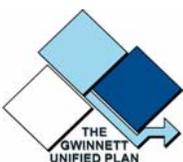
Suwanee:

- Suwanee continues to grow at a rapid rate.
- The City's current population is approximately 14,500 (Planning Dept. est. based on 2000 Census and building permit tracking since 2000).
- The City has become increasingly diverse since 2000.

2.2 Land Use and Development Patterns

Countywide

- The reserve of developable land, which tends to fuel subdivision development in Gwinnett, will be largely consumed over the next 25 years. That coupled with increasing land values will either slow the rate of growth in the county or significantly increase densities.
- Today, there is increasing concern about the future of many older developed areas, especially in the southern and western sections of Gwinnett and concern that the economic decline of distressed areas may spread into other areas of the county.



- Marked separation of different land uses adds to our transportation problems.
- Mixed use development, where high income residents live and work, generates favorable tax revenue.
- Much of the County and some of our Cities lack strong local identity and aesthetics.
- According to many of the Stakeholders, the existing Development Regulations do not sufficiently promote the quality of our built environment nor adequately protect our environmental resources.
- Areas of the County will become more urban as time passes and must be adequately planned for in such a way as to reduce the impact of higher intensity on the rest of the county.

City Specific

Berkeley Lake:

- We are fiercely protective of our small City and its natural environment.
- We have some concerns about development along Peachtree Industrial Blvd and its possible impact upon our green space and lake.

Buford:

- The City's developable land will be largely consumed over the next 20 years. Buford's commercial/Industrial base is expected to remain strong but will pose transportation infrastructure challenges.
- Redevelopment will spread as demand for land exceeds supply.
- Transportation infrastructure will become challenged with our mix of land uses.

Dacula:

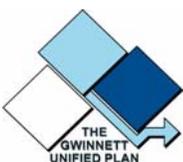
- Zoning and Development Regulations should provide incentives to encourage redevelopment of depressed areas. New development should contribute to future infrastructure needs.

Duluth:

- The City will continue to focus community improvement initiatives on the downtown area as well as along the Buford Highway corridor.
- The 2004 Fiscal Impact Study shows that development trends from 2003-2025 will be marked by conversions of residential land to other uses such as the mixed-use development and commercial development contemplated in the future land use plan.

Grayson:

- The reserve of developable land which fuels subdivision development in Grayson will be largely consumed over the next ten (10) years. That coupled with increasing land values will either slow the rate of growth in the City or significantly increase densities.
- Today, there is increasing concern about the future of our older subdivision, named Grayfield. Attention needs to be given to this issue.



- Our transportation problems are interlinked to the County's and must be coordinated therewith.
- The existing Development Regulations sufficiently promote the quality of our built environment and adequately protect our environmental resources. However, forward thinking needs to be applied to the Regulations to continue our quality of life.
- The City has three primary "character" areas. The first is the "GA Highway 20 Corridor" which has a separate zoning classification. When this corridor is developed, it will give the commercial corridor a distinctive look. A second (2nd) area is the "downtown" area which generally comprises the "Uptown Grayson Overlay District". This area includes the older downtown and areas likely to be incorporated into a downtown. Specific zoning regulations apply to this area. The third (3rd) area is the historic area and this generally falls within the downtown area. Several historic structures rest in this area.

Lawrenceville:

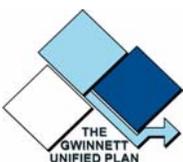
- The City will become more urban in the coming years.
- In downtown, revitalization projects will promote a much different look in certain areas, although the overall character will remain the same. Mixed use will take hold and residential will return to the core of the City. Night life and pedestrian activity will once again be very active in the downtown.
- We also see that our proposed greenways will take hold; development will re-orient itself along those corridors, as well as directly towards them.
- Highway strip centers are showing higher vacancy rates as newer ones are built and this trend will need to be addressed. Whether they are rehabbed or removed will be a product of the marketplace. We see more nodes than strip centers being built in the future.
- Industrial uses near the airport will continue to expand, replacing the small pockets of residential still in the area.

Lilburn:

- The City, although some say it has a small town feel, is faced with changing neighborhoods. Lilburn is seeing a lot of infill residential development and mixed use proposals.
- The City of Lilburn has a downtown that is creating its own identity through its newly formed Downtown Development Authority.
- The Mayor and City Council have adopted several revitalization / redevelopment ordinances consistent with the existing Town Center Plan in order to provide flexibility to developers who are willing to redevelop in Lilburn

Norcross:

- The City does have Character Areas that are unique unto themselves. The historic downtown is revitalizing with new retail and restaurant uses, and the creating of a downtown development authority will add to that momentum. The other commercial areas of the City along state roads are less unique and are in need of revitalization.
- The City seeks should seek ways to address the need for mixed use development.



Suwanee:

- Residential demand is strong – stronger than office and industrial. This is causing development pressures on identified employment centers.
- The Town Center is serving as a catalyst and creating “spin-off” demand.
- The Town Center is helping strengthen a sense of place and identity.
- Redevelopment in Old Town is slowly beginning to occur. New residences are being proposed, but non-residential development is lagging.
- Old Town’s character should be fully defined. Conflicts between old and new are beginning to occur.
- Moore Road, Suwanee Creek Road, Smithtown Road areas have a distinctive large-lot, estate residential character.
- Large, prime development opportunities are becoming scarce. Many of the City’s undeveloped areas are environmentally encumbered.
- The City lacks a medical facility.
- The City has several successful mixed-use projects.
- The City has zoning and development tools in place to implement mixed-use projects.
- Anticipated transportation upgrades around I-85 and McGinnis Ferry Road will significantly impact development patterns and businesses in the area (short and long-term).

2.3 Economic Development

Countywide

- We can expect Gwinnett based employment to increase by 53% by 2030, an additional 169,000 jobs, which is a larger increase in percentage growth and absolute numbers than most other metro counties.
- County needs more higher-salaried employment to better balance its jobs/households ratio and give Gwinnett residents a wider variety of employment opportunities. Such high salary jobs are almost synonymous with technology jobs. The county should also strive to attract research centers.
- County needs to attract more top quality office employers. The county should create incentives to attract high paying jobs. The recent Hewlett-Packard relocation here was cited as an example.
- The **state** should revise its laws to make it easier for counties to focus incentives on particular industries. The **county** should respond with strategies to bring in particular industries such as the insurance industry. Charlotte’s focus on the banking industry was cited as an example of such targeting.
- Gwinnett should pay attention to its “brand”- in this case, its attractiveness to affluent and educated singles. The county is now perceived as family friendly, with good schools, etc., but there are few things that attract the well educated and unattached.
- The County’s average wages and incomes are declining as the lower-wage service jobs are increasing.
- We should evaluate our current supply of commercial land
- Aging commercial areas, especially along our highway corridors, need new life.



- The I-85 corridor will continue to evolve from commercial-light industrial to a more office and services orientation.
- GA316 and Peachtree Industrial Boulevard will continue to emerge as major employment corridors.
- As single-family housing developers begin to shift their core business out of the county because of the increasingly scarce prime construction sites at affordable prices the influence of the construction industry as a primary pillar of the local economy will decline and jobs in construction industry will decline.
- Needs for training and retraining will increase to match new type of jobs in County to take advantage of the full range of employment opportunities attracted to the County.

City Specific

Berkeley Lake:

- We only have a very small commercial area along Peachtree Industrial Blvd, and therefore we have no specific issues to report.

Buford:

- Commercial and Industrial corridors must be preserved for development. Peachtree Industrial Boulevard and Buford Highway become major employment corridors along with State Route 20.
- Redevelopment begins as demand for land outstrips supply.
- Continue to provide service delivery for commercial/Industrial sector giving Buford residents employment opportunities while balancing revenue needs.
- Continue to support the development and redevelopment of Main Street.
- Support activity centers development as outlined in the LCI Master Plan.

Dacula:

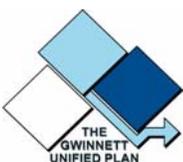
- No City specific issues to report.

Duluth:

- Based on the City's 2004 Fiscal Impact Study as long as the City follows its Future Land Use Map the City should maintain a healthy economic base in the future.

Grayson:

- We can expect Grayson based employment to increase by several hundred percent by 2030, due to expansion of our commercial corridor, GA Highway 20.
- The City needs more higher-salaried employment to better balance its jobs/households ratio and give Grayson residents a wider variety of employment opportunities.
- The City needs to attract more top quality office employers.
- The City's average wages and incomes are improving as we develop more high-end office complexes.



- As single-family housing developers begin to shift their core business out of the City because of the increasingly scarce prime construction sites at affordable prices, the influence of the construction industry as a primary pillar of the local economy will decline.
- Local labor force will need increased training/retraining opportunities to take advantage of the full range of employment opportunities attracted to the City.
- The City expects that, with the completion of the rebuild of GA Highway 20, the economic corridor will shift to that area. With the newly adopted Highway 20 Overlay, the development along Highway 20 will be consistent and up-scale.

Lawrenceville:

- The downtown will continue to be the driving force in Lawrenceville. We expect the center of town, and the center of Gwinnett to regain its prominence in the County.
- Lawrenceville will also benefit from Georgia Gwinnett College which is located within the City limits, and the new Aurora Theater building now under construction downtown.
- In addition, the proposed Athens to Atlanta commuter rail line known as the “Brain Train” is slated to locate a station in the downtown area just a few blocks from the square.
- These events within the downtown are projected to increase the economic benefits for the entire City.

Lilburn:

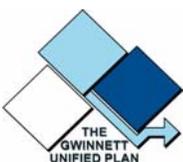
- There has been a lot of “talk” about the “Brain Train” having a stop in Lilburn. The proposed stop is in the center of a vibrant City Park and in the middle of a developing downtown. We believe this will add to the City’s long range plan to develop the City’s downtown.

Norcross:

- The Downtown Development Authority should continue to make strides toward encouraging a mix of long term vibrant retail tenants for the downtown area.

Suwanee:

- The I-85 Business District along Lawrenceville-Suwanee Road is beginning to struggle. Competition from the north (Mall of Georgia) and south (Sugarloaf and Discover Mills Mall) is beginning to impact the area.
- The I-85 Business District has too many hotel/motel rooms.
- The Peachtree Industrial Boulevard corridor continues to be a highly desirable location for new development.
- The City is located relatively close to Sugarloaf and the Gwinnett Arena.
- The City has good interstate access.
- Pressure is being placed on industrial lands to convert to other land uses (residential and commercial).
- There are two major high-tech data centers in the City.



- Access to ample electrical power makes the city attractive to technology-based businesses.

2.4 Transportation

Countywide

- Many roadways in Gwinnett are reaching full capacity.
- Future congestion may lead to out migration of important employers as well as current residents.
- It is cost prohibitive to build all the lane miles necessary to relieve congestion problems.
- Transit and road investments should be made concurrent with development.
- Additional cross-county roads are needed.
- Truck lanes are needed on the limited access highways to improve safety and traffic flow.
- Right and left turn lanes should be required in front of subdivisions
- More attention should be paid to traffic light timing.
- Land use decisions need to be related to the efficiency of our road and transit system.
- The county and State should continue to explore commuter rail to improve good air quality and relieve road congestions.
- Our communities, both residential and non-residential, need greater internal and external “connectivity”.
- Opportunities for additional pedestrian and bicyclist mobility need to be explored.
- The creation of pedestrian bridges crossing main roads would be beneficial at certain locations.
- The potential for commuter rail lines along both the CSX and Norfolk Southern lines should be fully explored and evaluated.

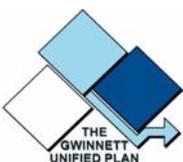
City Specific

Berkeley Lake:

- The community would like to enhance pedestrian and bicyclist mobility through the addition of more footpaths/bikeways.
- City residents have concerns with cut-through traffic crossing the City from Peachtree Parkway to Peachtree Industrial Blvd.

Buford:

- Roadway construction and maintenance in the City is critical to its long term prosperity. Additional cross county roads are needed.
- Commuter rail should continue to be explored.
- Pedestrian and bicyclist travel should continue to be integrated into the transportation system to improve mobility long term.



Dacula:

- Transportation safety, circulation and congestion can be improved by lane widening, additional traffic signals, and improved timing of signals.

Duluth:

- The City will continue to work with transportation officials to implement the improvements supported by the LCI (Livable Centers Initiative), TE (Transportation Enhancement) and CMAQ (Congestion Mitigation and Air Quality) projects. In addition the City will continue to strive for both types of connectivity in terms of roadway and sidewalk improvements.

Grayson:

- Many roadways in the City are reaching full capacity.
- It is cost prohibitive to build all lane miles necessary to relieve all of our congestion problems.
- At least one (1) cross-City road is needed, generally from the termination of Herring Road at GA Highway 20 to Bennett Road.
- Our communities need greater internal and external “connectivity”.
- Opportunities for additional pedestrian and bicyclist mobility need to be explored.

Lawrenceville:

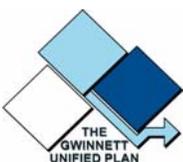
- While the City will ultimately benefit from the widening of State Highway 316, the expanded roadway will bring more people to Lawrenceville, and may lead to traffic problems at other locations.
- The college will also increase traffic in the Lawrenceville area, however it does have access to a major highway, (GA Highway 316).
- The City’s elected officials have embraced the “Brain Train” concept, a proposed commuter rail service between Athens and Atlanta. This should reduce traffic in the area.
- The City is focusing on removing the State Highway designations from the streets that pass through the square, therefore discouraging through traffic from the downtown and giving it a more pedestrian feel.
- The Sugarloaf Extension from GA Highway 20 to University Parkway (GA Highway 316) should also assist in removing unwanted traffic from the downtown core.
- Parking decks are planned (one is currently under construction) in downtown.

Lilburn:

- The City is concerned about vehicular traffic and desires to promote other modes of transportation. A large percentage of our current residents commute daily to employers within the I-285 perimeter.

Norcross:

- The City should seek out more ways to improve the housing to job balance by creating a greater mix of housing options.



- Congestion along our major corridors can and should be improved at the local, state, and federal level.

Suwanee:

- Both I-85 and the Norfolk-Southern railroad create physical and psychological barriers to community mobility and identity.
- McGinnis Ferry overpass crossing will improve traffic circulation significantly.
- Proposed improvements along I-85, including widening and extension of the collector-distributor system will result in different traffic patterns.
- Transit is lacking.
- A potential commuter rail site has been selected.
- Smithtown Road has been identified as another potential location of an I-85 bridge crossing.
- McGinnis Ferry Road to the west (across the Chattahoochee River) is being upgraded to a 4-lane divided roadway.

2.5 Housing and Social Services

Countywide

- Need to plan for and give voice to our increasingly diverse population.
- Non-profit, public, and private sector coordination is important for social service delivery.
- Gwinnett's housing choices and the housing needs of its evolving demography and employment base need to be better matched.
- Single-family, large lot developments will not address all future housing needs, but single-family detached housing will remain an important component of the housing mix.
- Research should be conducted to identify the needed types of housing that are not presently being provided.
- Special housing needs – senior citizens, smaller households, low and moderate income families – are expected to increase over the next decades.
- Residential developments with a variety of housing types should be encouraged.
- Market favoritism for single-family large lot developments creates other unmet needs.
- Mixed-income and mixed types of housing need to be part of our emerging Activity Centers.
- Current regulations may impede the development of various housing needs identified by the Consolidated Plan. Zoning will need to adequately accommodate all the housing needs identified in the Consolidated Plan which is being developed as part of the Unified Plan process.
- The county should be cautious in relaxing zoning and development regulations so as to avoid substandard construction and an oversupply of entry-level housing.
- The provision of lower end housing could be detrimental to the community if it leads to a larger underclass.



- Communities need a voice in shaping new housing developments that are not subject to review through the rezoning process.
- Rapidly growing population of homeless persons [primarily single female parents with children] needs shelter and housing and accompanying services to help them become self-sufficient.

City Specific

Berkeley Lake:

- We have no specific issues to report.

Buford:

- Buford's housing choices will continue to match its demography while evolving in or around its employment and development centers.
- Special housing needs such as retirement living will be a part of Buford's landscape. The role and support from the private, public, and non-profit sectors will be increasingly important in coordination and delivery of many social service needs.

Dacula:

- The City would like to create mixed-use/housing use districts that promote revitalization in designated areas.

Duluth:

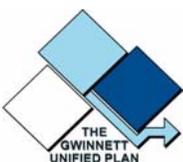
- No City specific issues to report.

Grayson:

- Special housing needs including those of senior citizens and smaller households are expected to increase over the next decades.
- The City continues to desire single-family large lot developments.
- Mixed-use developments along Grayson Parkway (Bennett Road to GA Highway 20) and along Rosebud Road need to be part of our emerging development centers.
- Current regulations may impede the development of various development needs identified by the Consolidated Plan. Zoning will need to adequately accommodate all the development needs identified in the Consolidated Plan that are being prepared as part of the Unified Plan process.
- The role and support by the private, public, and non-profit sectors will be increasingly important in coordination and delivery of many social service needs.

Lawrenceville:

- Housing in Lawrenceville will become denser as the downtown begins to develop with its new set of regulations, allowing for both density of structures and mixed uses. Outside the downtown infill will be used frequently.
- We expect to see more home ownership than the current 40% renters/60% owner-occupied ratio. .



- An aging, mobile population will increase in the area, specifically in the downtown as shopping/restaurants/cultural activities increase.
- Areas of infill close to downtown Lawrenceville might spur development of housing that is not in scale with existing homes.

Lilburn:

- The City currently has less than 20% non-owner occupied housing units as reported in the 2000 census. Implementing programs such as rental housing inspection programs will assist in keeping up the appearance of neighborhoods and provide for a higher quality of life than rather just do nothing.
- The City of Lilburn has an ever changing face. The City should look at creating social atmospheres for the various aged, racial, and ethnic groups.

Norcross:

- Some neighborhoods are in need of revitalization.
- There is some opposition to higher density development in the community.

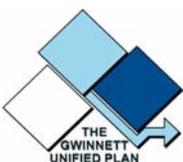
Suwanee:

- Home values in Suwanee exceed county and state averages.
- The City has a good mix of single-family attached, single-family detached and apartments.
- Recent market trends have been for attached housing.

2.6 Natural and Cultural Resources

Countywide

- Opportunities to set aside significant open and green spaces will diminish over the next 20 years.
- Many of our older areas need “green space” retrofitting.
- Development continues to fragment our natural woodlands, habitats and stream corridors; preserving or restoring connected green space would reduce the impact of development on the environment and enhance the quality of life for the county’s residents.
- The County must continue to enforce the use of Stormwater Best Management Practices in order to comply with water quality regulatory requirements and enhance stream quality.
- Potential water supply sources for our increasing population and workforce must be preserved and protected. The County should be an active participant in any future inter-jurisdictional efforts to deal with raw water supply for the region.
- The County must continue to provide a high standard of wastewater treatment, with increasing emphasis on providing non-potable reuse water for irrigation purposes.
- Solid waste issues need analysis and resolution. (Defer to Gwinnett Clean and Beautiful, author of the county’s solid waste plan.)
- Our transportation congestion adds to regional air quality problems.



- More appreciation and care for our historic resources can help add to local identity of our communities.
- Continued development affects water and air quality, tree canopy and the heat island effect.

City Specific

Berkeley Lake:

- We were one of the first to actively invest in green space and it is now protected by a land trust. We will continue to actively seek further areas to protect in the same way.
- We have a strict tree ordinance to protect the tree canopy in our City.

Buford:

- Opportunities to set aside greenspace will diminish over the next 20 years. The Community should continue efforts to support greenspace preservation.
- Water and wastewater treatment capacities remain vitally important to the City's growth.
- More appreciation and care for historic resources will add to the local identity of our communities.

Dacula:

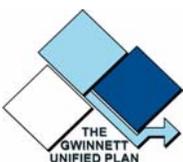
- No City specific issues to report.

Duluth:

- The City's current open/greenspace program requires a 20% set aside for new development or redevelopment. The City anticipates this program to continue. It is also anticipated that the option of paying into the greenspace bank will increase as the value of property and the demand increase.
- Given the limited land and acquisition funds available, completion of the greenway along the Chattahoochee River should occur during the next 20-year cycle as the money becomes available in the greenspace bank.

Grayson:

- Opportunities to set aside significant open and green spaces will diminish over the next 20 years.
- Many of our older areas need "green space" retrofitting.
- Development continues to fragment our natural woodlands, habitats and stream corridors; preserving or restoring connected green space would reduce the impact of development on the environment and enhance the quality of life for the county's residents.
- The City must continue to enforce the use of Stormwater Best Management Practices in order to comply with water quality regulatory requirements and enhance stream quality.



- The City will continue to rely on the County for raw water supply and wastewater treatment.
- Solid waste issues need analysis and resolution. (Defer to Gwinnett Clean and Beautiful, author of the county's solid waste plan.)
- Our transportation congestion adds to regional air quality problems.
- More appreciation and care for our historic resources can enhance the local identity of our communities.
- Continued loss of tree canopy coupled with the rapid increase of impervious services leads to a significant urban heat island effect in the City.

Lawrenceville:

- The Aurora Theatre is the first major cultural activity that the City has actively embraced. We feel that it will increase development activity.
- An amphitheater is planned as part of a "City Center" complex. New development (both residential and commercial) is expected to grow up around it.
- Natural resources are now a priority in the City. The City has just passed new regulations making it easier for developers to set aside land for open space. This coupled with an active greenway trail program should put Lawrenceville on the forefront of preservation.
- Greenways will be easier to establish going through new developments because of the new regulations. However it will still prove difficult in already established areas.

Lilburn:

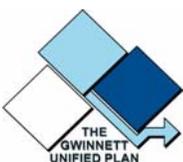
- The City Council owns a lot of the greenspace or open recreation area near most subdivisions. The City has approximately thirteen properties that total more than 20 acres of green space.
- The City has mandatory residential and commercial solid waste collection
- The City of Lilburn is one of the only Cities in Gwinnett County to sign an intergovernmental agreement for the stormwater utility.

Norcross:

- The southern portion of the County is underserved with park land and park facilities.

Suwanee:

- The City lacks a traditional downtown square. The Suwanee Town Center was created to help serve that role.
- The City borders the Chattahoochee River which is a major natural resource.
- Suwanee Creek extends through the City and has a wide floodplain.
- A "significant groundwater recharge area", as defined by DCA exists on the east side of I-85.
- Old Town has a charming character that can be the foundation for a significant cultural resource.
- The City has an underground well for drinking water in Old Town.



2.7 Facilities and Services

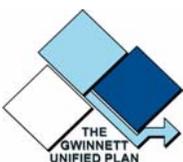
Countywide

- The continuing pace of development and re-development requires a more robust and extensive public water and sewer network, new police and fire facilities, more and better distributed parks and recreation facilities, and more public schools and health care infrastructure.
- New facilities should be designed and located to best serve the needs of the local population.
- A more balanced and productive tax base will be needed to fund new facilities and upgrade older ones.
- New sources and mechanisms for funding public facilities should be explored.
- The need for a strong commercial property tax base should be emphasized to avoid over reliance on residential taxes.
- To keep the cost of financing new public facilities affordable, the County should maintain a strong bond rating.
- There should be better synchronization between development and infrastructure expansion.
- Growing the new four-year college into a regional education facility will be both an asset and a challenge for the County.
- Enhancing the County's stormwater management system must be a priority over the coming decade.
- Public water and sewer network will need enhancement to meet development and redevelopment needs.
- The needed utility system upgrades and expansion should be high priorities as they are prerequisites to development, redevelopment, and mixed-use opportunities.
- In addition to upgrading the existing system, the water and sewer utilities should be extended to better serve the eastern and northeastern parts of the county.
- Storm water management needs to be a priority in the future.
- Upgrades of the local infrastructure and the provision of student housing would assist in helping the college to function in the community.
- The County should acquire the land needed for future public facilities in a timely manner before it is more scarce and expensive.

City Specific

Berkeley Lake:

- We have no specific issues to report.



Buford:

- The continuing pace of development and re-development requires a more extensive public water and sewer network, new police and fire facilities, (Gwinnett provides police and fire services to Buford) improved parks and recreation facilities, and more public schools and health care infrastructure.
- Demographic changes may require enhanced senior services.

Dacula:

- The City has a need to expand sewer to reduce the need for septic tanks.

Duluth:

- No specific issues to report

Grayson:

- The continuing pace of development and re-development require a more robust and extensive public water and sewer network, new police and fire facilities and more and better distributed parks and recreation facilities.
- A more balanced and productive tax base will be needed to fund new facilities and upgrade older ones.
- Enhancing the City's stormwater management system must be a priority over the coming decade.

Lawrenceville:

- The City owns the gas system in the City limits, as well as half way to Buford and all the way into Monroe County. Expansion of this system will continue to be aggressive.
- The City also has electric and water utilities. Although not as vast as the gas utility, these services reach most of Lawrenceville. Limited expansion through greater density and more intense use is expected.
- There is on-going discussion of a storm water utility. The implementation of the program would require additional staff.

Lilburn:

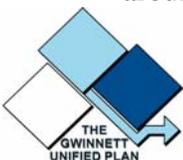
- There is a need to repair aging infrastructure such as roads, storm drains, and storm pipes and provide sewer service to properties currently on septic tanks. This should be a priority for Lilburn and Gwinnett County.

Norcross:

- Working with the County to enhance the stormwater management system must be a priority over the coming decade.

Suwanee:

- The City currently has a joint City Hall/Police facility. The City has plans to construct a new City Hall in 2007 in the Town Center complex.
- The City has a small water system that serves approximately 350 houses in and around Old Town.



- The City relies on Gwinnett County for the majority of its drinking water and all of its sanitary sewer needs.
- The Old Town area is under-served by sanitary sewer.
- A library exists inside the Suwanee City Limits.
- George Pierce Park, a 300-acre active recreation park owned by the County, is located inside the City.
- A new County-operated Activity Center is being constructed in George Pierce Park.
- The City is well-served by public parks (City and County).
- The Suwanee Creek Greenway is an important community asset.
- A strong seasonal event program helps create and maintain a strong community identity and sense of place.
- A new school cluster is proposed in the area that will relieve the North Gwinnett cluster.

2.8 Intergovernmental Coordination

Countywide

- Gwinnett County and its Cities need to better coordinate their land use, economic, housing, annexation, and environmental priorities and actions.
- The Comprehensive Plan should better address the impacts of growth and redevelopment on the school system. Gwinnett and its neighboring Counties should strengthen mechanisms for cooperation on issues of mutual concern.

City Specific

Berkeley Lake:

- We have no specific issues to report.

Buford:

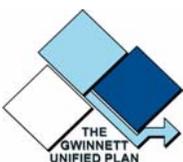
- Delivery of services to all Gwinnett County citizens through the general fund should be fair, equitable, and consistent.
- Public safety and fire services should be a priority.

Dacula:

- The City and County should strive to agree on future land use in the sphere of influence areas surrounding the Cities.

Duluth:

- No specific issues to report.



Grayson:

- Gwinnett County and the City need to better coordinate their land use, economic, housing, annexation, and environmental priorities and actions.
- The Comprehensive Plan should better address the impacts of growth and redevelopment on the school system; that is, the need for and general location of new school system facilities and activities should be better coordinated with the City's development plans.
- Gwinnett and the City should strengthen mechanisms for cooperation on issues of mutual concern.

Lawrenceville:

- The joint effort going on right now is a good step towards better coordination between the City and the county. Changes of leadership with different opinions, priorities and visions will naturally lead to updates of plans.
- At the staff level there has always been an ease to get data from one government to the other. We do not see a change in that occurring. If anything it should get easier with direct link computer programs.

Lilburn:

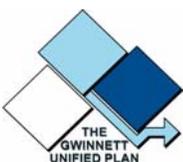
- Lilburn has always had a good business relationship with Gwinnett County. Lilburn was the first City in Gwinnett to sign an intergovernmental agreement with the County regarding the stormwater utility.
- To date under the current service delivery strategy act, the City of Lilburn has not had a zoning dispute with the County

Norcross:

- Gwinnett County and Norcross need to better coordinate their land use, economic, housing, annexation, and environmental priorities and actions

Suwanee:

- We have no specific issues to report.



3 Analysis of Existing Development Patterns

This section includes three components.

- 1) Existing Land Use
- 2) Areas of Special Attention
- 3) Recommended Character Areas

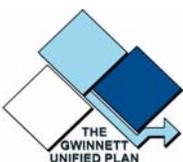
3.1 Existing Land Use Map

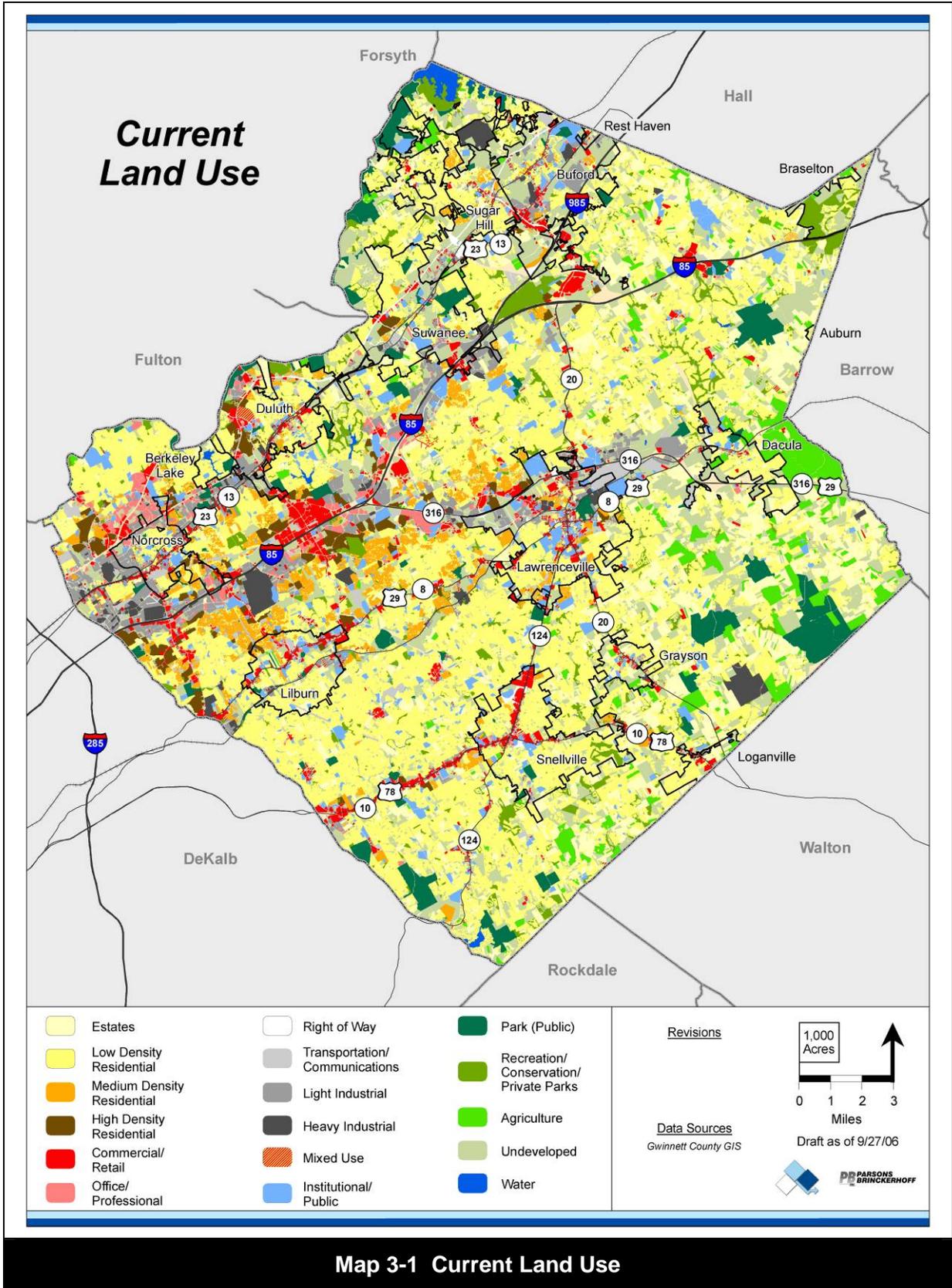
Map 3-1 is an updated GIS map of existing land uses as of mid-2006. Table 3-1 shows the acreages and percentage of the County covered by each of these land uses.

Table 3-1 shows the dominant single land use in Gwinnett is low density residential which accounts for more than 1/3rd of the County's total acreage. Large lot 'estate' residential (generally over 5 acres in size) properties are 11% of the County. In contrast, medium and high density residential together total less than 5% of Gwinnett's total acreage.

Although it dominates the landscape along many of Gwinnett's arterial roads, commercial/retail and office land uses only occupy some 4.4% of the County and industrial employment only slightly more (5.1%). One issue the updated Comprehensive Plan will need to address is how much of these areas may be redevelopable into new uses or more mixed use. In contrast, public parks and other forms of non public conservation and green spaces total almost 12% though such areas are often less visibly located and may not be perceived to be this extensive.

Gwinnett has become a much more urbanized County over the past three decades. Nevertheless, a large proportion of its land is still undeveloped or in active agriculture (20.7% together). The ultimate land use disposition of these areas of the County will be a major focus of the updated Comprehensive Plan.



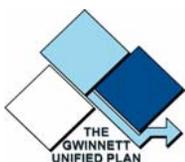


Map 3-1 Current Land Use

Table 3-1 Existing Land Uses by Acres and Percentage of Total		
Land Use	Acres	Percentage
Residential		
Low Density Residential	91,286.1	35.0%
Medium Density Residential	8,475.1	3.3%
High Density Residential	4,211.3	1.6%
Commercial/Office		
Commercial/Retail	8,650.6	3.3%
Office/Professional	2,807.6	1.1%
Industrial		
Light Industrial	9,279.4	3.6%
Heavy Industrial	3,817.3	1.5%
Mixed Use		
Mixed Use	1,196.5	0.5%
Supportive Infrastructure		
Institutional/Public	10,387.0	4.0%
Transportation/Communications	3,730.0	1.4%
Right of Way	679.1	0.3%
Park (Public)	10,495.9	4.0%
Recreation/Conservation/ Non-Public Parks	20,681.5	7.9%
Water	376.6	0.1%
Unlabeled	26.6	0.0%
Low Intensity Land Uses		
Undeveloped	44,802.0	17.2%
Agriculture	9,057.7	3.5%
Estates	30,775.1	11.8%
Total	260,735.4	100.0%

3.2 Character Areas and Areas Requiring Special Attention: Introduction

Each Georgia jurisdiction updating its Comprehensive Plan must map out its Character Areas and Areas of Special Attention as part of its required examination of existing conditions and planning needs.



Section 110-12-1-.09 (2) (a) of the Standards and Procedures for Local Comprehensive Planning “Local Planning Requirements” defines **Character Areas** as a “specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).”

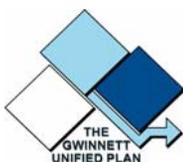
The general intention of defining Character Areas is highlighting large sections of a local jurisdiction or key nodes or centers that share similar opportunities and planning issues and will benefit from a set of specific planning policies and programs that will apply to all the areas identified.

Areas of Special Attention identify localities with a jurisdiction for which specific policies and initiatives will need to focus to resolve existing or anticipated problems or address highly localized needs. Such special attention areas can extend over a variety of Character Areas (e.g., extensive areas in need of redevelopment) or may be highly localized (e.g., interstate interchange impact areas). In reality, these Areas of Special Attention are often more “unique” than the Character Areas *per se*.

The definitions of the various Character Areas and Areas of Special Attention used on the Countywide maps are adapted to some degree from State guidelines, but they have been defined and mapped to best fit the specific qualities of Gwinnett’s land use pattern. Additional Character Areas and Areas of Special Attention that have been designated for areas within the participating Cities are noted in the legends for the City Character and Areas of Special Attention maps. Many of these are exclusive to the specific City to which they apply.

Amending these Special Attention and Character Area maps may subsequently occur as part of the development of various scenarios that will be defined and evaluated as part of establishing the preferred community vision and a preferred alternative.

Note: Because of the size and complexity of Gwinnett, the different categories of Areas of Special Attention have been divided onto two maps. Map 3-2 shows those areas with community development issues related to land use, environmental or social issues. Map 3-3 depicts those areas that relate largely to infrastructure or service delivery issues. A similar division was made for the Areas of Special Attention maps for each of the nine participating Cities.



3.3 County Areas of Special Attention - Community Development Related

The following are brief explanations of the categories shown on the Areas of Special Attention map dealing with Community Development issues.

Community Investment Priority Areas

These areas indicate those parts of Gwinnett County and the Cities that meet certain qualification standards established by the US Department of Housing and Urban Development for Federal grants and assistance for community facilities/infrastructure.

Livable Community Initiative Areas

These are areas of the County or Cities that currently have active Livable Community Initiative projects under way. They include areas within Suwanee, Buford, Lilburn, Norcross, and Duluth and along the I-85/316 split.

Community Improvement Districts

This character area encompasses the County's three Community Improvement Districts. They are the Gwinnett Place CID, Highway 78 CID, and Southwest Gwinnett Village CID. Within the CID, local property owners agree to a commercial property tax increase so that money can be raised for improvement projects within the CID.

Archeological Sites

These are generalized areas within which the State of Georgia has identified archeological sites. To help protect these resources, specific locations are not indicated and are only identified at the census block level.

Local Historic District and County Recognized Historic Sites

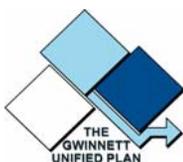
This category includes listed or other historically significant sites as well as other important community landmarks and community assets such as historic cemeteries and graveyards, schools and key community facilities.

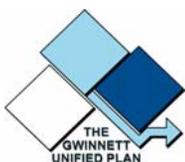
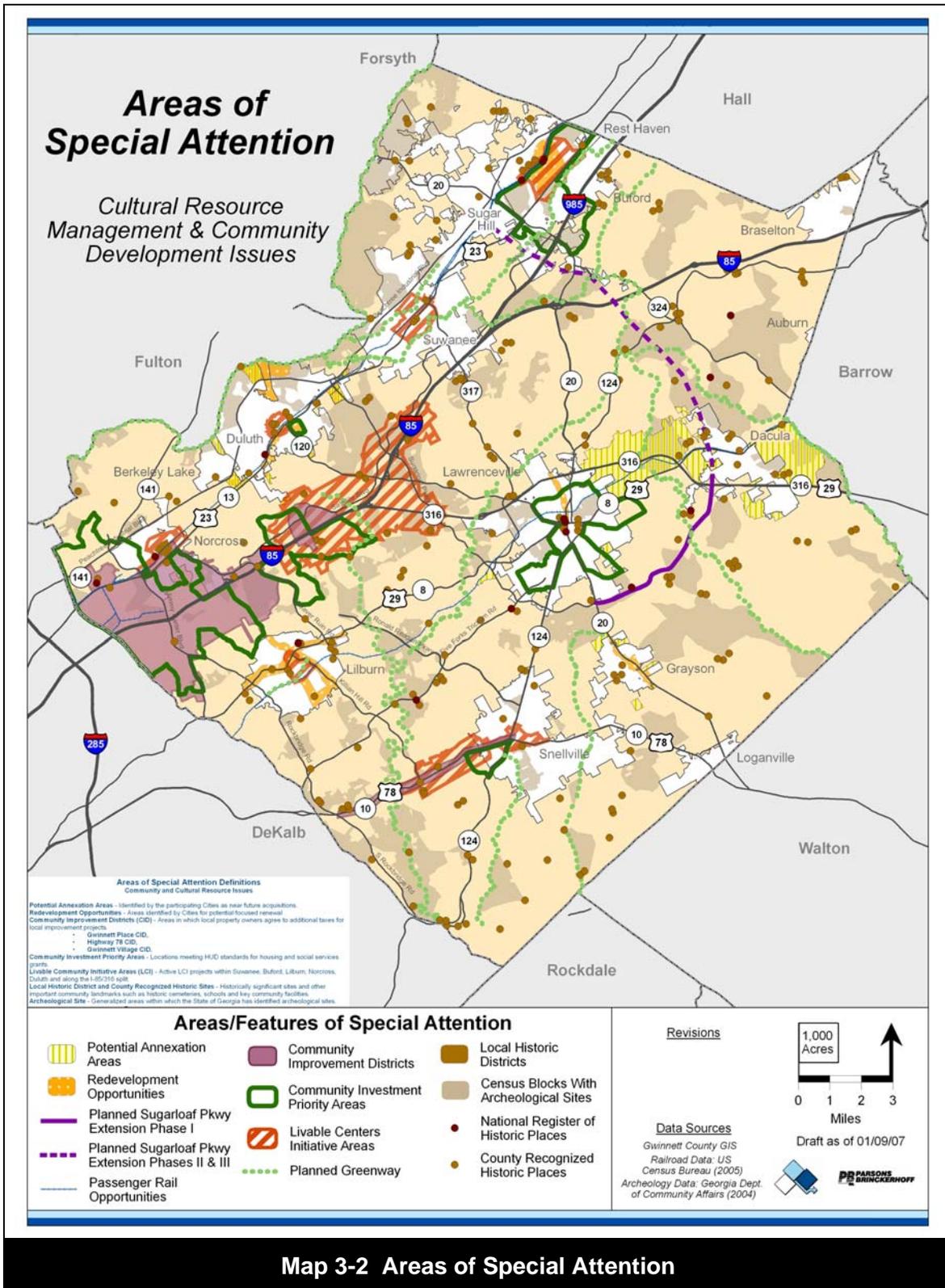
Potential Annexation Areas

These areas have been identified by the participating Cities as locations they might annex in the near future.

Redevelopment Opportunities

These areas have been identified by the County and participating Cities as locations within their borders where there is potential for focused redevelopment to occur.





3.4 County Areas of Special Attention - Service Delivery Issue Related

The following are brief explanations of the categories shown on the Areas of Special Attention map dealing with Service Delivery issues.

Interchange Impact Areas and Planned I-85 Road Crossings

These are locations along Interstate 85 where significant planned redesign of the access ramps and approaches (as part of the I-85 widening and other improvements) and other improvements such as new road crossings over the Interstate will have significant impacts on existing and future land uses. Interchange Impact Areas also include those areas anticipated to be affected by construction of Sugarloaf Parkway Extension. Interchange locations are generally known for the first phase of the project. They are not known for the later phases.

I-85 Study Area

This band along much of I-85 and part of GA 316 is the impact area of the current planning effort to deal with upgrading needs and congestion relief along these key highways.

Sewerable- Community Support

These are currently unsewered areas of the County, largely in and near Norcross, where installation of sewer to correct existing problems with aging septic systems is supported by the local communities affected by such improvements.

Sewerable-Community Resistance

These are currently unsewered areas of the County, largely between Lilburn and Snellville, where installation of sewer to correct existing problems with aging septic systems is likely to not be supported by the local communities affected by such improvements, primarily because of opposition to higher densities needed to make such improvements cost effective.

New Sewer Capacity

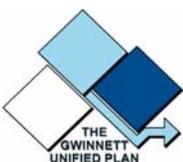
This area near the Gwinnett Arena is scheduled to have a major increase in sewer capacity in the near future. This is because a new, larger sewer main is being installed in this area.

Water Distribution Limitations

This area in the eastern part of the County currently has small diameter water distribution lines. These lines are adequate to serve the current development in that area. Nevertheless, should development continue to expand and densify, it is likely that major water distribution lines will have to be constructed.

Underserved by Parks

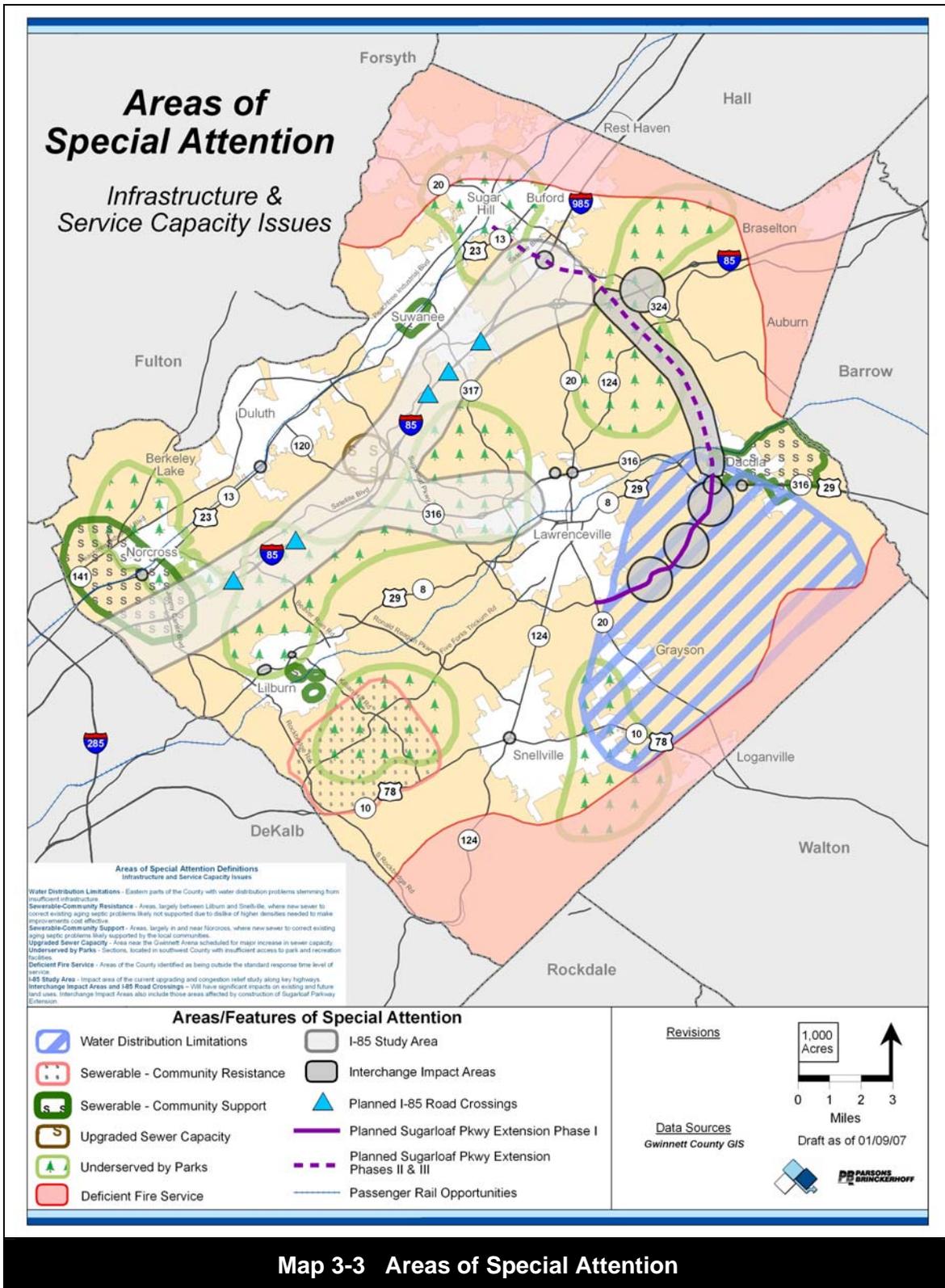
These are sections of the county, predominately located along the County's southwest border that the Department of Recreation and Parks has identified as having insufficient access to park and recreation facilities.



Fire Service Deficiency

These are areas of the County that the Fire Department has identified as being outside the standard response time level of service. These areas are located along the County's southeast and northeast borders.





3.5 Countywide Character Areas

The general intention of defining Character Areas is highlighting large sections of a local jurisdiction or key nodes or centers that share similar opportunities and planning issues and will benefit from a set of specific planning policies and programs that will apply to all the areas identified as such.

The following are brief explanations of the categories shown on the Character Area map.

Environmentally Sensitive Areas

These areas are an amalgamation of areas with sensitive natural resources such as wetlands, flood plains and steep slopes, and specially designated areas such as the 2000-foot Chattahoochee River corridor.

Major Parks

These are the large, permanent regional parks of more than 100 acres within the County.

Major Activity Center

This designation applies to areas that have been or are targeted for a concentration and mix of higher intensity commercial, employment, and residential developments. The residential component of these centers is significant but the dominant uses are non-residential. Although today, such uses tend to be accommodated in separate zoning districts, the evolution into more authentic mixed use centers is foreseen.

Community Activity Center

The Community Activity Center designation applies to large areas with a variety of different land uses but that have a higher proportion of residential uses and more locally oriented commercial areas than the Major Activity Centers. As is characteristic of Major Activity Centers, although such uses today tend to be accommodated in separate zoning districts, the evolution into more authentic mixed use centers is foreseen.

Community Activity Corridor

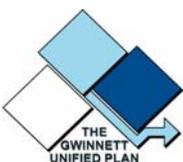
Currently these areas are commercial strips alongside major travel corridors where the predominant land use is community serving, automobile-oriented retail. However, over time these areas will support a mix of uses and evolve away from their automobile orientation.

Downtowns/City Centers

This designation applies to the locations within each of the participating Cities that encompass such landmarks as the city hall and other municipal or government agencies, the original main street environment, older historic neighborhoods or other community focuses such as community centers and schools.

Major Employment Center

The Major Employment Center is an extensive area of the County in which office and industrial employment are the overwhelmingly dominant land uses and form intensive



concentrations of regional significance. The Major Employment Center forms a “Y” straddling I-85 and GA 316.

Existing Employment Center

Existing Employment Centers are important concentrations of office or industrial land uses that are less intensive and less regionally significant than the Major Employment Center. Many of the commercial service businesses within these areas are relatively small scale and often oriented to surrounding neighborhoods. Several of these areas are likely to redevelop significantly during the life of the updated Comprehensive Plan and may see a transition toward more office and technology oriented business and away from their current manufacturing or light industrial uses.

Emerging Employment Center

These are areas in which the dominant land use pattern is evolving into concentrations of employment, but that still have extensive undeveloped tracts of land and are therefore amenable to attracting more contemporary forms of economic development including high tech infrastructure and other amenities attractive to professional services.

Commercial Centers

These areas are concentrations of commercial stores and services largely oriented to the neighborhoods within convenient access to them. Some residential development such as apartments may also be part of the land use mix of these centers.

Rural Character Area

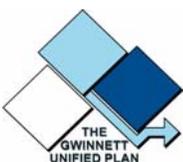
The last remaining area in the County retaining a rural character, which is largely unserved by sewer. Although numerous proposals have been made by private developer syndicates to extend sewer, this area holds the potential for Rural/Estate development on large lots. The area also has been the focus for creation of large acreage park development by the County, which enhances its attractiveness for the future development of executive housing linked to an equestrian lifestyle.

Established Residential

Established Residential areas are largely built out areas of residential land uses that have been developed according to suburban models of single family and multifamily site planning. Such areas may contain pockets of locally serving commercial uses but are otherwise composites of generally homogenous residential subdivisions based on cul-de-sac layouts.

Emerging Residential

Emerging Residential areas are areas containing extensive undeveloped lands but whose existing or proposed dominant land uses will be almost exclusively residential. As in Established Residential areas, these sections of the County may contain pockets of locally serving commercial uses. In contrast to most Established Residential areas, the Emerging Residential areas are still open to development models that have a higher degree of environmental and open space set asides, greater internal and external connectivity, and



more variety of residential unit types than the traditional cul-de-sac patterns of much of the Established Residential sections of the County.

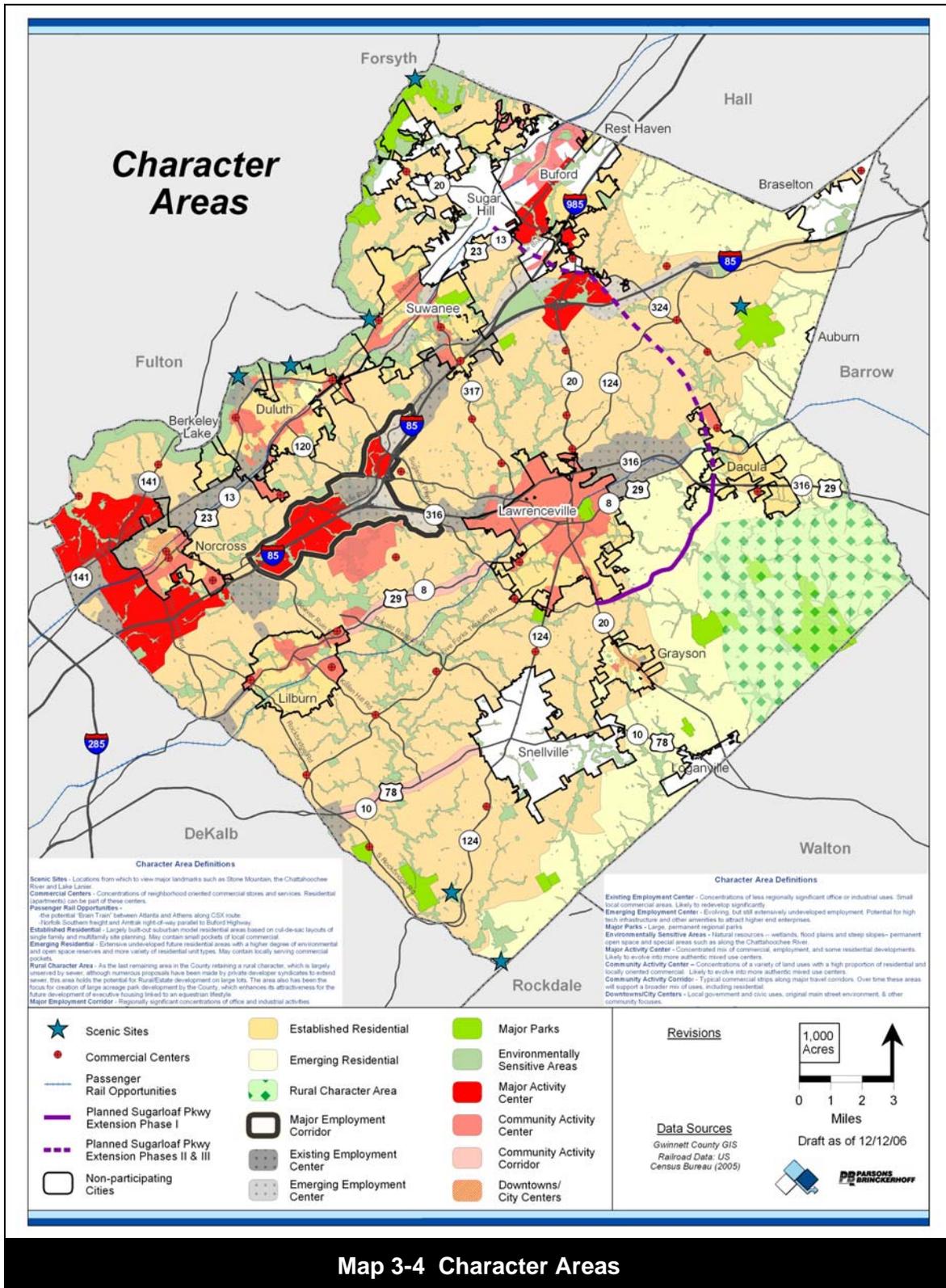
Scenic Sites

These are locations from which major landmark features can be viewed. These landmarks include Stone Mountain, the Chattahoochee River and Lake Lanier.

Passenger Rail Opportunities

Gwinnett County has two rail lines running through it. One is the existing rail line that would accommodate the potential “Brain Train” between Atlanta and Athens. Studies show that approximately 80 percent of the riders will come from Gwinnett County. Stops are proposed for Cedars Road, Lawrenceville, Ronald Reagan Parkway, and Lilburn. The other line parallels Buford Highway and I-85. It is a Norfolk Southern freight and Amtrak right-of-way and offers the potential for interstate rail connections and commuter serviced connections to Atlanta for Norcross, Duluth, Sugar Hill, and Buford – the Gwinnett Cities that straddle this line.





Map 3-4 Character Areas

3.6 City Profiles and Special Attention and Character Area Maps

The following pages present short profiles of each of the nine Gwinnett Cities participating in this joint County-Cities Community Assessment plus their Special Attention and Character Area Maps.

Many of the categories shown on these maps are the same as on the Countywide maps and the designations for the areas of the County outside the City boundaries are shown to place the City maps in context. Many Cities have designated additional Character Areas that are unique to that jurisdiction. Furthermore, the Special Attention Areas are in many cases also unique to that City. Because of the more local focus of these maps, some of these Character Areas and Special Attention Areas are designated at a much finer scale than on the County maps.

BERKELEY LAKE

POPULATION

- The estimated 2005 population is 2,071. This is a 846 percent increase since 1970.
- The population is expected to increase to 3,060 by 2030, an approximately 48 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
219	503	791	1,695	2,071	2,302	2,722	3,060

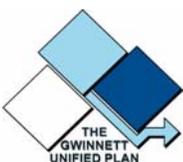
Sources: US Census, Dr. Thomas Hammer Projections

- Berkeley Lake is different from the rest of the County and the State in that less than five percent of its residents are in their twenties and nearly 40 percent of residents are between the ages 40 and 59 (as compared to the Georgia rate of 25 percent).

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	133	186	238	291
5-13 Years Old	259	363	466	570
14-17 Years Old	77	100	123	146
18-20 Years Old	33	41	49	57
21-24 Years Old	27	33	38	44
25-34 Years Old	161	190	218	247
35-44 Years Old	394	549	704	589
45-54 Years Old	361	509	657	805
55-64 Years Old	128	163	197	232
65 and Older	122	160	197	235

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>



- Berkeley Lake, similar to the rest of the County, is becoming more diverse. Much of Berkeley Lake's increase can be attributed to an increase in the number of Asians who live there. 14 percent of Berkeley Lake's population is Asian.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
783	1,372	75.2%	8	323	3,937.5%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
1,372	69	3	200	51	1,695

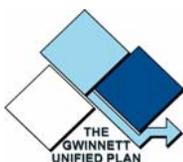
Source: US Census

Hispanic Population, 1980, 1990, & 2000

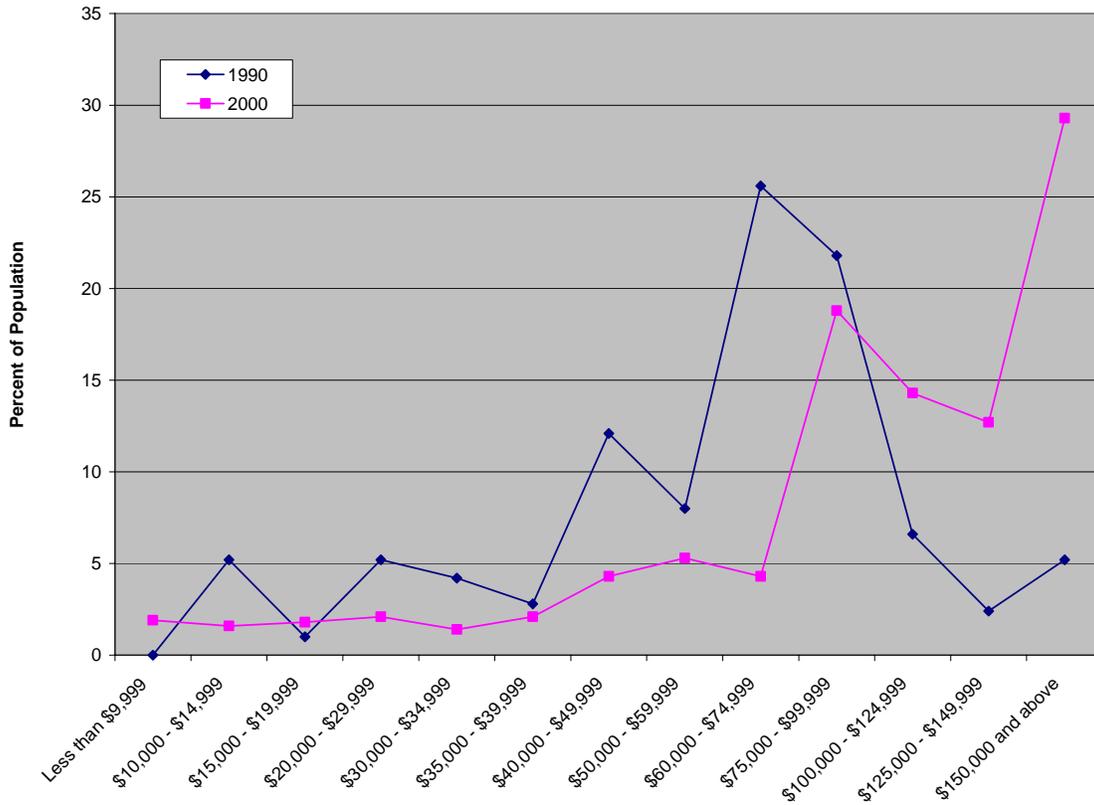
1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
3	.50%	8	1.0%	45	2.65%

Source: US Census

- In 1989, Berkeley Lake had a median household income of \$65,426. In 1999, the median household income adjusted to 1989 dollars was \$83,087. This is 27 percent increase.
- In 1990, Berkeley Lake had a per capita income of \$26,883. In 2000, the per capita income adjusted to 1990 dollars was \$32,991. This is a 26 percent increase.
- Berkeley Lake has seen a reduction in the share of people making less than \$75,000 since 1990 except for a slight increase in the percent of the population making less than \$9,999 and between \$15,000 and \$19,999. However, it has seen a large increase in the percentage of people making \$75,000 or greater. In fact, the percentages of people making \$150,000 or greater is the highest in the County.
- In 1990, 0.64 percent of Berkeley Lake's population was living below the poverty level. In 2000, 2.33 percent were.



Income Distribution, 1990 & 2000

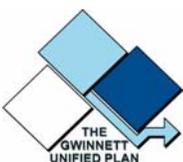


Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	0%	1.9%
\$10,000 - \$14,999	5.2%	1.6%
\$15,000 - \$19,999	1%	1.8%
\$20,000 - \$29,999	5.2%	2.1%
\$30,000 - \$34,999	4.2%	1.4%
\$35,000 - \$39,999	2.8%	2.1%
\$40,000 - \$49,999	12.1%	4.3%
\$50,000 - \$59,999	8%	5.3%
\$60,000 - \$74,999	25.6%	4.3%
\$75,000 - \$99,999	21.8%	18.8%
\$100,000 - \$124,999	6.6%	14.3%
\$125,000 - \$149,999	2.4%	12.7%
\$150,000 and above	5.2%	29.3%

Source: US Census



ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Berkeley Lake residents was Educational and Health Services with 16.3 percent of people working in that industry. Manufacturing (14.1%), Retail Trade (12.8%), Finance, Insurance, and Real Estate (11.1%), and Transportation and Warehousing (9.4%) rounded out the top five industries.
- In 2000, Professional Services become the top industry with 22 percent of Berkeley Lake's residents working in that industry. Education and Health Services (14.2%), Retail Trade (11.4%), Finance, Insurance, and Real Estate (10.4%) and Manufacturing (8.4%) were the other top employment industries.
- In 1990, Berkeley Lake had an unemployment rate of 0.97 percent. The number increased to 1.65 percent in 2000. This is much lower than Gwinnett's unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Berkeley Lake was \$78,457. The median earning for a woman was \$38,938.
- Berkeley Lake has a higher-than-average share of public transportation riders than the County as a whole.

HOUSING

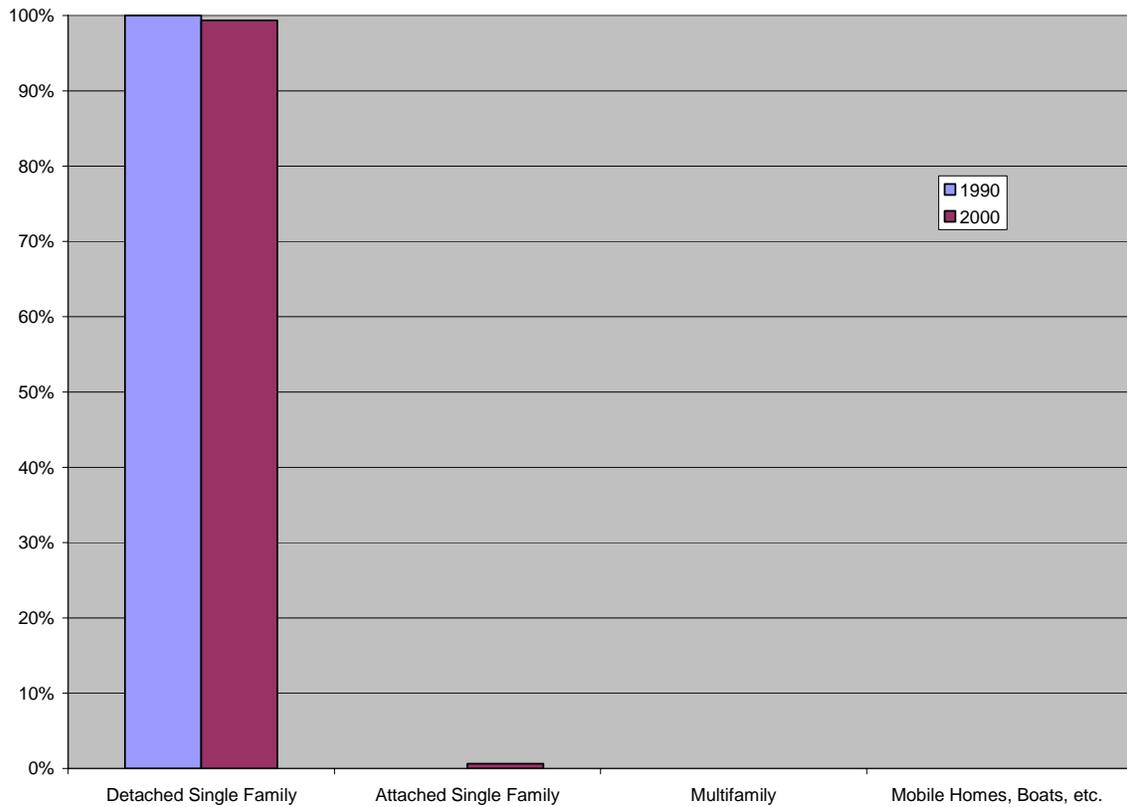
- All most all of Berkeley Lake's housing (99.4 percent in 2000) is single family detached.
- Between 1990 and 2000 there was a very small increase in the number and percentage of attached single family homes (from zero units to 4). The City has no multifamily units.

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	317	614	100.0%	99.4%
Attached Single Family	0	4	0.0%	0.6%
Multifamily	0	0	0.0%	0.0%
Mobile Homes, Boats, etc.	0	0	0.0%	0.0%
Total Units	317	618		

Source: US Census

Housing Type and Mix, 1990 and 2000



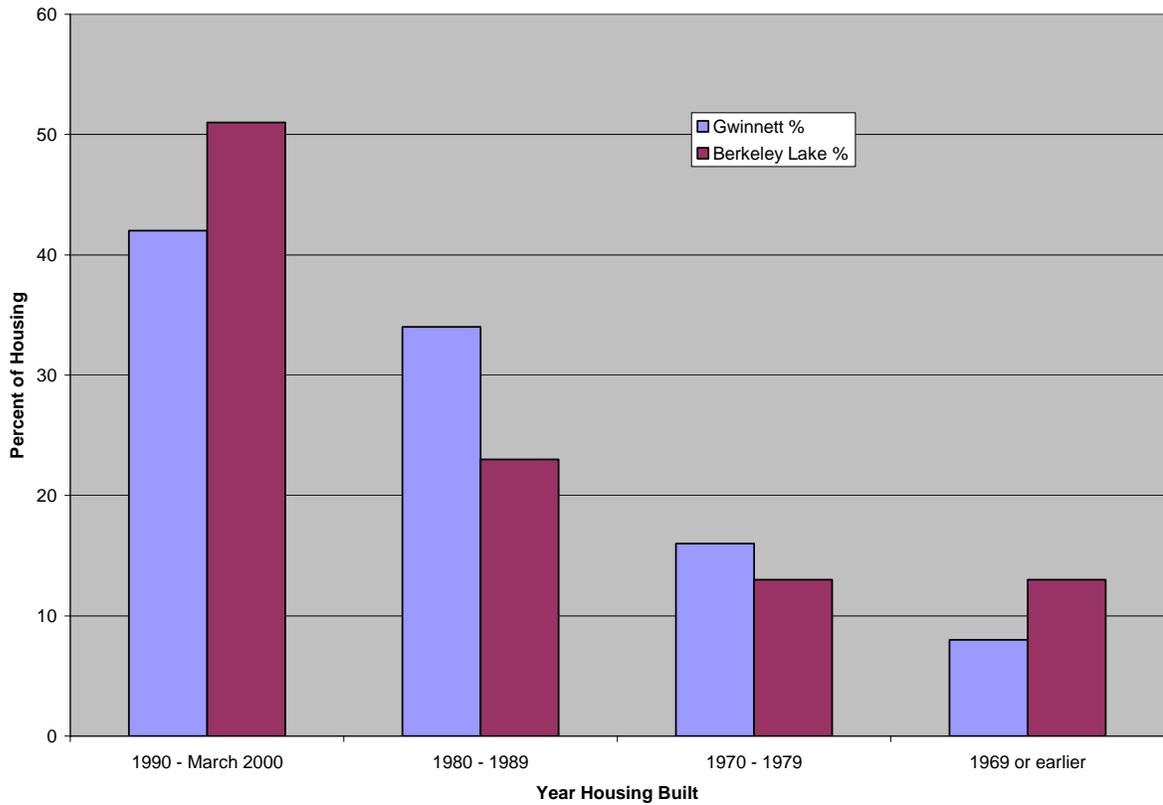
Source: US Census

- Most of Berkeley Lake’s housing (51%) was constructed between 1990 and March 2000. This is similar to Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

Year Constructed	Gwinnett	Berkeley Lake
1990 - March 2000	42%	51%
1980 – 1989	34%	23%
1970 – 1979	16%	13%
1969 or earlier	8%	13%

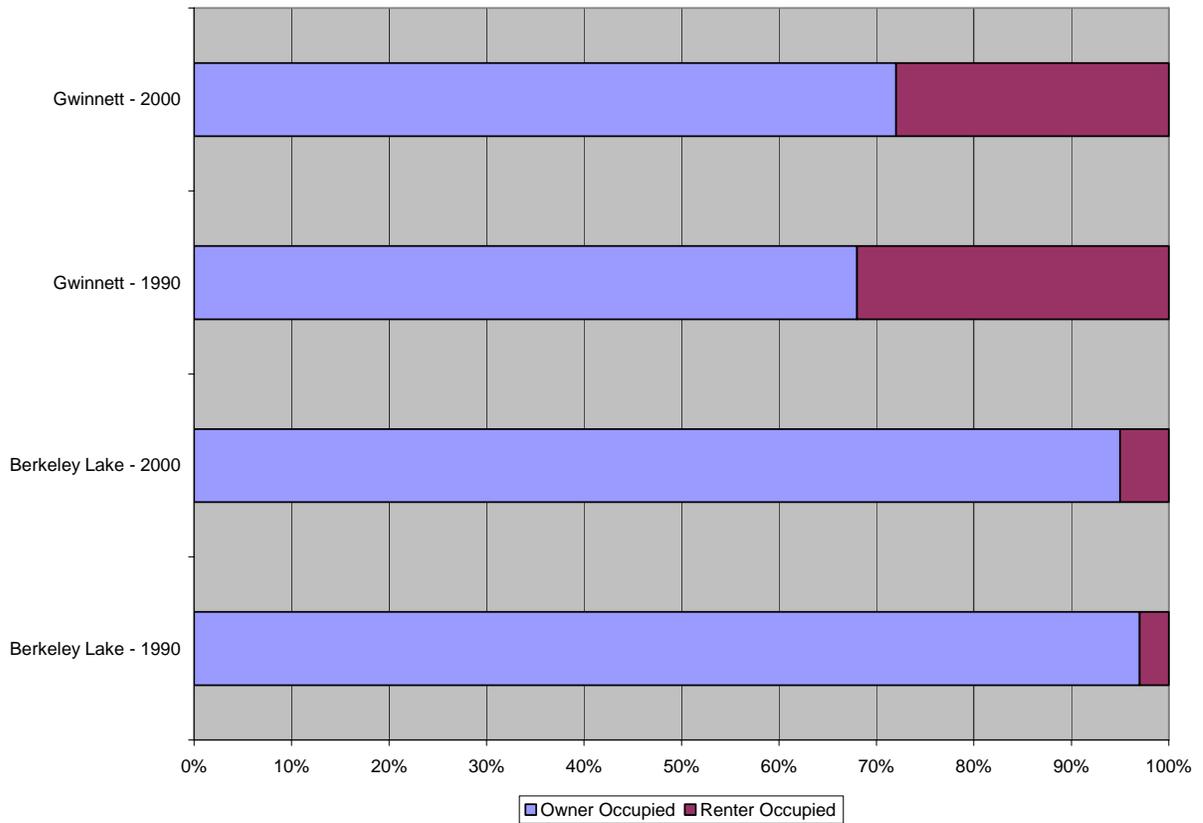
Age of Housing, 2000



Source: US Census

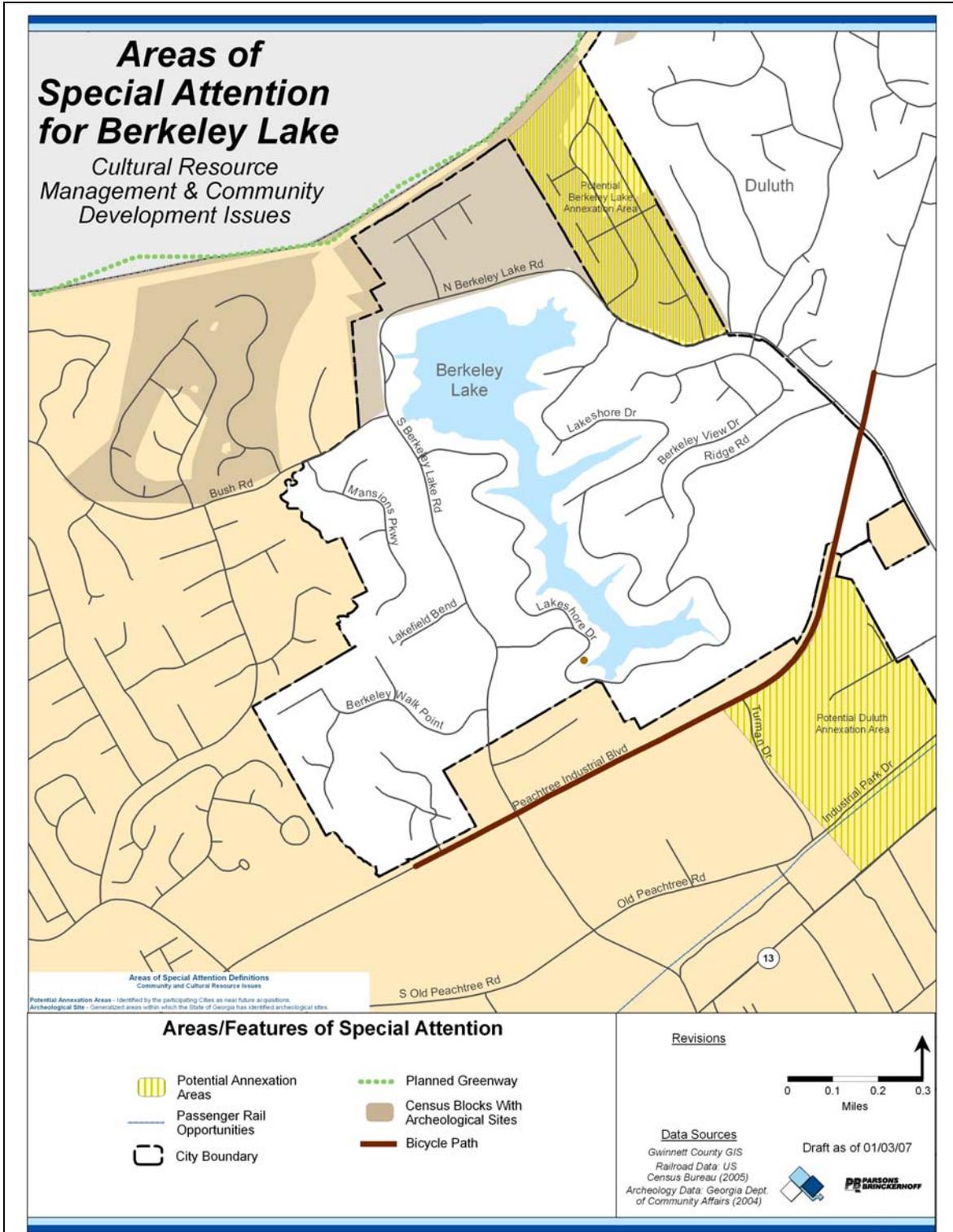
- Between 1990 and 2000, Berkeley Lake experienced a slight decrease in the percentage of owner-occupied households (97% to 95%) and a slight increase in renter-occupied households (from 3% to 5%).

Owner Occupied vs. Renter Occupied Housing

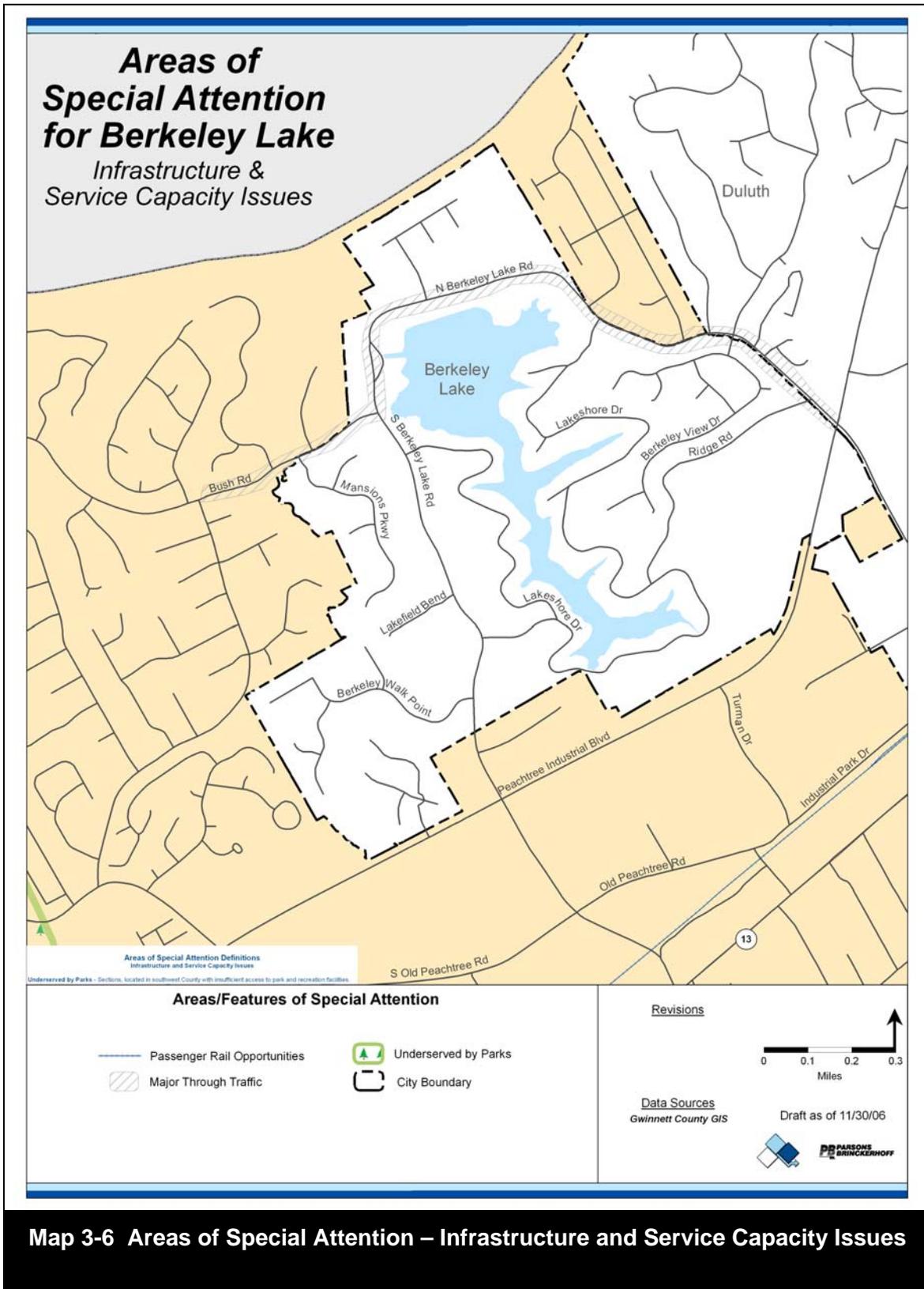


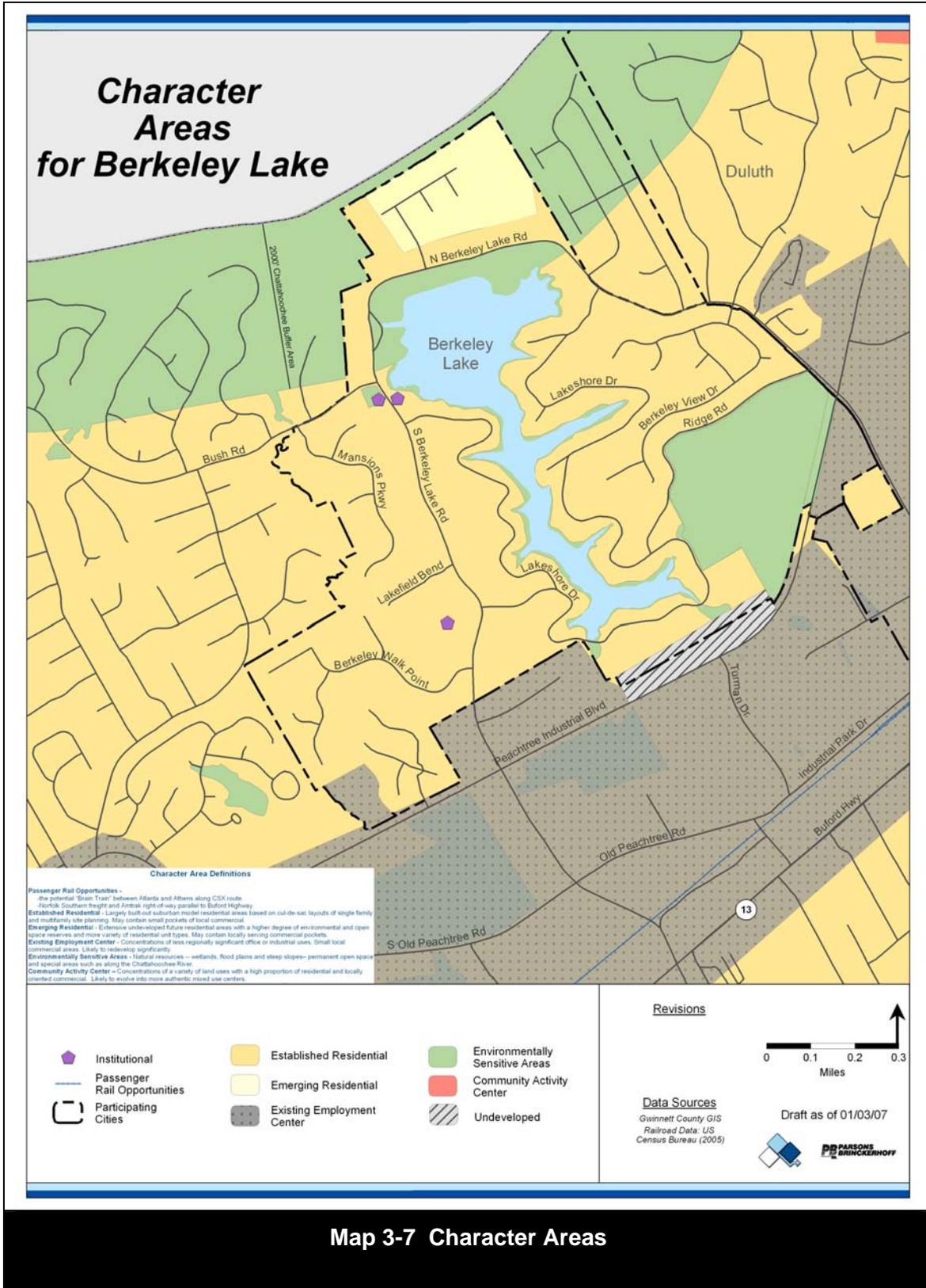
Source: US Census

- Berkeley Lake's median contract rent in 2000 was \$850 a slight increase over a median rent of \$833 in 1990. 2000's and 1990's median rents are higher than those for Gwinnett County, which had a median rent of \$719 in 2000 and median rent of \$483 in 1990.
- Approximately 26 percent of Berkeley Lake's 656 households experience some sort of housing problem. This is slightly lower than the rate for the entire County, which is 28 percent.



Map 3-5 Areas of Special Attention – Cultural Resource Management & Community Development Issues





Map 3-7 Character Areas



BUFORD

POPULATION

- The estimated 2005 population is 10,972. This is a 136 percent increase since 1970.
- The population is expected to increase to 11,948 by 2030, an approximately 9 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
4,640	6,697	8,711	10,668	10,972	11,252	11,663	11,948

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Buford’s residents is generally consistent with the rest of the County and the State. However, Buford is the jurisdiction with the largest share of residents 65 and older.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	799	924	1,049	1,174
5-13 Years Old	1,566	1,838	2,110	2,382
14-17 Years Old	461	437	413	389
18-20 Years Old	432	471	509	548
21-24 Years Old	710	799	887	976
25-34 Years Old	1,769	2,127	2,484	2,842
35-44 Years Old	1,827	2,349	2,871	3,393
45-54 Years Old	1,228	1,553	1,878	2,203
55-64 Years Old	804	946	1,088	1,230
65 and Older	1,072	1,211	1,350	1,489

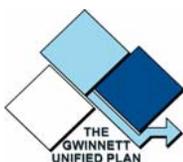
Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Buford, similar to the rest of the County, is becoming more diverse. Buford’s non-white resident growth rate was the only Gwinnett jurisdiction under 100 percent, but the percentage of the population that reported itself as Hispanic is one of the highest in the County.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
7,332	8,125	10.8%	1,439	2,543	76.7%

Source: US Census



Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
8,125	1,422	33	91	997	10,668

Source: US Census

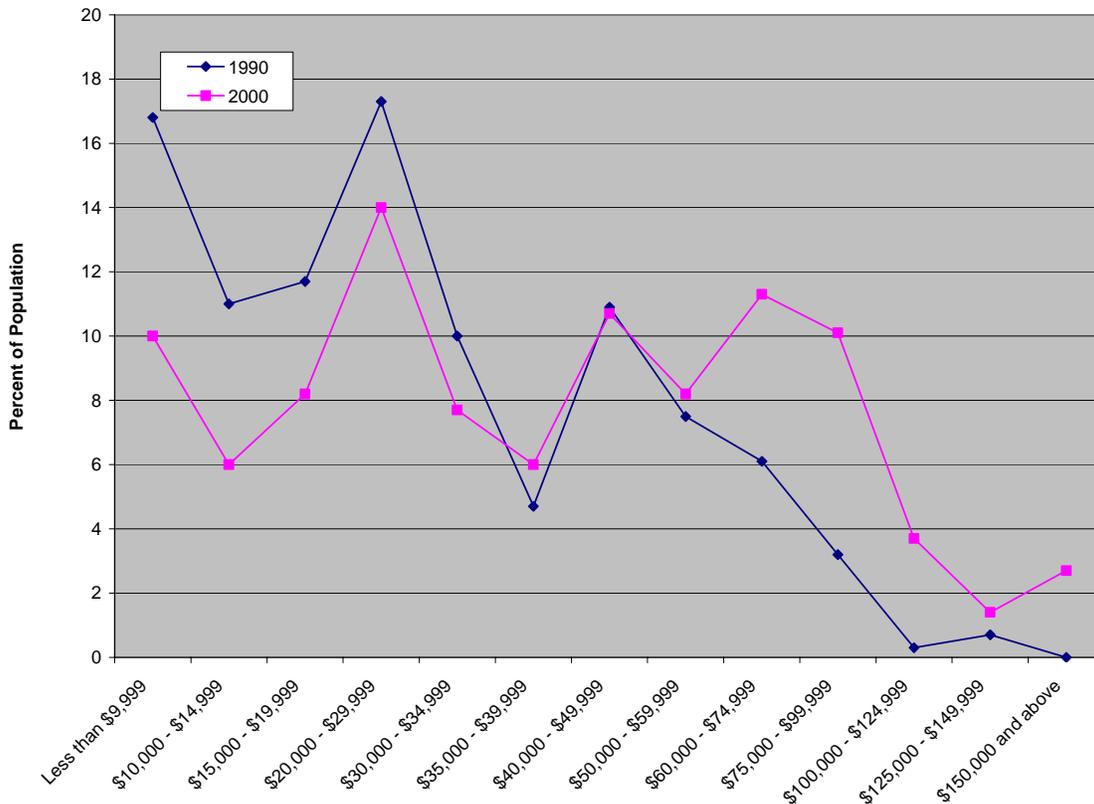
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
21	0.3%	213	2.4%	1,842	17.3%

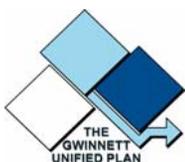
Source: US Census

- In 1989, Buford had a median household income of \$25,758. In 1999, the median household income adjusted to 1989 dollars was \$29,417. This is 14 percent increase.
- In 1990, Buford had a per capita income of \$11,250. In 2000, the per capita income adjusted to 1990 dollars was \$13,904. This is a 24 percent increase.
- Since 1990, Buford has seen an increase in the percentage of households earning more than \$50,000. Similarly, it has seen a decrease in the number of households earning less than \$34,000.
- In 1990, 14 percent of Buford’s population was living below the poverty level. In 2000, 11.2 percent were.

Income Distribution, 1990 & 2000



Source: US Census



Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	16.8%	10%
\$10,000 - \$14,999	11%	6%
\$15,000 - \$19,999	11.7%	8.2%
\$20,000 - \$29,999	17.3%	14%
\$30,000 - \$34,999	10%	7.7%
\$35,000 - \$39,999	4.7%	6%
\$40,000 - \$49,999	10.9%	10.7%
\$50,000 - \$59,999	7.5%	8.2%
\$60,000 - \$74,999	6.1%	11.3%
\$75,000 - \$99,999	3.2%	10.1%
\$100,000 - \$124,999	0.3%	3.7%
\$125,000 - \$149,999	0.7%	1.4%
\$150,000 and above	0%	2.7%

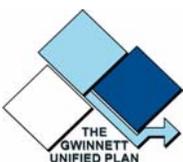
Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Buford’s residents was Manufacturing with 23 percent of people working in that industry. Retail Trade (19.6%), Construction (12.6%), Other Services (9.3%), and Educational and Health Services (7.2%) rounded out the top five industries.
- In 2000, the top three industries remained the same: Manufacturing (16.8%), Retail Trade (16.2), and Construction (13.1%). Educational and Health Services was fourth (10.1%) and Arts and Entertainment was fifth (9.4).
- Buford’s share of people working in the Manufacturing industry is the highest in County and its share of people working in the Arts and Entertainment Industry is second-highest.
- In 1990, Buford had an unemployment rate of 6.99 percent. The percentage decreased to 4.38 percent in 2000. This is slightly higher than Gwinnett’s unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Buford was \$25,913. The median earning for a woman was \$18,636.

HOUSING

- Most of Buford’s housing (61.9 percent in 2000) is single family detached.
- There was slight increase in the number and percentage of attached single family homes and a slight decrease in the number and percentage of multifamily and mobile homes.
- Between 2000 and 2006, 100 percent of the 268 housing units permitted were single family (which includes attached and detached housing).

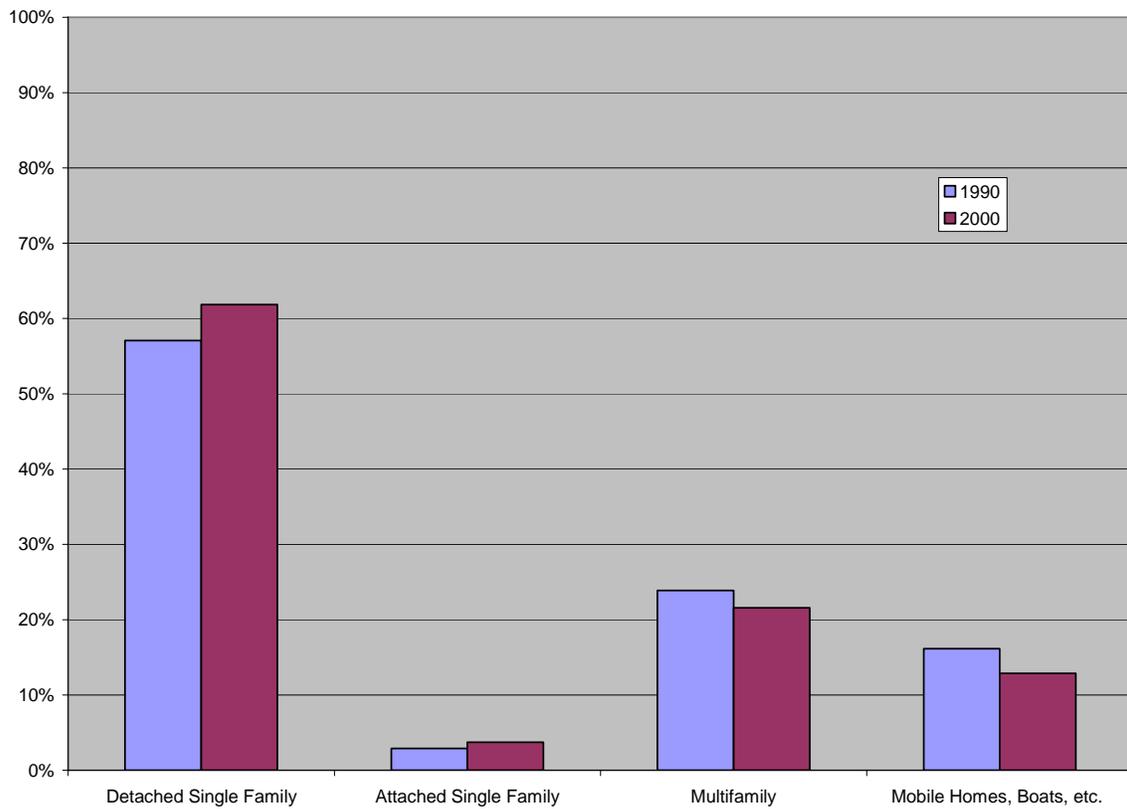


Housing Type and Mix, 1990 & 2000

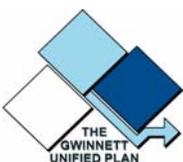
	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	2,092	2,480	57.1%	61.9%
Attached Single Family	106	149	2.9%	3.7%
Multifamily	876	864	23.9%	21.6%
Mobile Homes, Boats, etc.	592	516	16.1%	12.9%
Total Units	3,666	4,009		

Source: US Census

Housing Type and Mix, 1990 and 2000



Source: US Census

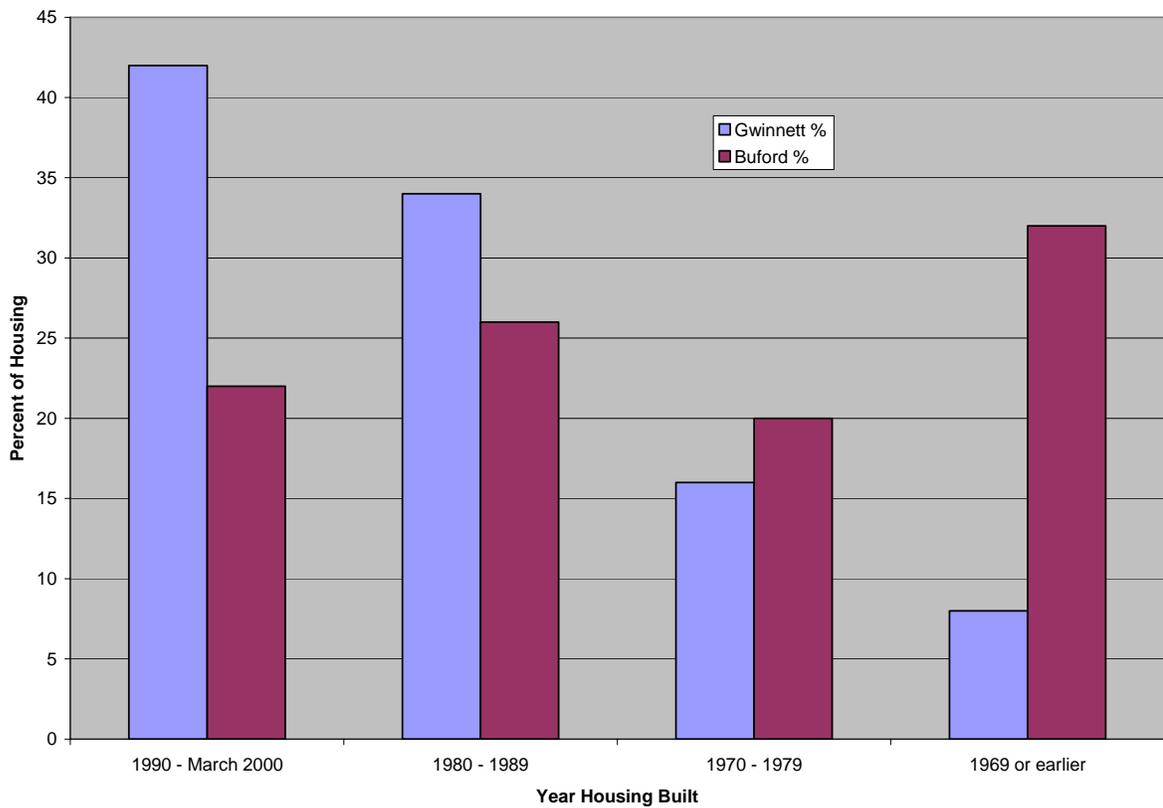


- More of Buford’s housing (32%) was constructed in 1969 or earlier than in any other time period. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

Year Constructed	Gwinnett	Buford
1990 - March 2000	42%	22%
1980 – 1989	34%	26%
1970 – 1979	16%	20%
1969 or earlier	8%	32%

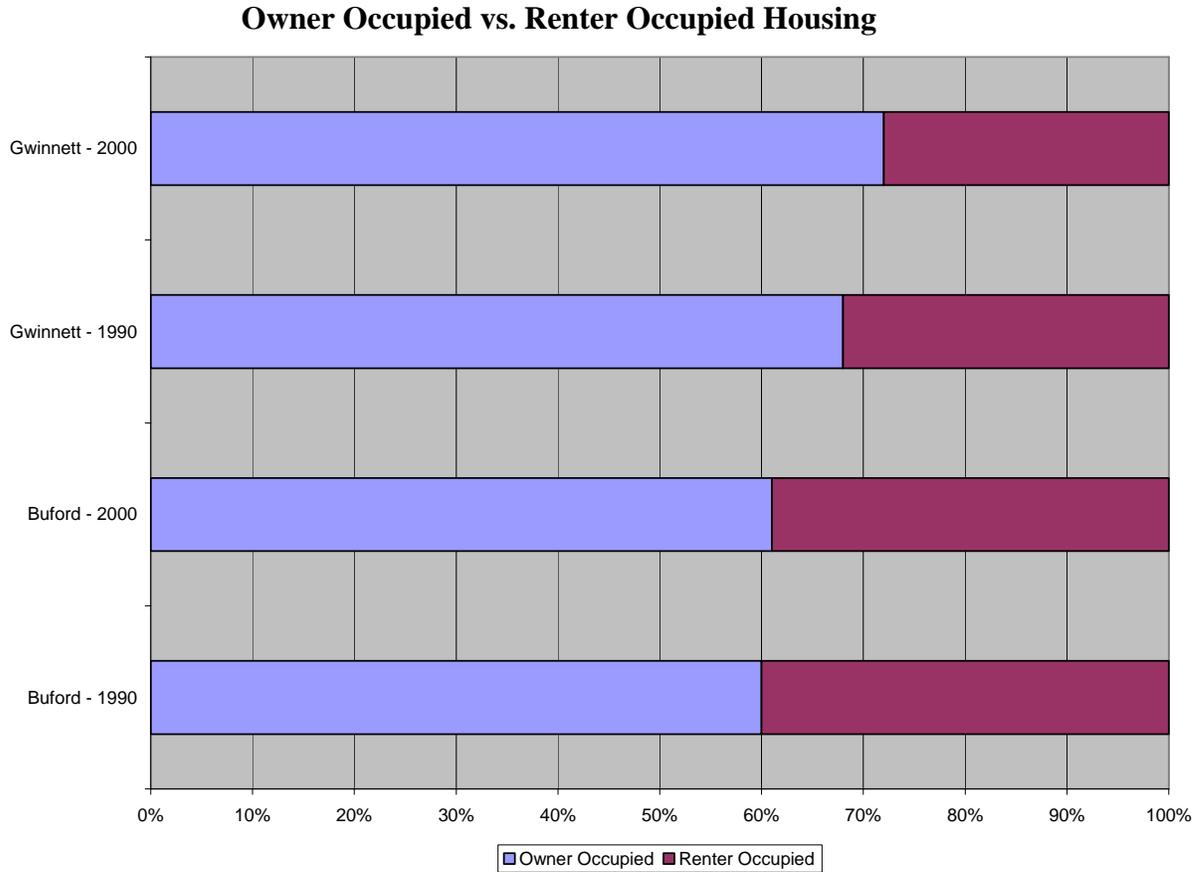
Age of Housing, 2000



Source: US Census

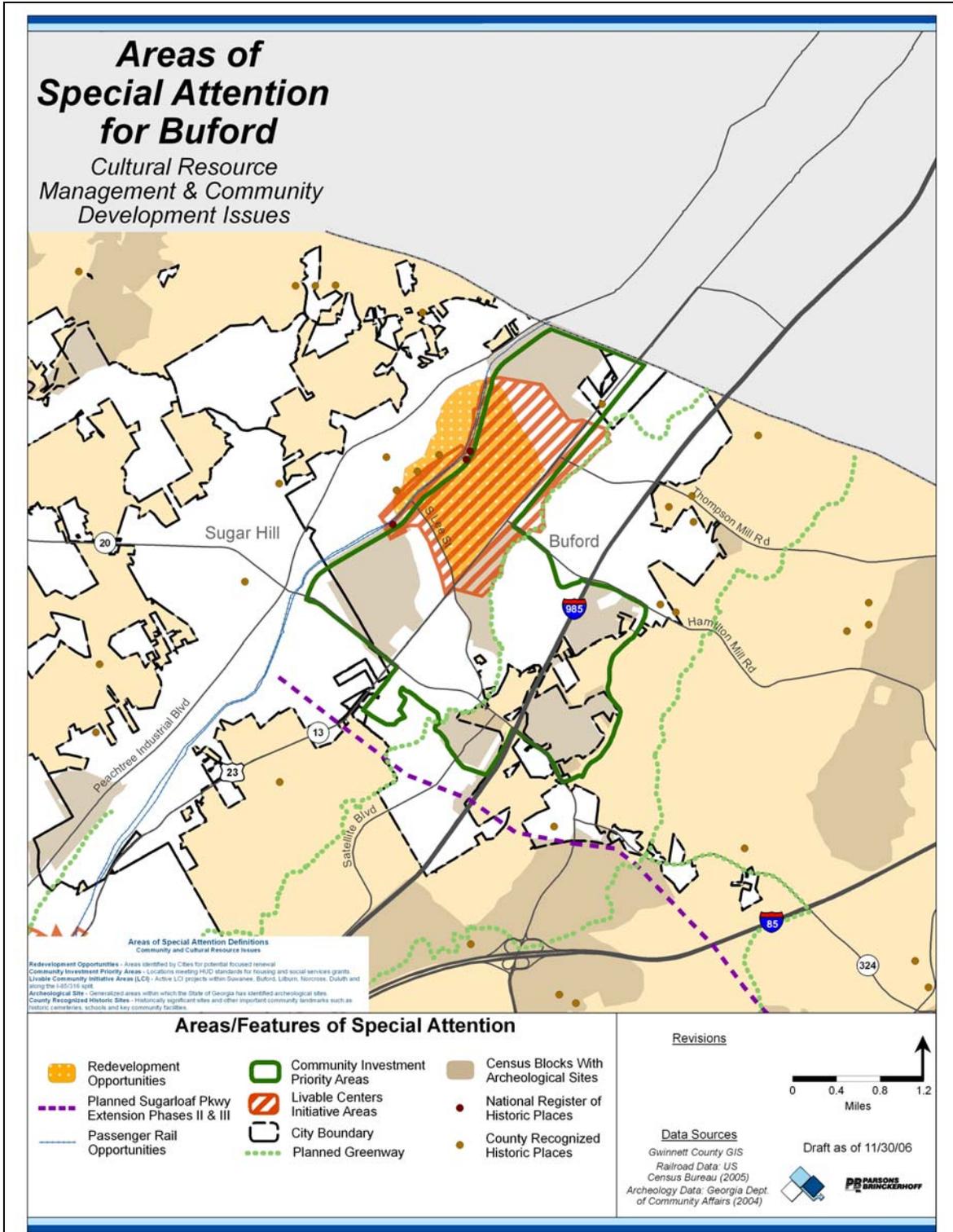


- Between 1990 and 2000, Buford experienced a slight increase in the percentage of owner-occupied households (60% to 61%) and a slight decrease in renter-occupied households (from 40% to 39%).

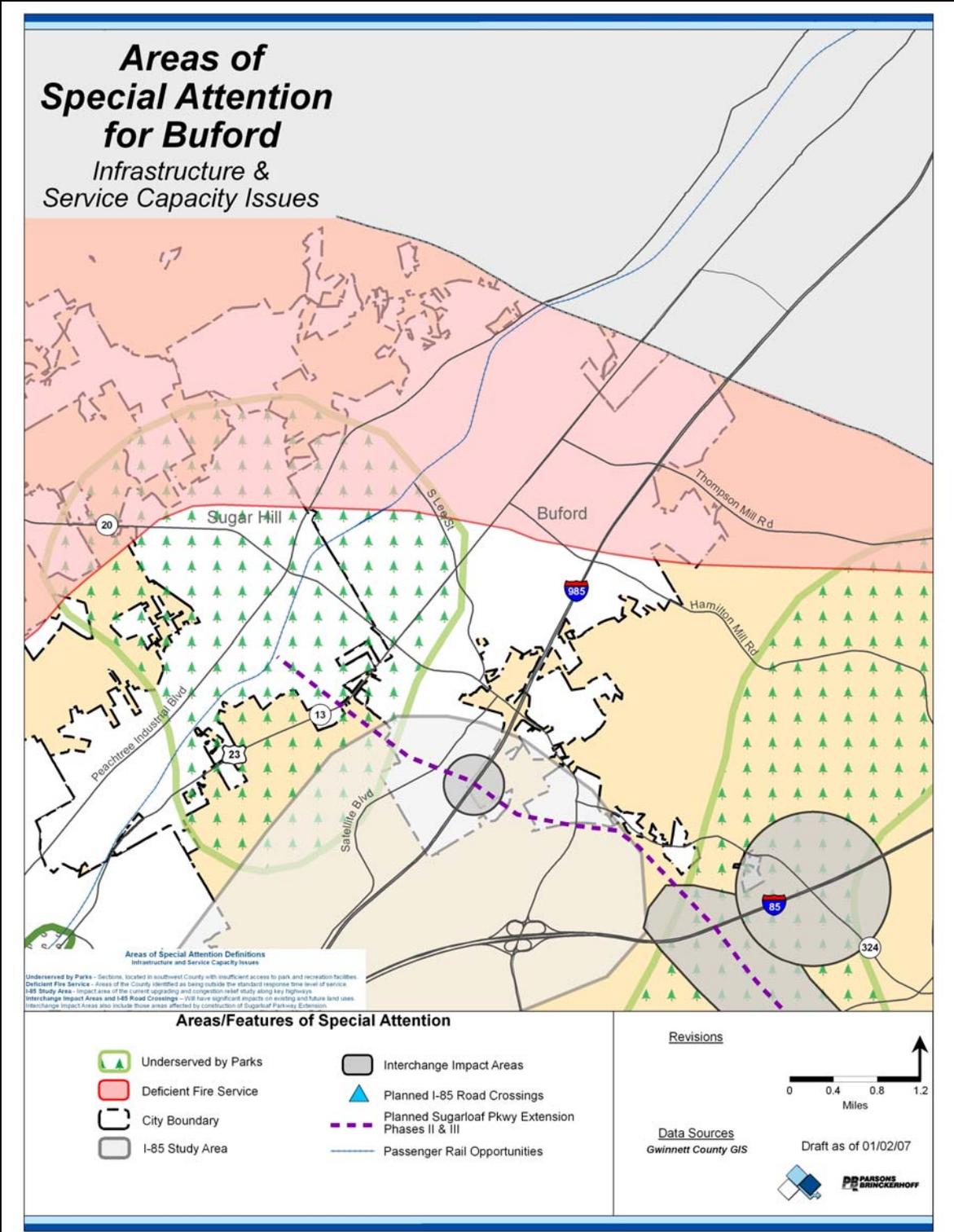


Source: US Census

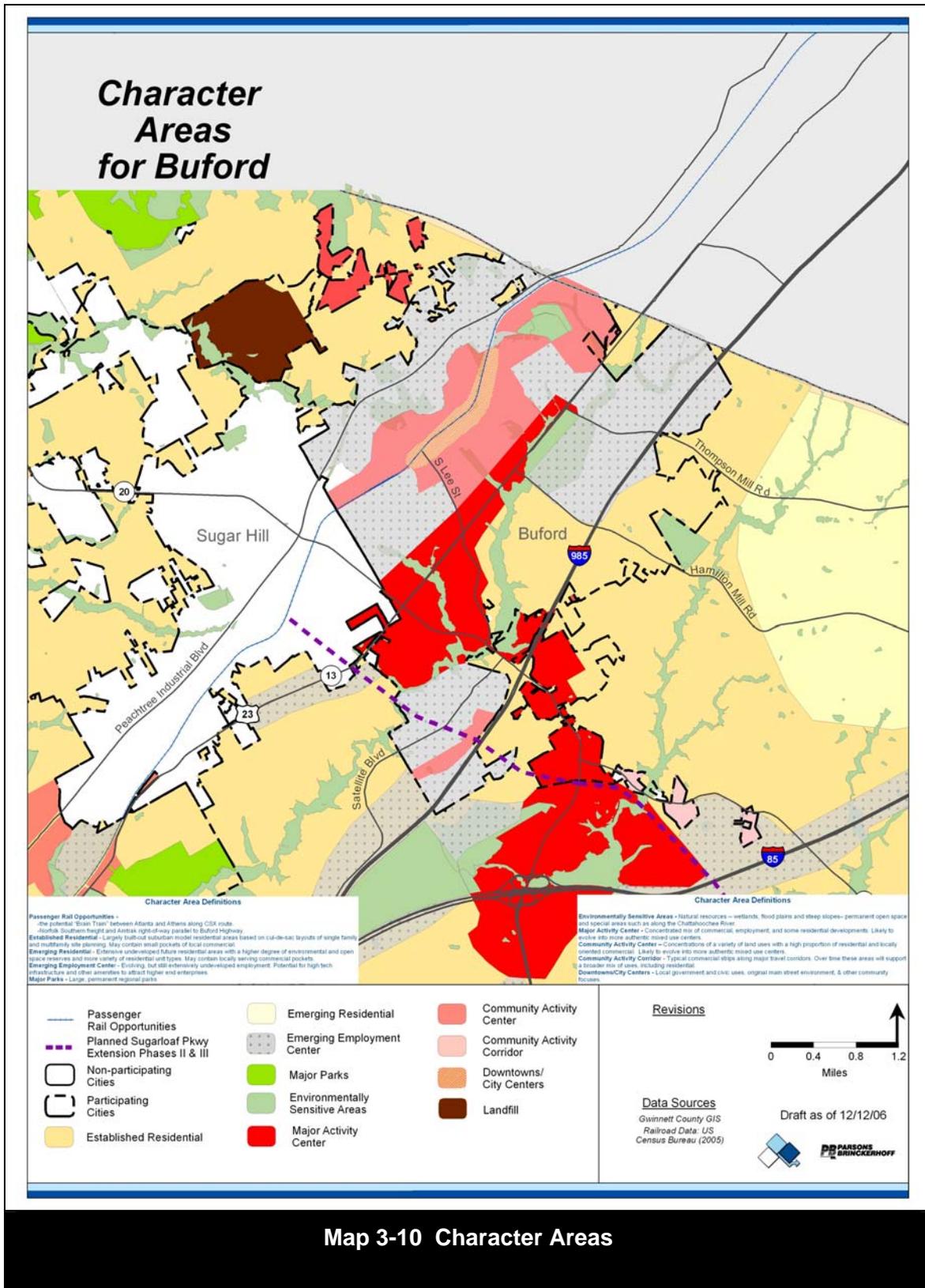
- Buford's median contract rent in 2000 was \$537 a 46 percent increase over a median rent of \$360 in 1990. 2000's and 1990's median rents are lower than those for Gwinnett County, which had a median rent of \$719 in 2000 and median rent of \$483 in 1990.
- Approximately 36 percent of Buford's 3,850 households experience some sort of housing problem. This is higher than the rate for the entire County, which is 28 percent.



Map 3-8 Areas of Special Attention – Cultural Resource Management & Community Development Issues



Map 3-9 Areas of Special Attention – Infrastructure and Service Capacity Issues



Map 3-10 Character Areas

DACULA

POPULATION

- The estimated 2005 population is 4,425. This is a 465.86% percent increase since 1970.
- The population is expected to increase to 5,495 by 2030, an approximate twenty-four percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
782	1,577	2,217	3,848	4,425	4,712	5,162	5,495

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Dacula’s residents is generally consistent with the rest of the County and the State.
- Dacula is projected to have a slightly lower proportion of the County’s total school age population than it has today. By 2030, school age children in both Dacula and the County will be 16 percent of the total population.
- Dacula is projected to have a larger proportion of the County’s residents 65 years and older.

Projections by Age

	2000	2010	2010*	2020	2020*	2030	2030*
0-4 Years Old	316	407	816	498	1,017	589	1,217
5-13 Years Old	644	826	1,656	1,008	2,091	1,190	2,459
14-17 Years Old	164	186	373	207	532	229	473
18-20 Years Old	153	184	369	215	497	246	508
21-24 Years Old	144	161	322	177	467	194	400
25-34 Years Old	648	821	1,646	993	2,104	1,166	2,410
35-44 Years Old	772	1,057	2,119	1,341	2,507	1,626	3,360
45-54 Years Old	497	668	1,339	839	1,614	1,010	2,087
55-64 Years Old	260	343	687	426	844	509	1,052
65 and Older	250	333	687	415	812	498	1,029
Total	5,848	6,996	9,994	8,139	12,485	9,287	14,995

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

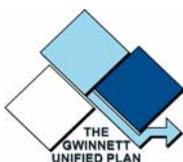
*Dacula Age Projections, 2000-2030. Based on annexation and subdivision build-out

- Dacula, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
2,205	3,516	59.5%	12	332	2,666.7%

Source: US Census



Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
3,516	163	13	60	96	3,848

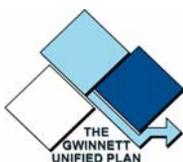
Source: US Census

Hispanic Population, 1980, 1990, & 2000

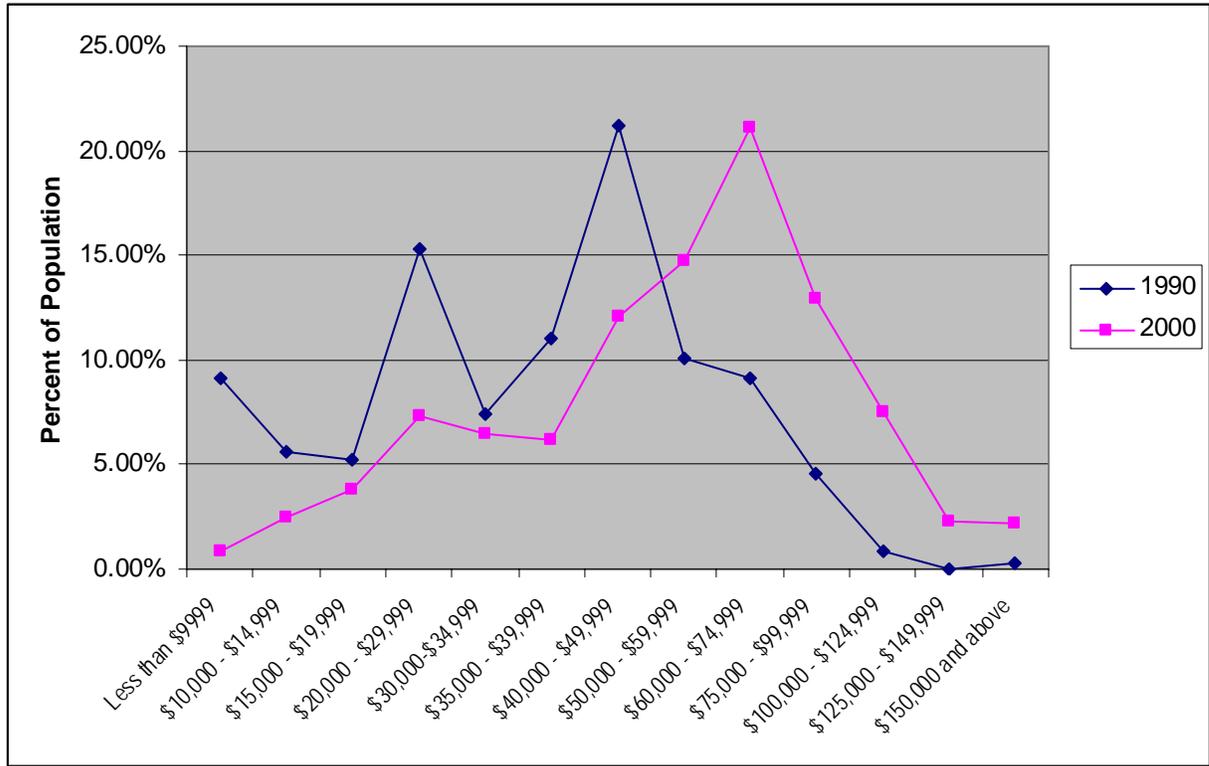
1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
5	0.32%	22	0.99%	142	3.69%

Source: US Census

- In 1989, Dacula had a median household income of \$38,571. In 1999, the median household income adjusted to 1989 dollars was \$43,689. This is 13.3 percent increase.
- In 1990, Dacula had a per capita income of \$13,245. In 2000, the per capita income adjusted to 1990 dollars was \$19,720. This is a 4.8 percent increase.
- In 1990, over 21.2 percent of the population had incomes between \$40,000 and \$49,999. By 2000, over 45 percent of the population had incomes greater than \$60,000.
- In 1990, 5.4 percent of Dacula’s population was living below the poverty level. In 2000, 1.5 percent were living below the poverty line.



Income Distribution, 1990 & 2000



Source: US Census



Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	9.10%	0.90%
\$10,000 - \$14,999	5.60%	2.50%
\$15,000 - \$19,999	5.20%	3.80%
\$20,000 - \$29,000	15.30%	7.30%
\$30,000 - \$34,999	7.40%	6.50%
\$35,000 - \$39,999	11.00%	6.20%
\$40,000 - \$49,999	21.20%	12.10%
\$50,000 - \$59,999	10.10%	14.70%
\$60,000 - \$74,999	9.10%	21.10%
\$75,000 - \$99,999	4.60%	12.90%
\$100,000 - \$124,999	0.90%	7.50%
\$125,000 - \$149,999	0.00%	2.30%
\$150,000 and above	0.30%	2.20%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Dacula’s residents was Manufacturing with 20.8 percent of people working in that industry. Retail Trade (14%), Educational and Health Services (13.1%), Construction (10.0%), and Wholesale Trade (8.4%) rounded out the top five industries.
- In 2000, Manufacturing remained the number one industry although the percentage dropped from 20.8 percent to 15.7 percent. Retail Trade (14.9%), Educational and Health Services (11.9%), Construction (11.8%), and Profession, Scientific, and Management Services (8.9%) rounded out the top five industries.
- In 1990, Dacula had an unemployment rate of 3.7 percent. The number increased to 4.22 percent in 2000. This is higher than Gwinnett’s unemployment rate of 3.26 percent in 2000, which is lower than the state average of 3.5 percent and the national rate or 4.0 percent.
- In 1999, the median earning for a man living in Dacula was \$35,712. The median earning for a woman was \$24,609.
- A majority of Dacula’s residents drive alone to work (83.4%), followed by carpool (12.2%), transit (.2%) and work at home (3.5%). The 2000 Census reported that no one biked or walked to work.



HOUSING

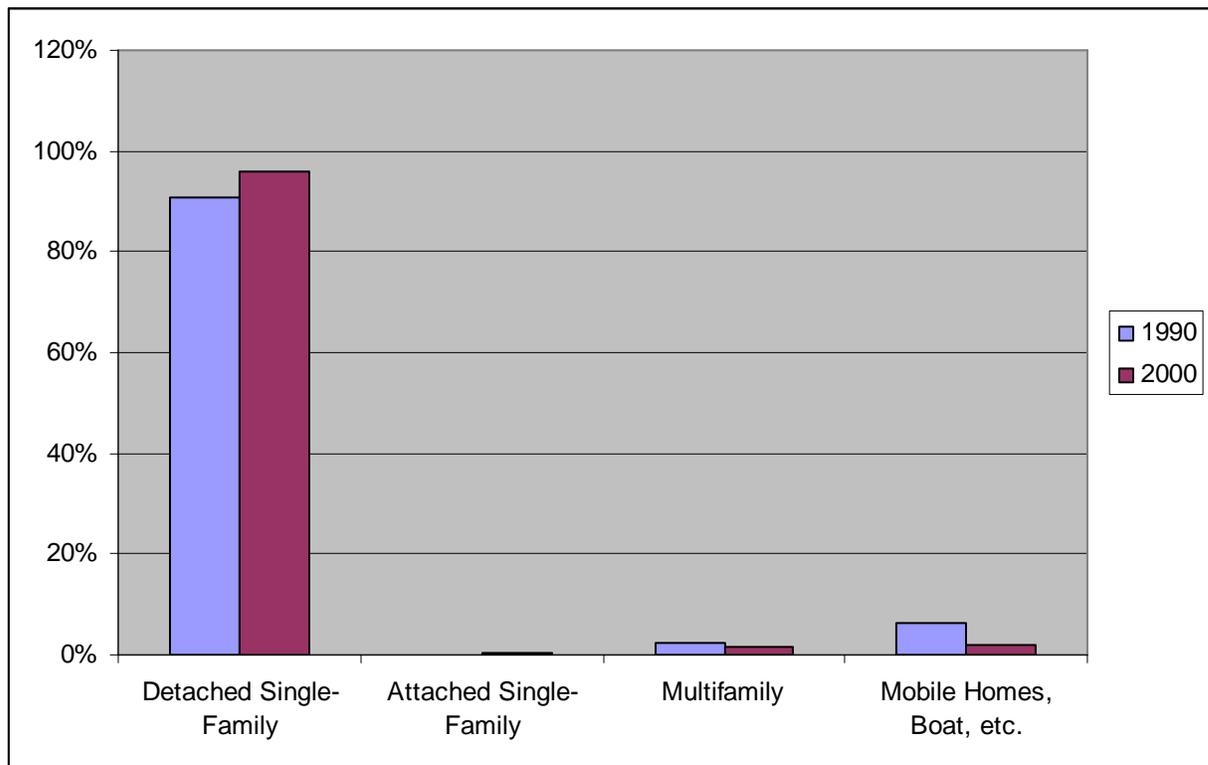
- The majority Dacula’s housing (96 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number and percentage of single family detached homes and a very slight increase in single family attached dwellings (.5%).
- Between 2000 and 2006 all of the housing units permitted (209) were for single family houses.

Housing Type and Mix, 1990 & 2000

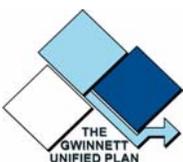
	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	699	1,300	91%	96.0%
Attached Single Family	1	7	0%	0.5%
Multifamily	19	19	2%	1.4%
Mobile Homes, Boats, etc.	50	28	7%	2.1%
Total Units	769	1,354	100%	100.0%

Source: US Census

Housing Type and Mix, 1990 and 2000



Source: US Census

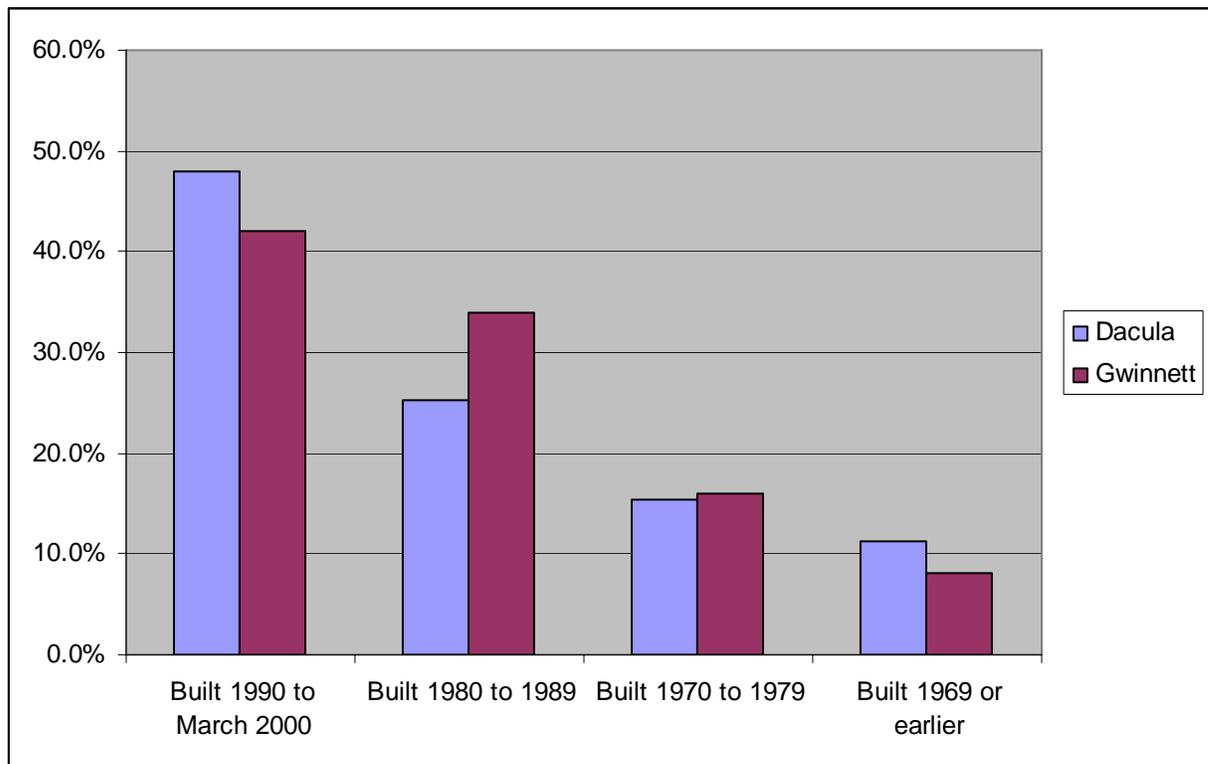


- A majority of Dacula’s housing (52.1 percent) was constructed prior to 1990. This is similar to Gwinnett County, which had the majority of its housing (58%) constructed prior to 1990.

Age of Housing, 2000

Year Constructed	Gwinnett	Dacula
1990 - March 2000	42%	47.9%
1980 – 1989	34%	25.3%
1970 – 1979	16%	15.4%
1969 or earlier	8%	11.3%

Age of Housing, 2000

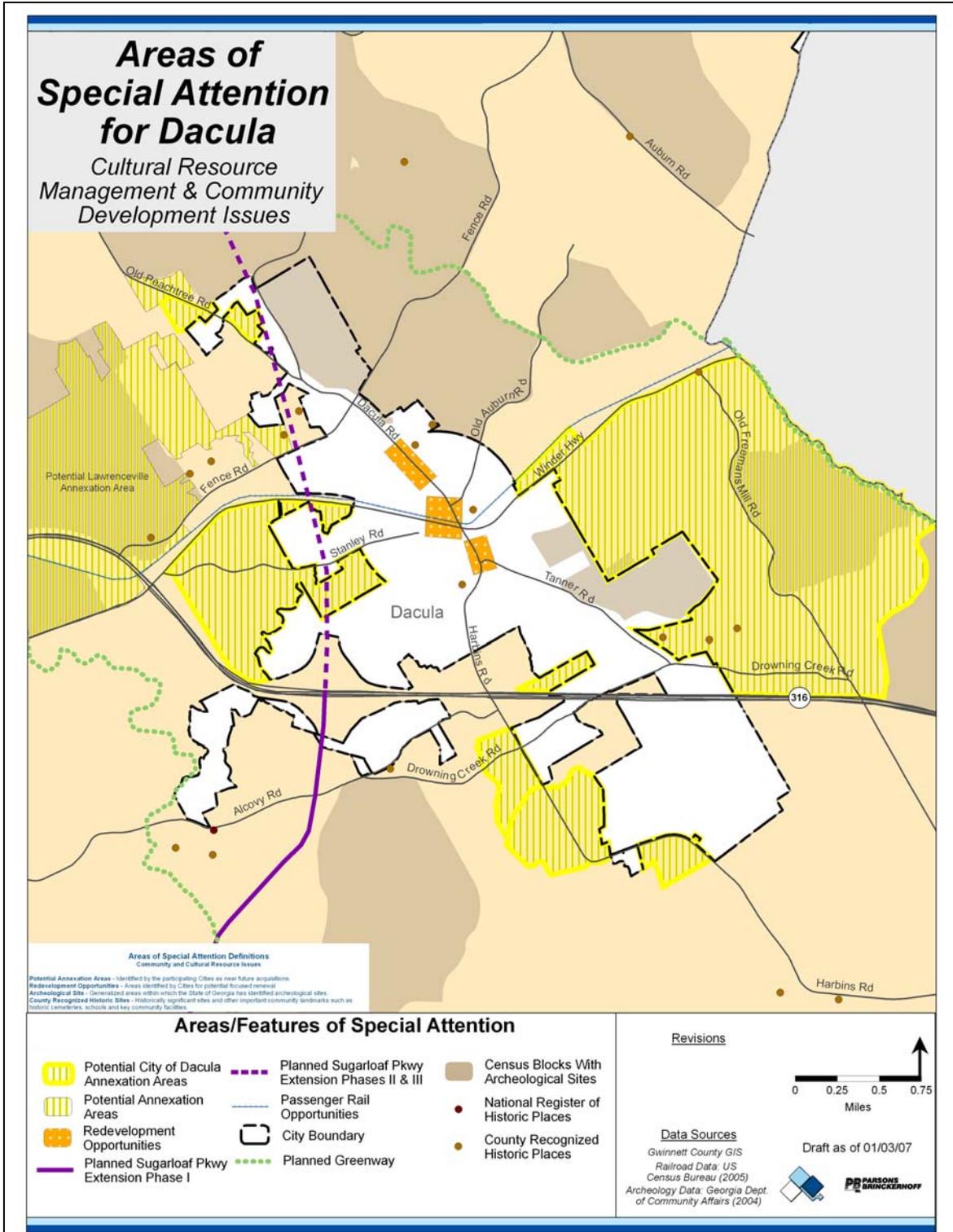


Source: US Census

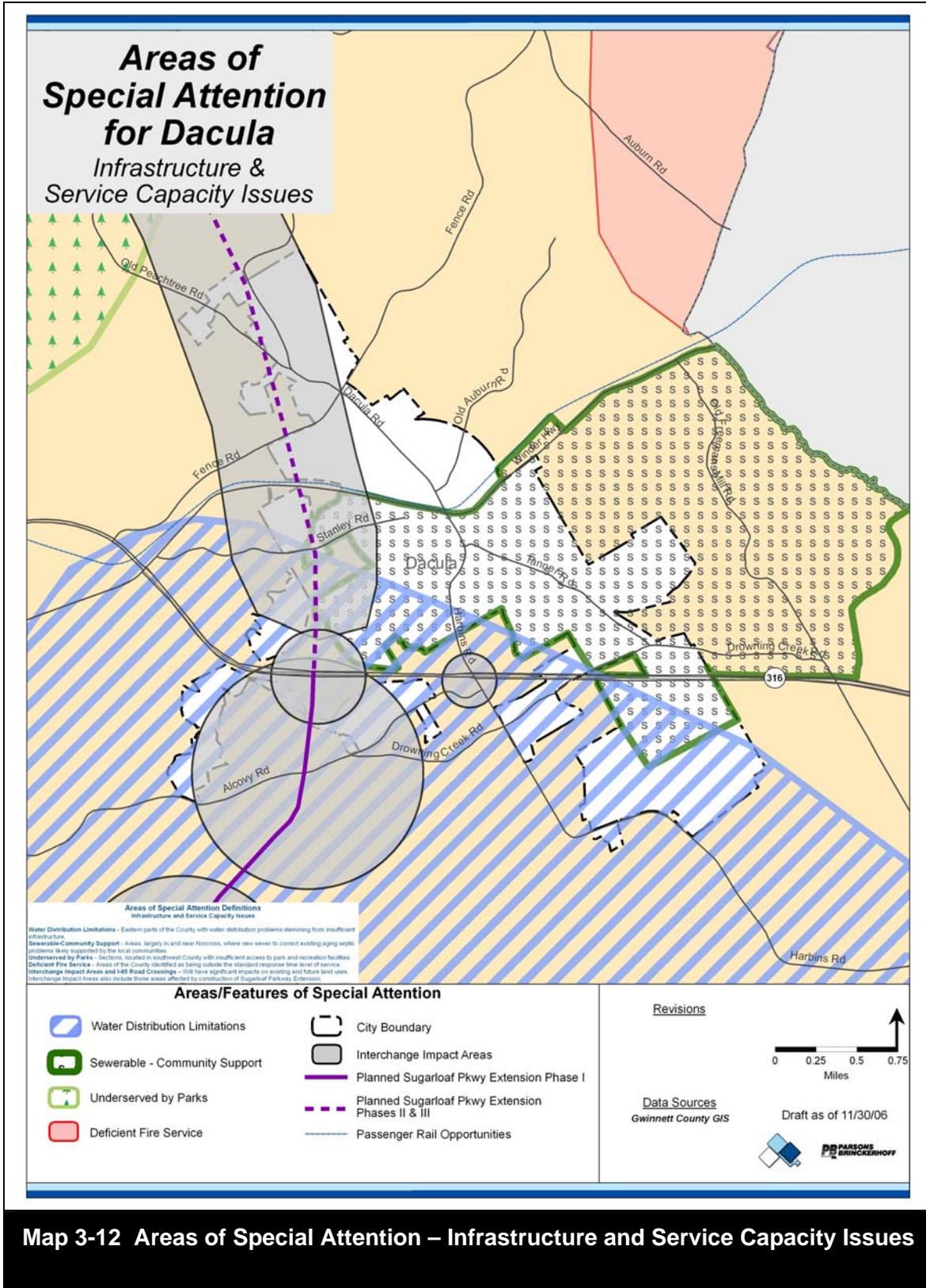
Owner Occupied vs. Renter Occupied Housing

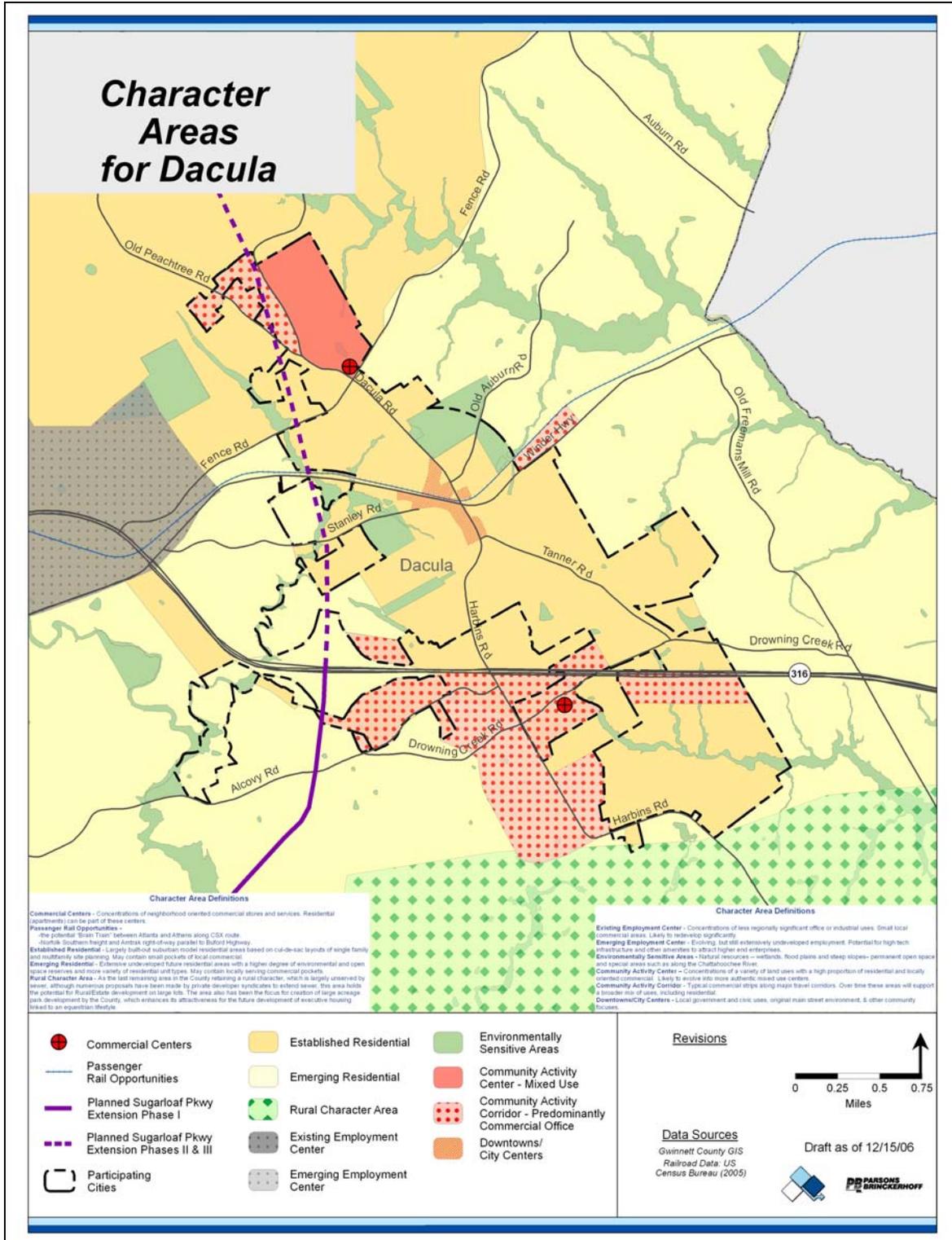
- Between 1990 and 2000, Dacula experienced a decrease in the percentage of renter-occupied households and an increase in owner-occupied households.
- Dacula’s median contract rent in 2000 was \$471, a 36 percent increase over a median rent of \$347 in 1990. These rents are lower than those for Gwinnett County, which had a median rent of \$719 in 2000 and \$483 in 1990.
- Approximately 23 percent of Dacula’s 1,291 households experience some sort of housing problem.



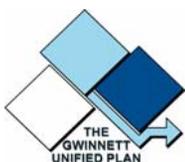


Map 3-11 Areas of Special Attention – Cultural Resource Management & Community Development Issues





Map 3-13 Character Areas



DULUTH

POPULATION

- The estimated 2005 population is 24,482. This is a 1,253 percent increase since 1970.
- The population is expected to increase to 34,691 by 2030, an approximate 42 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
1,810	2,956	9,029	22,122	24,482	27,011	31,307	34,691

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Duluth’s residents is generally consistent with the rest of the County and the State.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	1,680	2,379	3,078	3,777
5-13 Years Old	2,929	4,168	5,407	6,646
14-17 Years Old	829	1,138	1,446	1,755
18-20 Years Old	765	1,073	1,380	1,688
21-24 Years Old	1,176	1,656	2,135	2,615
25-34 Years Old	4,684	6,735	8,786	10,837
35-44 Years Old	4,560	6,641	8,722	10,803
45-54 Years Old	3,084	4,489	5,894	7,299
55-64 Years Old	1,329	1,894	2,459	3,024
65 and Older	1,086	1,534	1,981	2,429

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Duluth, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
8,271	15,186	83.6%	758	6,936	815%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
15,186	2,623	73	2,860	1,380	22,122

Source: US Census



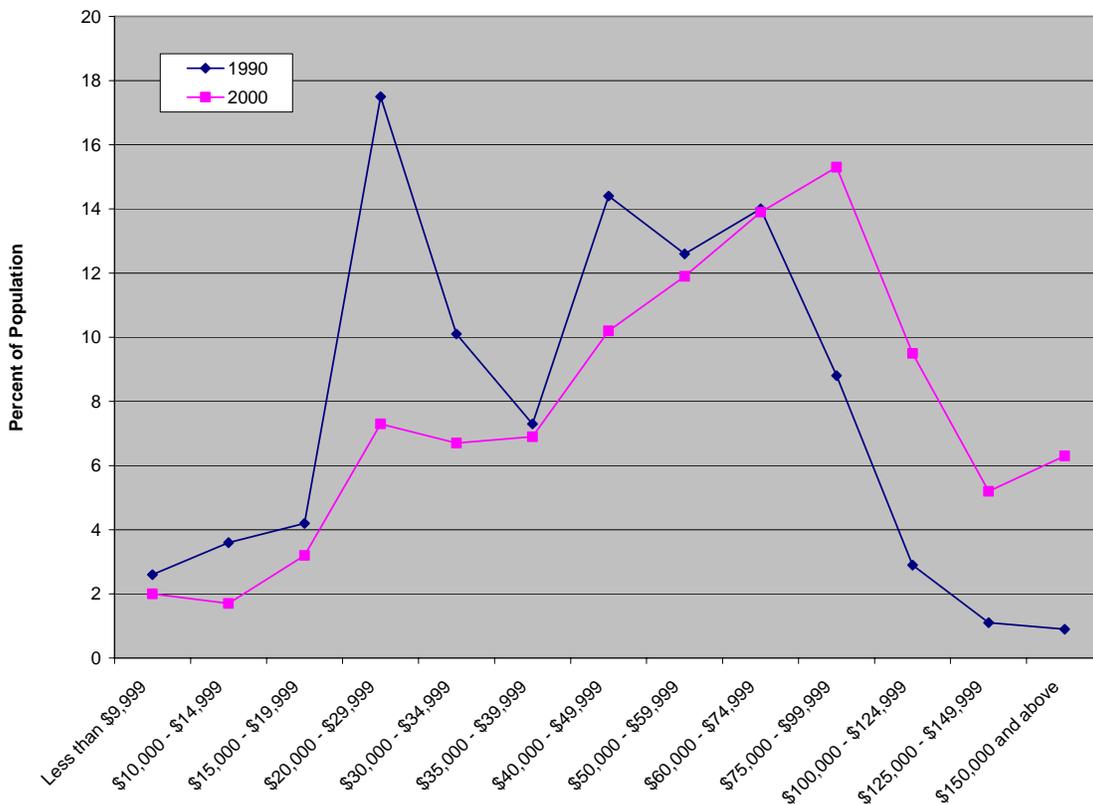
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
13	0.4%	217	2.4%	2,002	9%

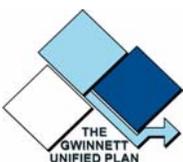
Source: US Census

- In 1989, Duluth had a median household income of \$42,869. In 1999, the median household income adjusted to 1989 dollars was \$45,635. This is a 6.45 percent increase.
- In 1990, Duluth had a per capita income of \$19,866. In 2000, the per capita income adjusted to 1990 dollars was \$22165. This is a 12 percent increase
- The percentage of households making \$60,000 or higher has remained the same or increased from 1990 to 2000. Similarly, there was a decrease in the percentage of households making less than \$60,000.
- In 1990, 2.5 percent of Duluth’s population was living below the poverty level. In 2000, 4.4 percent were.

Income Distribution, 1990 & 2000



Source: US Census



Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	2.6%	2%
\$10,000 - \$14,999	3.6%	1.7%
\$15,000 - \$19,999	4.2%	3.2%
\$20,000 - \$29,999	17.5%	7.3%
\$30,000 - \$34,999	10.1%	6.7%
\$35,000 - \$39,999	7.3%	6.9%
\$40,000 - \$49,999	14.4%	10.2%
\$50,000 - \$59,999	12.6%	11.9%
\$60,000 - \$74,999	14%	13.9%
\$75,000 - \$99,999	8.8%	15.3%
\$100,000 - \$124,999	2.9%	9.5%
\$125,000 - \$149,999	1.1%	5.2%
\$150,000 and above	0.9%	6.3%

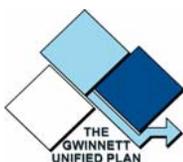
Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Duluth’s residents was Manufacturing with 18.4 percent of people working in that industry. Retail Trade (17.9%), Wholesale Trade (11.6%), Other Services (10.2%), and Finance, Insurance and Real Estate (9.9%) rounded out the top five industries.
- In 2000, Professional Services was the top industry with 15.6 percent of Duluth’s residents working in that industry. Retail Trade (13.6%), Educational and Health Services (12.1%), Manufacturing (11), and Finance, Insurance and Real Estate (9.5%) round out the top five industries in 2000.
- In 1990, Duluth had an unemployment rate of 3.1 percent. The percentage decreased to 1.8 percent in 2000. This is much lower than Gwinnett’s unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Duluth was \$40,392. The median earning for a woman was \$27,329.

HOUSING

- The majority Duluth’s housing (52 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number and percentage of detached single family homes and a decrease in the number of multifamily homes. The percentage of attached single family homes remained the same.
- Between 2000 and 2006, 89 percent of the total housing units permitted (1,520) were for single family houses (which includes detached and attached houses).

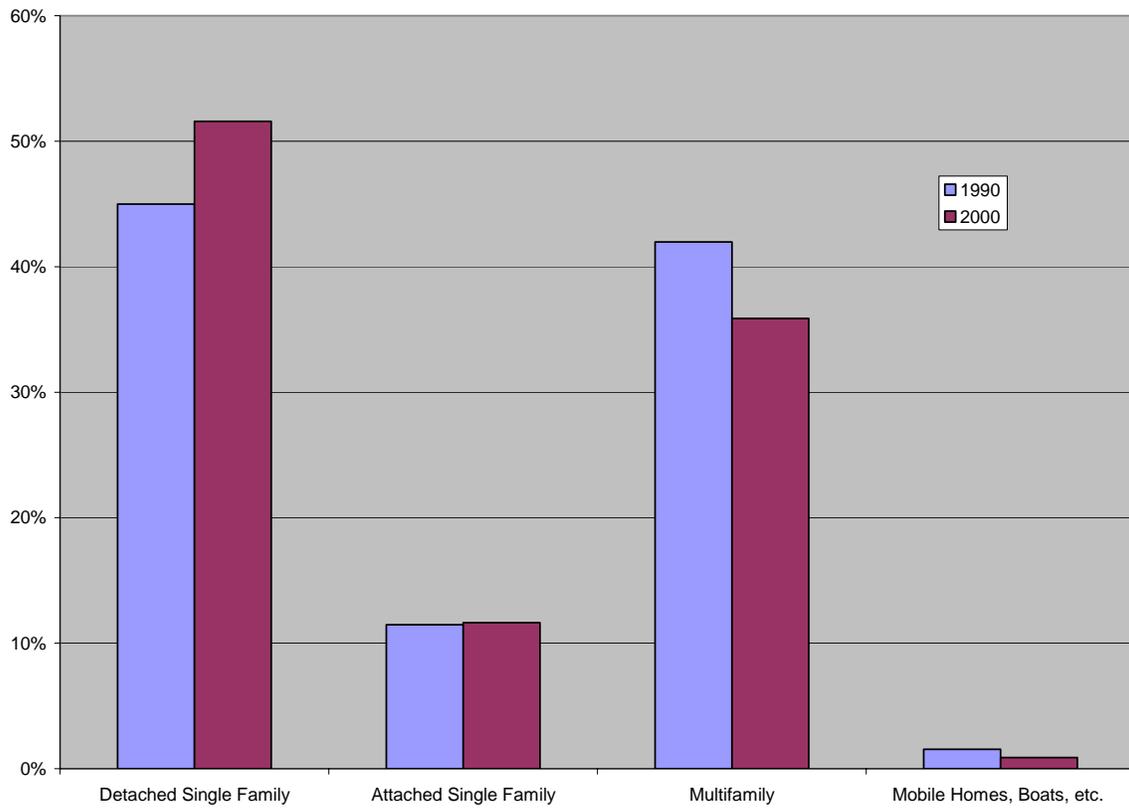


Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	1,741	4,721	45.0%	51.6%
Attached Single Family	444	1,065	11.5%	11.6%
Multifamily	1,624	3,284	42.0%	35.9%
Mobile Homes, Boats, etc.	60	81	1.6%	0.9%
Total Units	3,869	9,151		

Source: US Census

Housing Type and Mix, 1990 and 2000



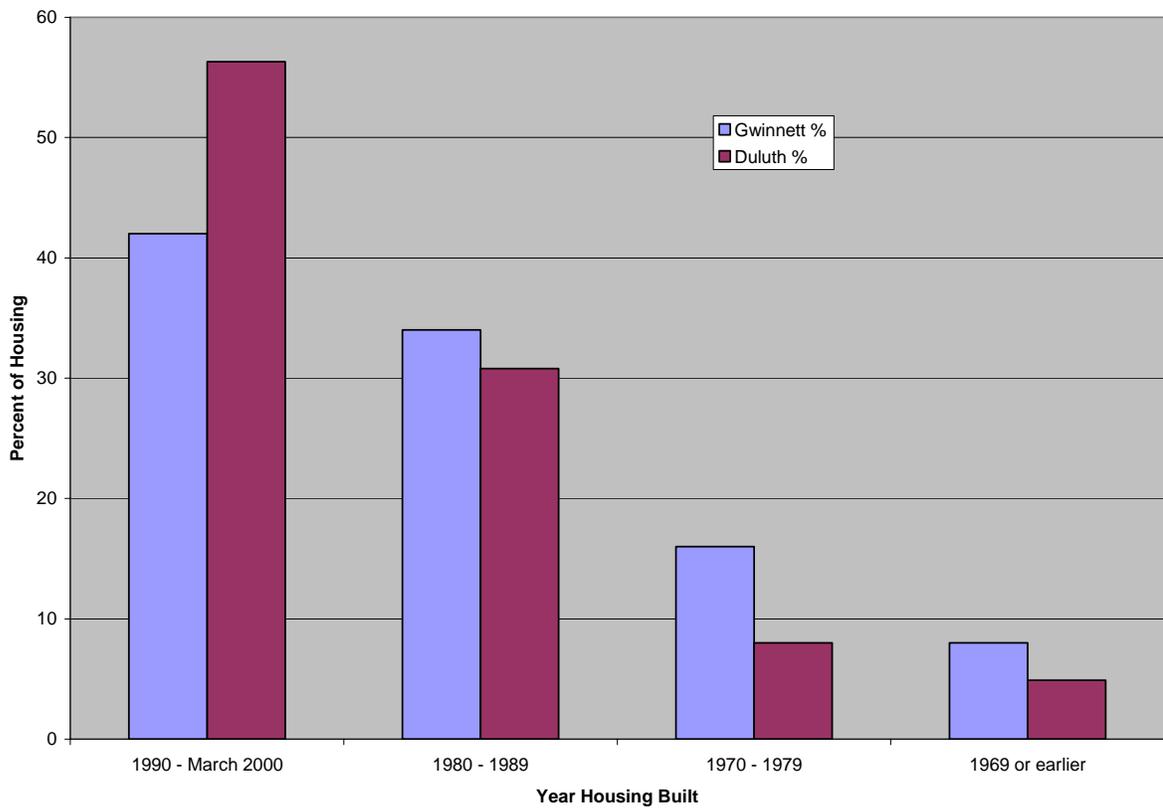
Source: US Census

- A majority of Duluth’s housing (56%) was constructed between 1990 and March 2000. This is similar to Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

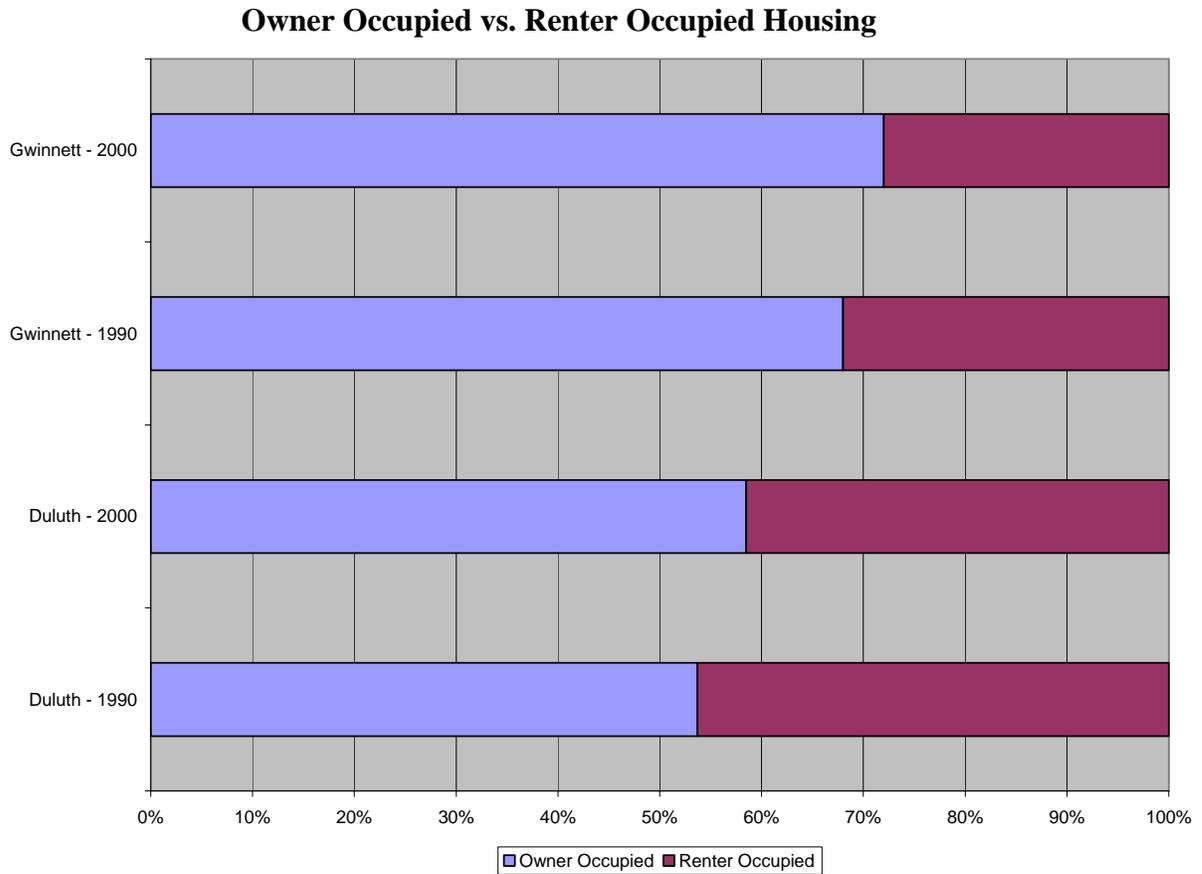
Year Constructed	Gwinnett	Duluth
1990 - March 2000	42%	56.3%
1980 – 1989	34%	30.8%
1970 – 1979	16%	8%
1969 or earlier	8%	4.9%

Age of Housing, 2000



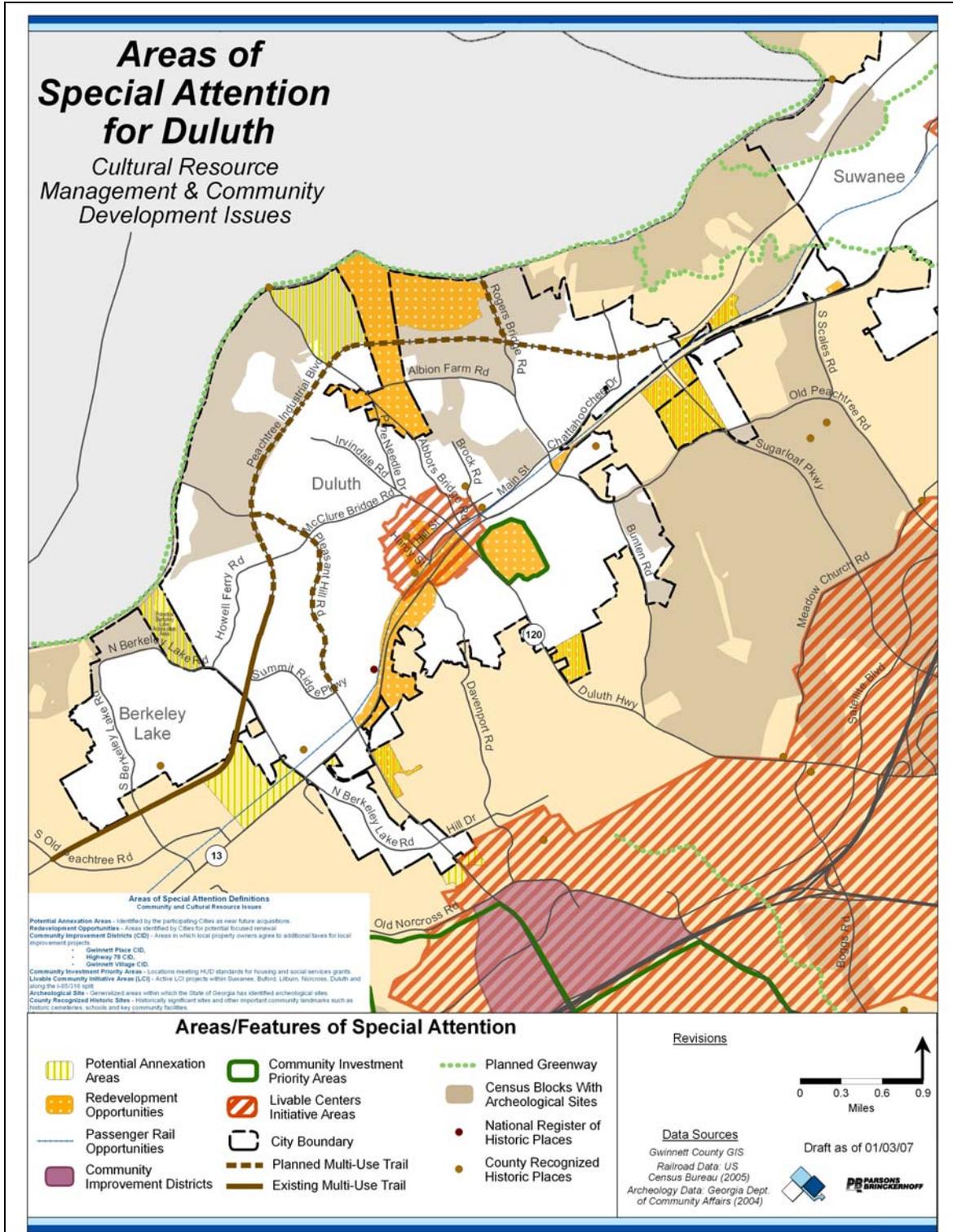
Source: US Census

- Between 1990 and 2000, Duluth experienced an increase in the percentage of owner-occupied households (54% to 58.5%) and a decrease in renter-occupied households (from 46% to 41.5%).

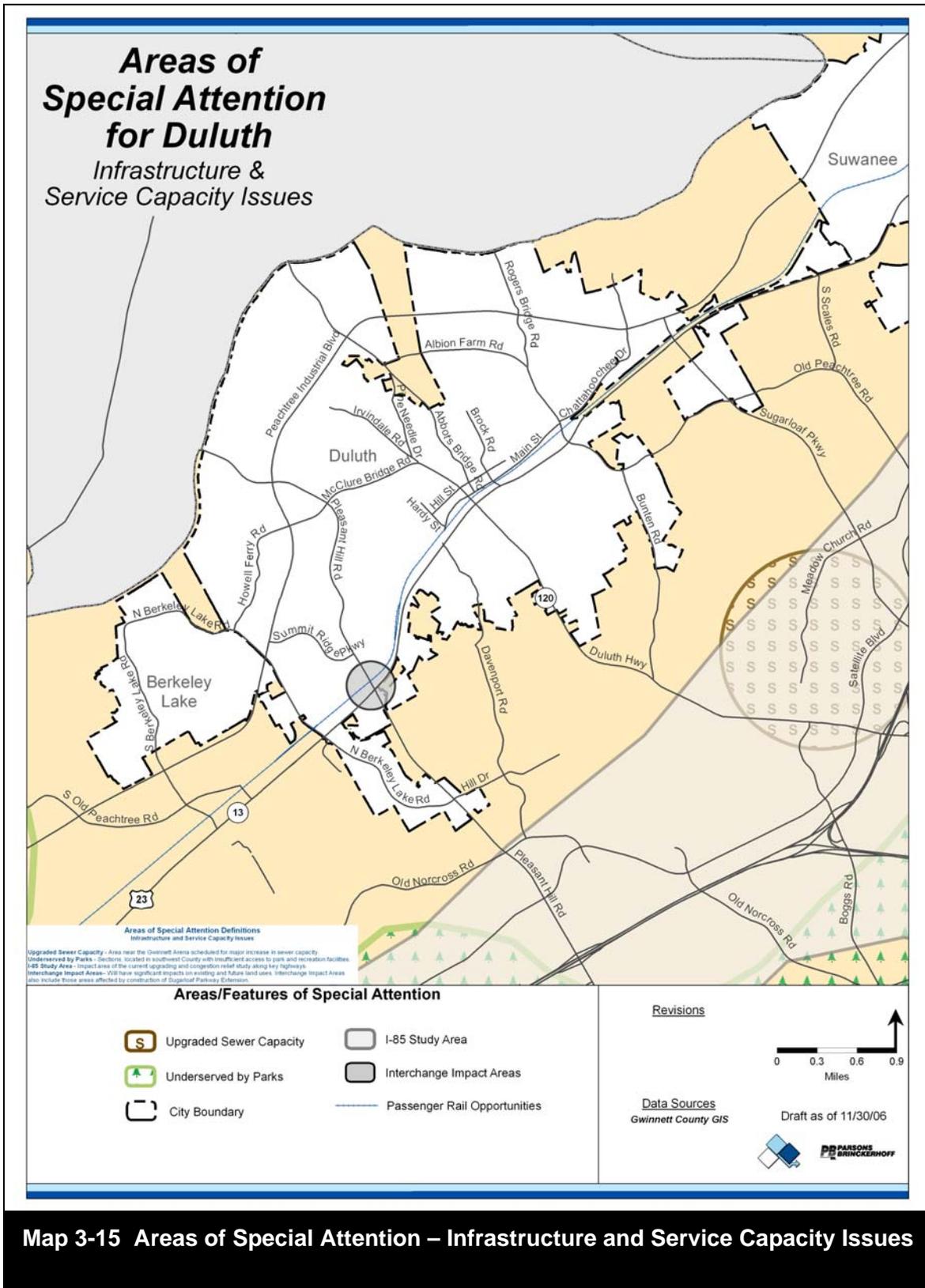


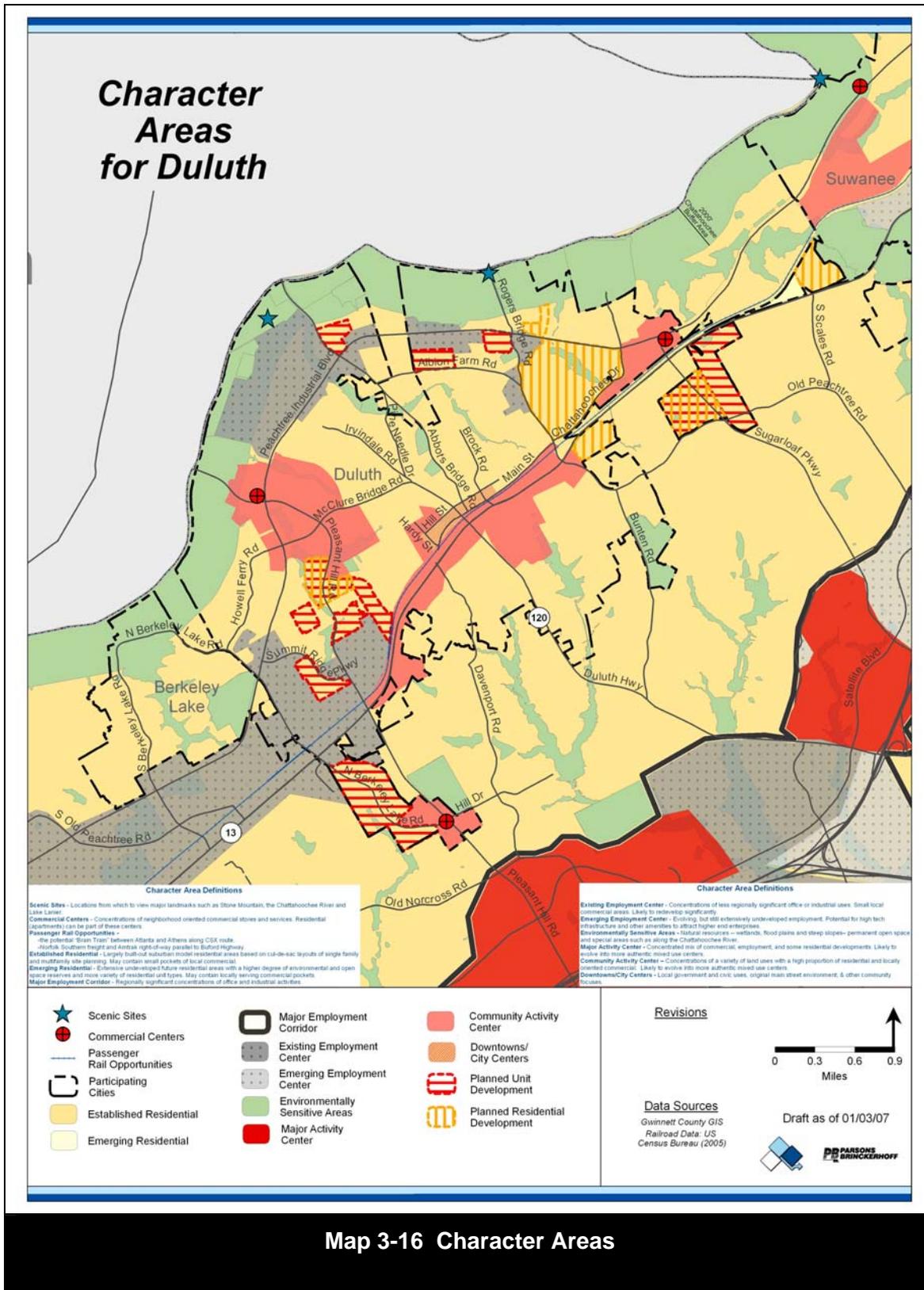
Source: US Census

- Duluth's median contract rent in 2000 was \$780, a 51 percent increase over a median rent of \$516 in 1990. 2000's median rent is higher than those for Gwinnett County, which had a median rent of \$719 in 2000.
- Approximately 26 percent of Duluth's 8,777 households experience some sort of housing problem. This is slightly lower than the rate for the entire County, which is 28 percent.

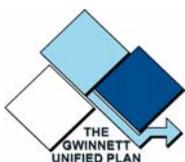


Map 3-14 Areas of Special Attention – Cultural Resource Management & Community Development Issues





Map 3-16 Character Areas



GRAYSON

POPULATION

- The estimated 2005 population is 1,314. This is a 259 percent increase since 1970.
- The population is expected to increase to 2,327 by 2030, an approximate 77 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
366	464	529	765	1,314	1,528	1,954	2,327

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Grayson’s residents is generally consistent with the rest of the County and the State.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	56	64	71	79
5-13 Years Old	130	160	190	220
14-17 Years Old	40	40	39	39
18-20 Years Old	15	14	12	11
21-24 Years Old	20	15	9	4
25-34 Years Old	116	133	150	167
35-44 Years Old	144	189	234	279
45-54 Years Old	105	140	174	209
55-64 Years Old	67	77	87	97
65 and Older	72	86	100	114

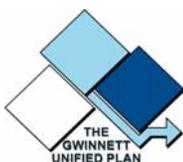
Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Grayson, similar to the rest of the County, is becoming more diverse – although in Grayson it isn’t a very big shift. In 1990, its non-white population was two percent and in 2000 it was five percent. This is compared to nine percent (1990) and 27 percent (2000) for Gwinnett’s non-white population. Also, unlike the rest of Gwinnett’s jurisdictions it has not seen an increase in its Hispanic population.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
520	725	39.4%	9	40	344.4%

Source: US Census



Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
725	27	0	8	5	765

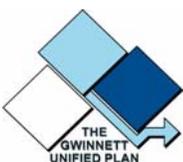
Source: US Census

Hispanic Population, 1980, 1990, & 2000

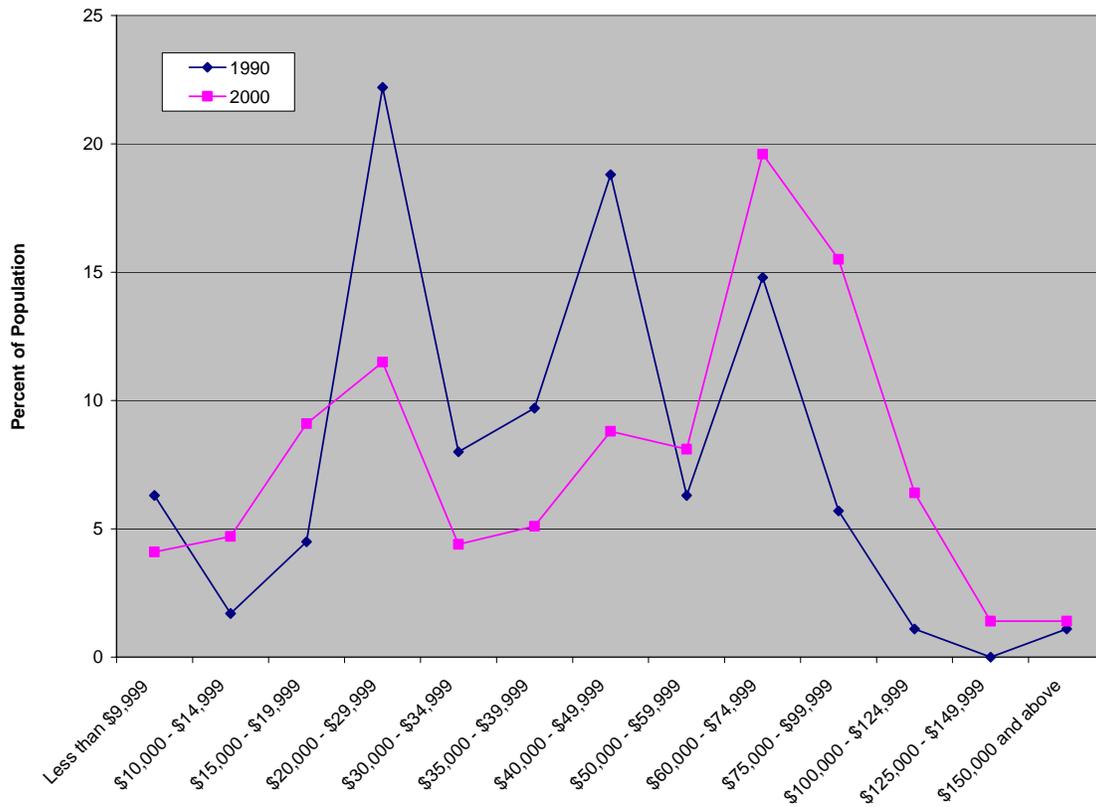
1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
0	0%	9	1.7%	7	0.9%

Source: US Census

- In 1989, Grayson had a median household income of \$39,000. In 1999, the median household income adjusted to 1989 dollars was \$39,303. This is 0.78 percent increase.
- In 1990, Grayson had a per capita income of \$13,973. In 2000, the per capita income adjusted to 1990 dollars was \$17,236. This is a 23.4 percent increase.
- The percentage of the population with incomes of \$50,000 or more is greater in 2000 than in 1990. In general, the percentage of the population with incomes less than \$50,000 was higher in 1990 than in 2000. Two exceptions are for households earning between \$10,000 and \$19,999.
- In 1990, 2.79 percent of Grayson’s population was living below the poverty level. In 2000, 8.16 percent were. Gwinnett County’s percentage living below the poverty level in 2000 was 5.68 percent.



Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	6.3%	4.1%
\$10,000 - \$14,999	1.7%	4.7%
\$15,000 - \$19,999	4.5%	9.1%
\$20,000 - \$29,999	22.2%	11.5%
\$30,000 - \$34,999	8%	4.4%
\$35,000 - \$39,999	9.7%	5.1%
\$40,000 - \$49,999	18.8%	8.8%
\$50,000 - \$59,999	6.3%	8.1%
\$60,000 - \$74,999	14.8%	19.6%
\$75,000 - \$99,999	5.7%	15.5%
\$100,000 - \$124,999	1.1%	6.4%
\$125,000 - \$149,999	0%	1.4%
\$150,000 and above	1.1%	1.4%

Source: US Census



ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Grayson's residents was Retail Trade with 15.1 percent of people working in that industry. Manufacturing and Construction were tied for second with 14.7 percent. Educational and Health Services (11.7%) and Transportation and Warehousing (10.2%) round out the top five industries.
- In 2000, retail trade dropped to second place, although its share grew slightly to 15.2 percent. The percentage of Grayson residents working in the Educational and Health Services industry grew to 25.8 percent – capturing the number one spot. Manufacturing (13.6%), Transportation and Warehousing (7.8%), and Construction (7.1%) round out the top five industries in 2000.
- In 1990, Grayson had an unemployment rate of 1.49 percent. The number increased to 4.12 percent in 2000. This is higher than Gwinnett's unemployment rate of 3.26, which is lower than the state average of 3.5 percent and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Grayson was \$34,063. The median earning for a woman was \$19,500.

HOUSING

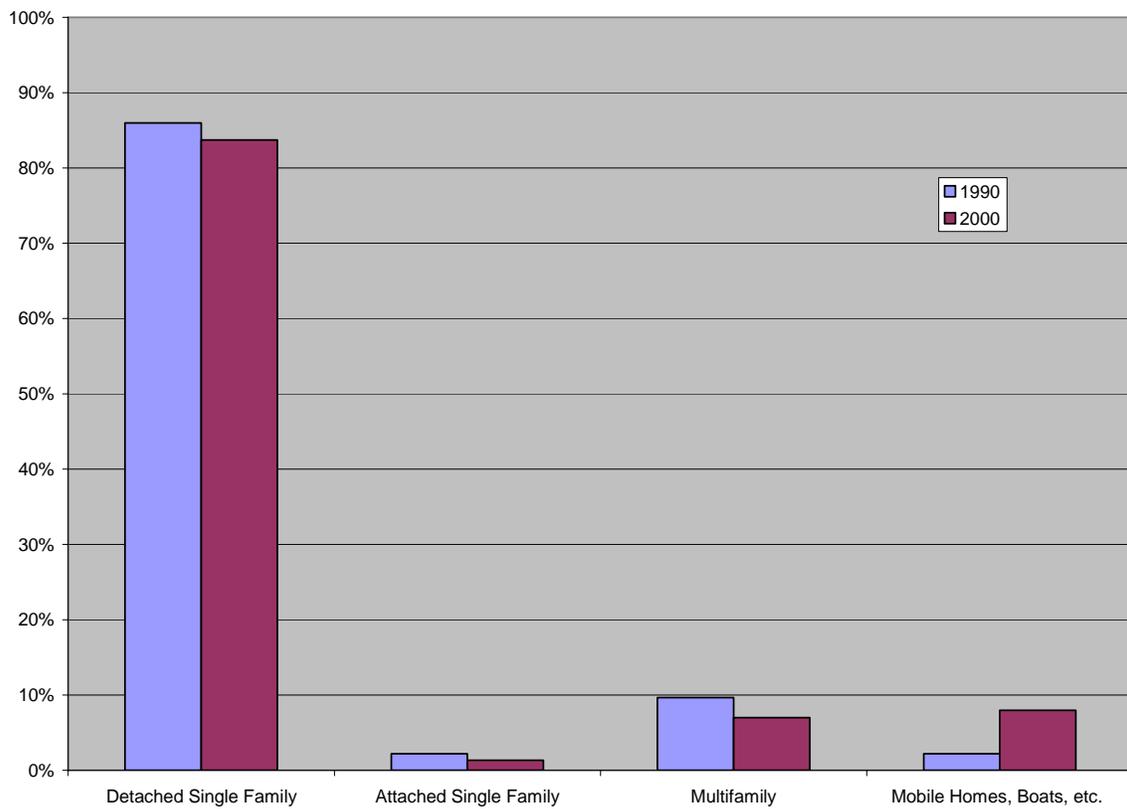
- The majority Grayson's housing (83.7 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number of single family detached homes and a slight decrease in the number and percentage of attached single family homes and multifamily homes. There was also an increase in the number and percentage of homes in the mobile homes, boats, etc. category.

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	196	252	86.0%	83.7%
Attached Single Family	5	4	2.2%	1.3%
Multifamily	22	21	9.6%	7.0%
Mobile Homes, Boats, etc.	5	24	2.2%	8.0%
Total Units	228	301		

Source: US Census

Housing Type and Mix, 1990 and 2000



Source: US Census

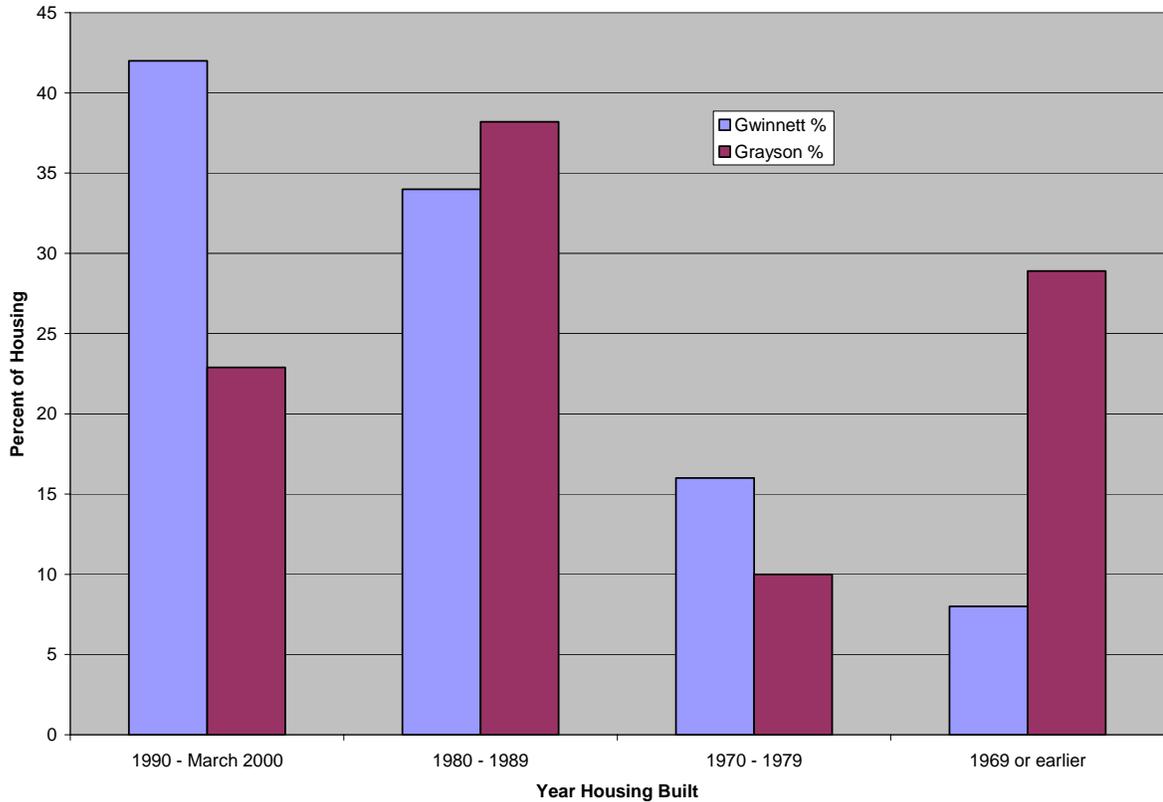
- More of Grayson’s housing (38%) was constructed between 1980 and 1989 than during any other period. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

Year Constructed	Gwinnett	Grayson
1990 - March 2000	42%	23%
1980 – 1989	34%	38%
1970 – 1979	16%	10%
1969 or earlier	8%	29%

Source: US Census

Age of Housing, 2000

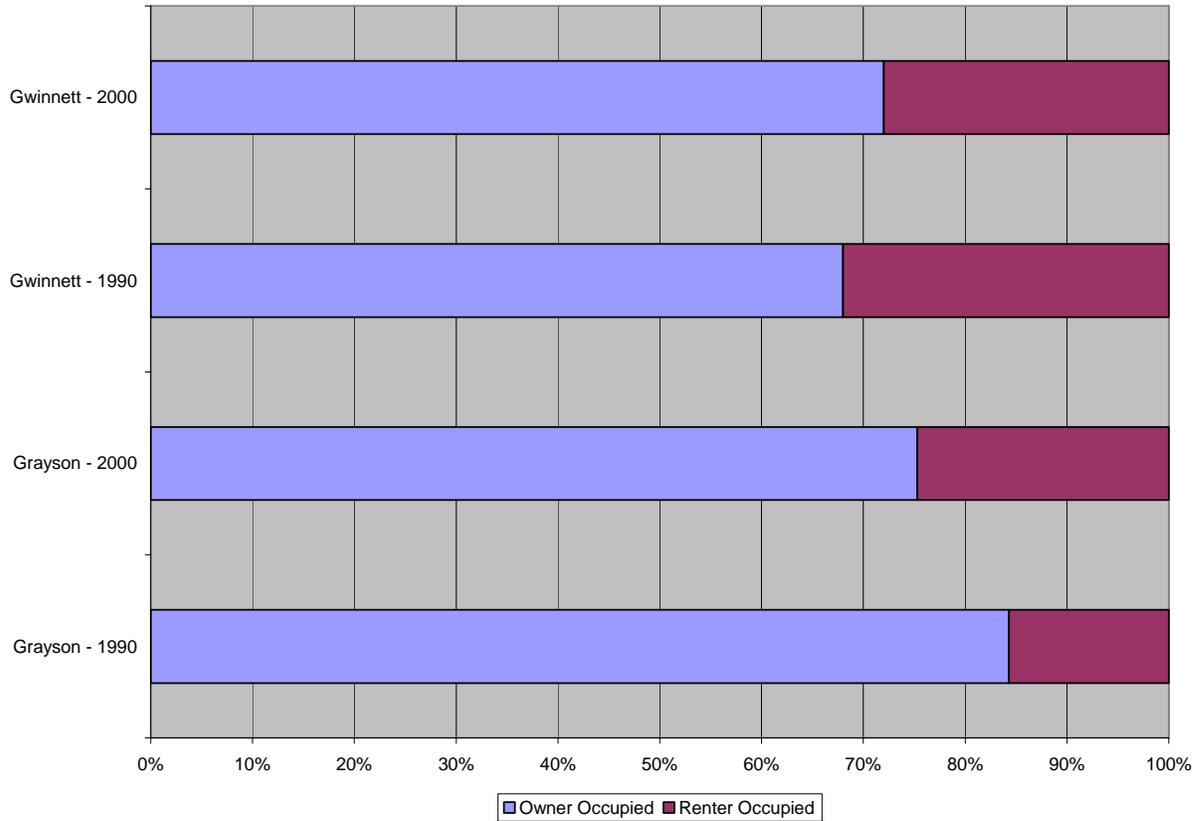


Source: US Census

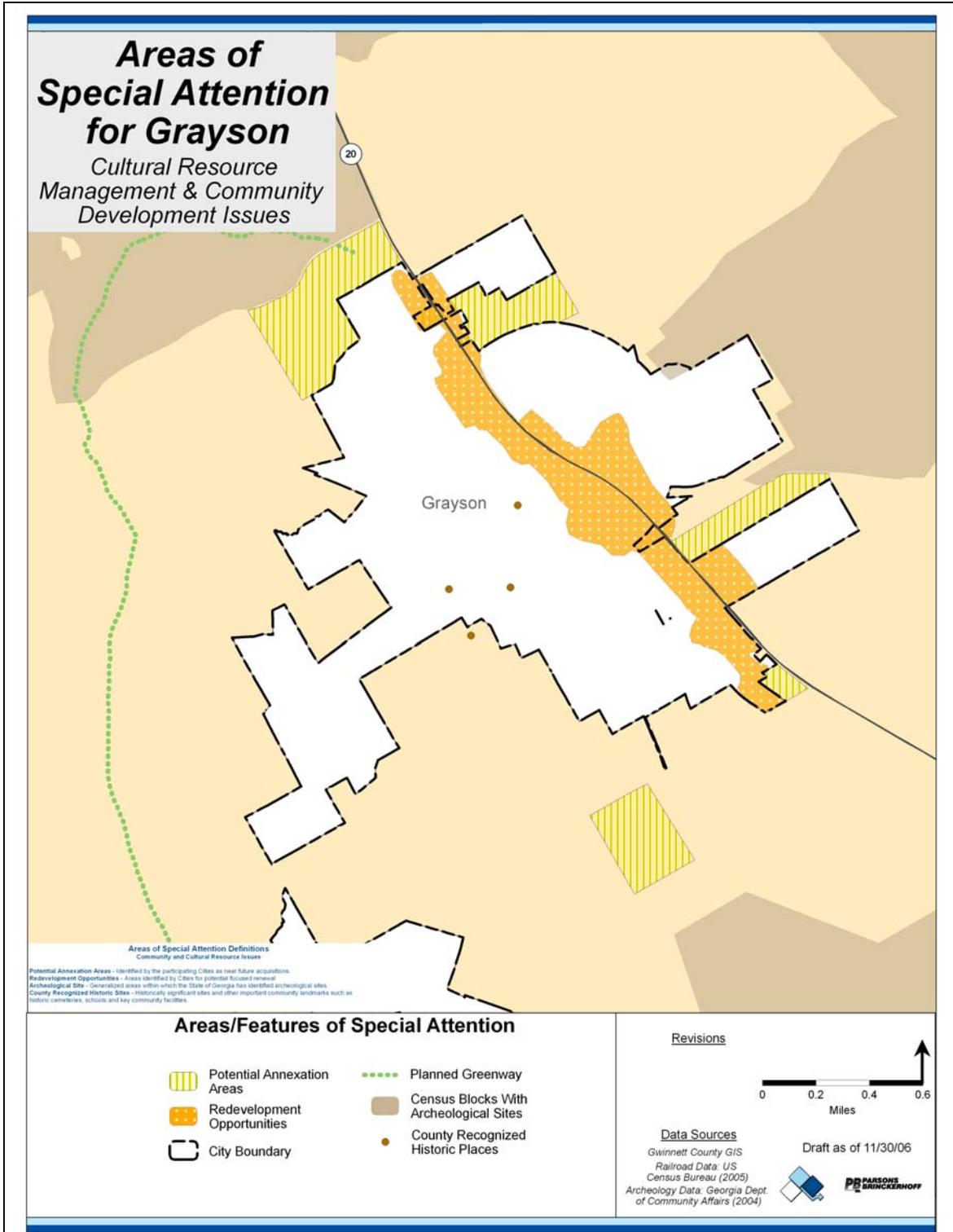


- Between 1990 and 2000, Grayson experienced a decrease in the percentage of owner-occupied households (84% to 75%) and an increase in renter-occupied households (from 16% to 25%).

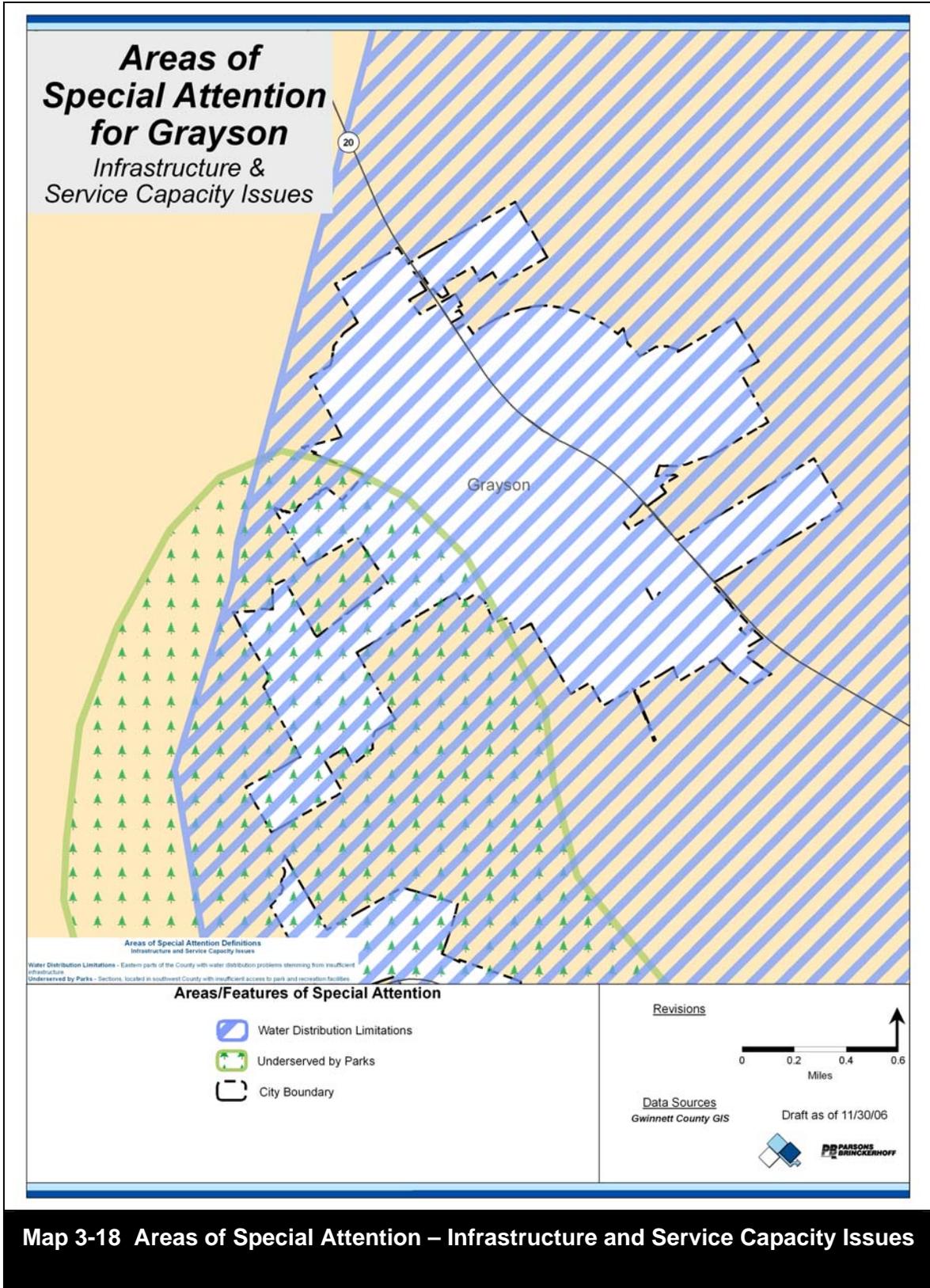
Owner Occupied Vs. Renter Occupied Housing

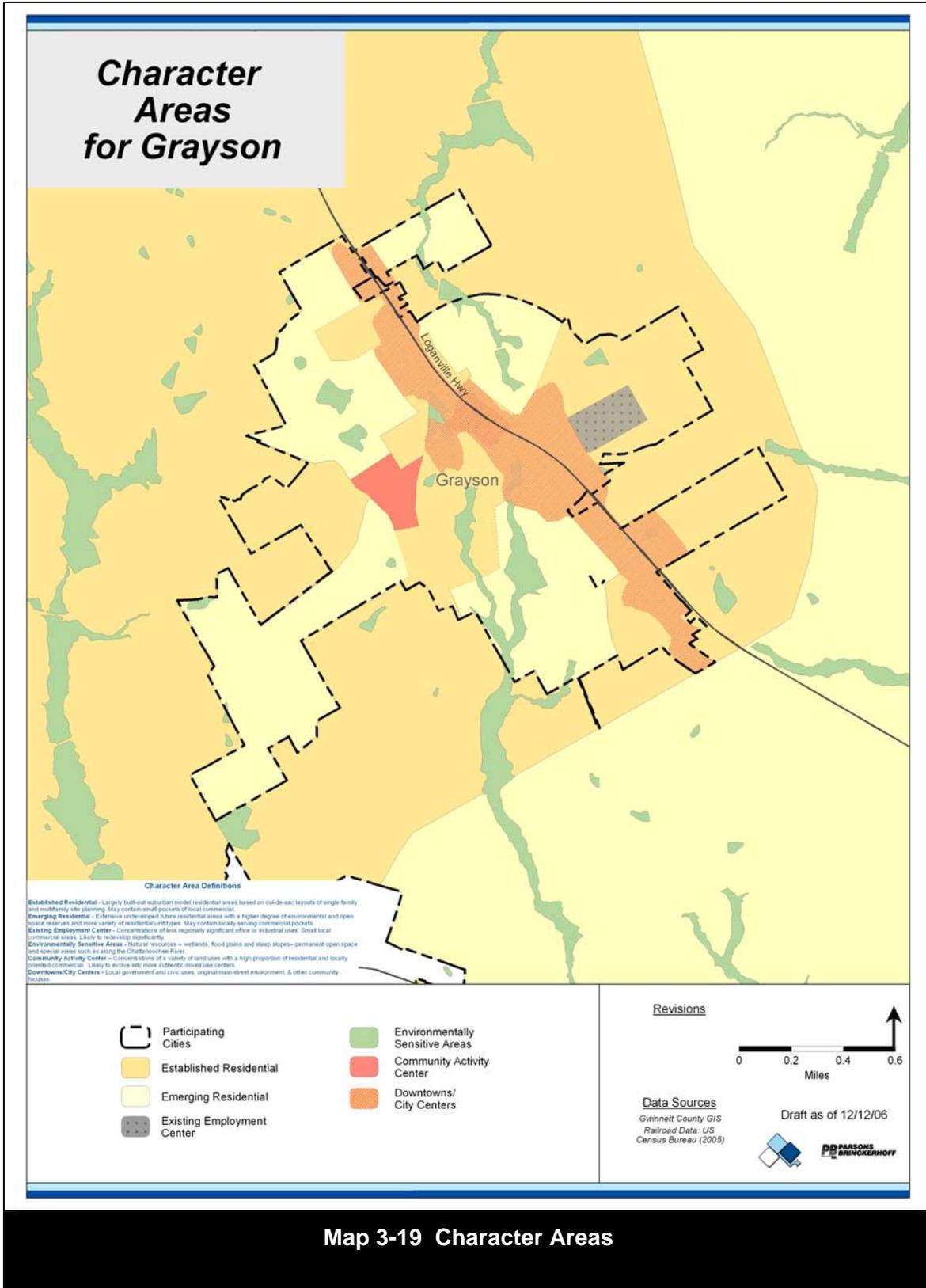


- Grayson's median contract rent in 2000 was \$569, a 65 percent increase over a median rent of \$344 in 1990. These rents are lower than those for Gwinnett County, which had a median rent of \$719 in 2000 and \$483 in 1990.
- Approximately 22 percent of Grayson's 286 households experience some sort of housing problem. This is lower than the rate for the entire County, which is 28 percent.



Map 3-17 Areas of Special Attention – Cultural Resource Management and Community Development Issues





Map 3-19 Character Areas



LAWRENCEVILLE

POPULATION

- The estimated 2005 population is 28,393. This is a 445 percent increase since 1970.
- The population is expected to increase to 36,882 by 2030, an approximate 30 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
5,207	8,928	16,848	22,397	28,393	30,396	34,082	36,882

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Lawrenceville’s residents is generally consistent with the rest of the County and the State.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	1,707	2,180	2,652	3,125
5-13 Years Old	3,254	4,195	5,135	6,076
14-17 Years Old	947	1,126	1,305	1,484
18-20 Years Old	1,025	1,295	1,564	1,834
21-24 Years Old	1,431	1,798	2,164	2,531
25-34 Years Old	3,906	4,997	6,087	7,178
35-44 Years Old	3,995	5,494	6,993	8,492
45-54 Years Old	2,704	3,655	4,606	5,557
55-64 Years Old	1,379	1,743	2,107	2,471
65 and Older	2,049	2,651	3,253	3,855

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Lawrenceville, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

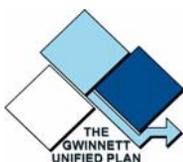
White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
15,428	17,030	10.4%	1,420	5,367	278%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
17,030	3,048	49	731	1,539	22,397

Source: US Census



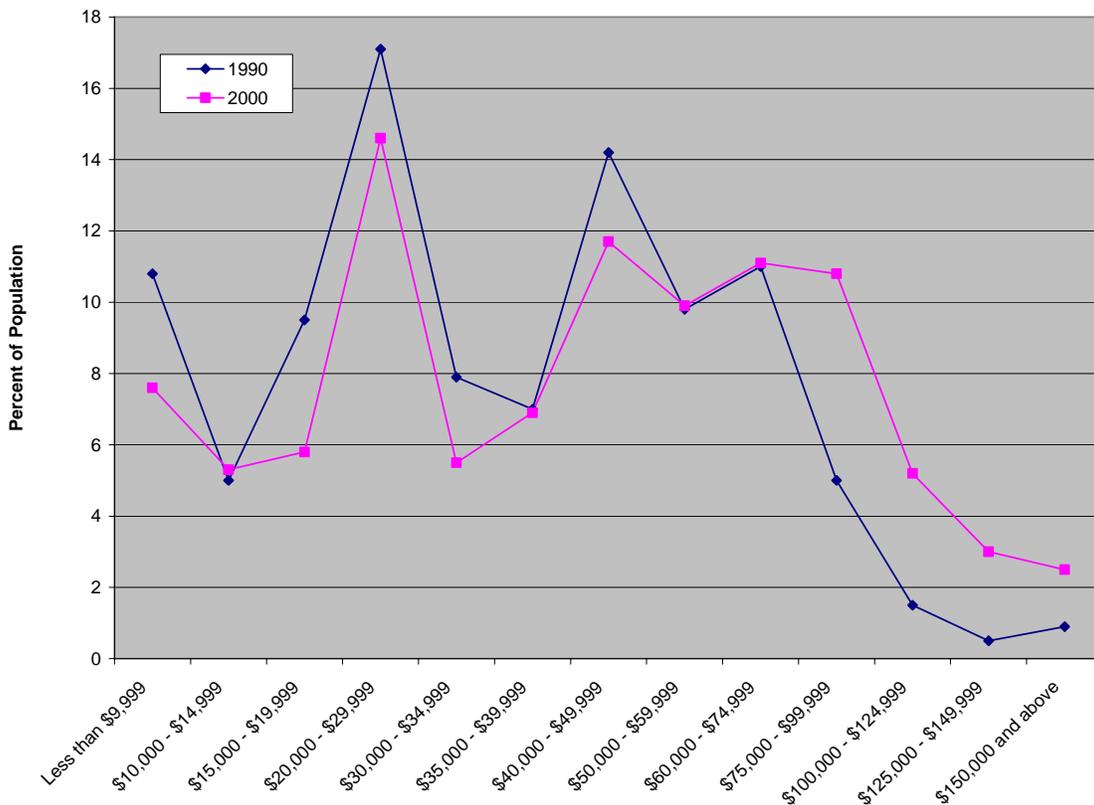
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
80	.8%	307	1.8%	2,720	12.1%

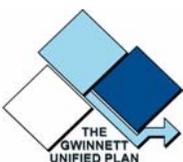
Source: US Census

- In 1989, Lawrenceville had a median household income of \$34,826. In 1999, the median household income adjusted to 1989 dollars was \$32,884. This is a 5.6 percent decrease.
- In 1990, Lawrenceville had a per capita income of \$14,479. In 2000, the per capita income adjusted to 1990 dollars was \$14,923. This is a three percent increase
- The percentage of households making \$50,000 or higher has increased from 1990 to 2000. Similarly, there was a decrease in the percentage of households making less than \$50,000, except for a slight increase in the percentage making between \$10,000 and \$14,999.
- In 1990, 8.85 percent of Lawrenceville’s population was living below the poverty level. In 2000, 11.53 percent were.

Income Distribution, 1990 & 2000



Source: US Census



Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	10.8%	7.6%
\$10,000 - \$14,999	5%	5.3%
\$15,000 - \$19,999	9.5%	5.8%
\$20,000 - \$29,999	17.1%	14.6%
\$30,000 - \$34,999	7.9%	5.5%
\$35,000 - \$39,999	7%	6.9%
\$40,000 - \$49,999	14.2%	11.7%
\$50,000 - \$59,999	9.8%	9.9%
\$60,000 - \$74,999	11%	11.1%
\$75,000 - \$99,999	5%	10.8%
\$100,000 - \$124,999	1.5%	5.2%
\$125,000 - \$149,999	0.5%	3%
\$150,000 and above	0.9%	2.5%

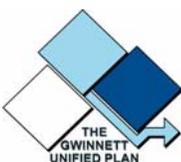
Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Lawrenceville’s residents was Retail Trade with 19.5 percent of people working in that industry. Manufacturing (13.8%), Construction (10.6%), Educational and Health Services (10.4%), and Finance, Insurance and Real Estate (8.2%) rounded out the top five industries.
- In 2000, Educational and Health Services was the top industry with 15 percent of Lawrenceville’s residents working in that industry. Retail Trade (14.5%), Construction (13.2%), Manufacturing (12%), and Professional Services (11.3%) round out the top five industries in 2000.
- In 1990, Lawrenceville had an unemployment rate of 4.29 percent. The percentage increased to 4.42 percent in 2000. This is higher than Gwinnett’s unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Lawrenceville was \$26,364. The median earning for a woman was \$20,947.

HOUSING

- The majority Lawrenceville’s housing (59 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number and percentage of detached and attached single family homes. There was a corresponding decrease in the number and percentage of multifamily homes.
- Between 2000 and 2006, 46 percent of the total housing units permitted (2,502) were for single family houses (which includes detached and attached houses).

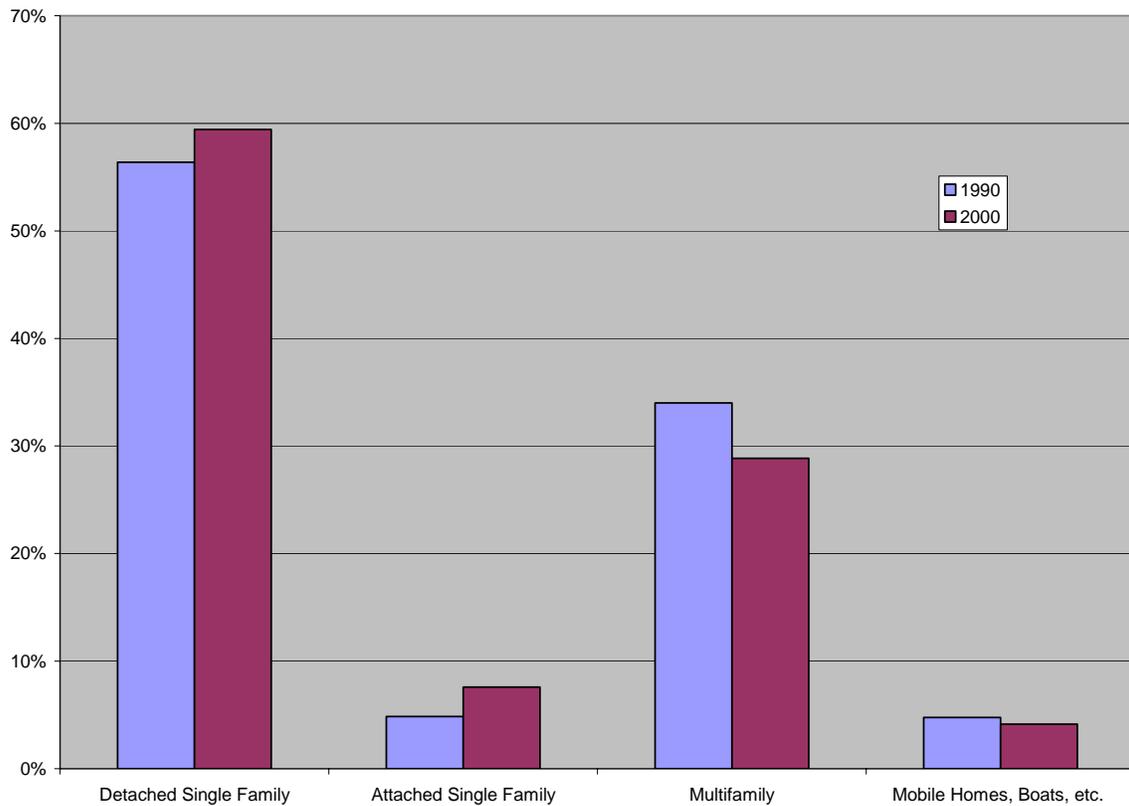


Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	3,763	4,561	56.4%	59.4%
Attached Single Family	323	582	4.8%	7.6%
Multifamily	2,270	2,215	34.0%	28.9%
Mobile Homes, Boats, etc.	318	317	4.8%	4.1%
Total Units	6,674	7,675		

Source: US Census

Housing Type and Mix, 1990 and 2000



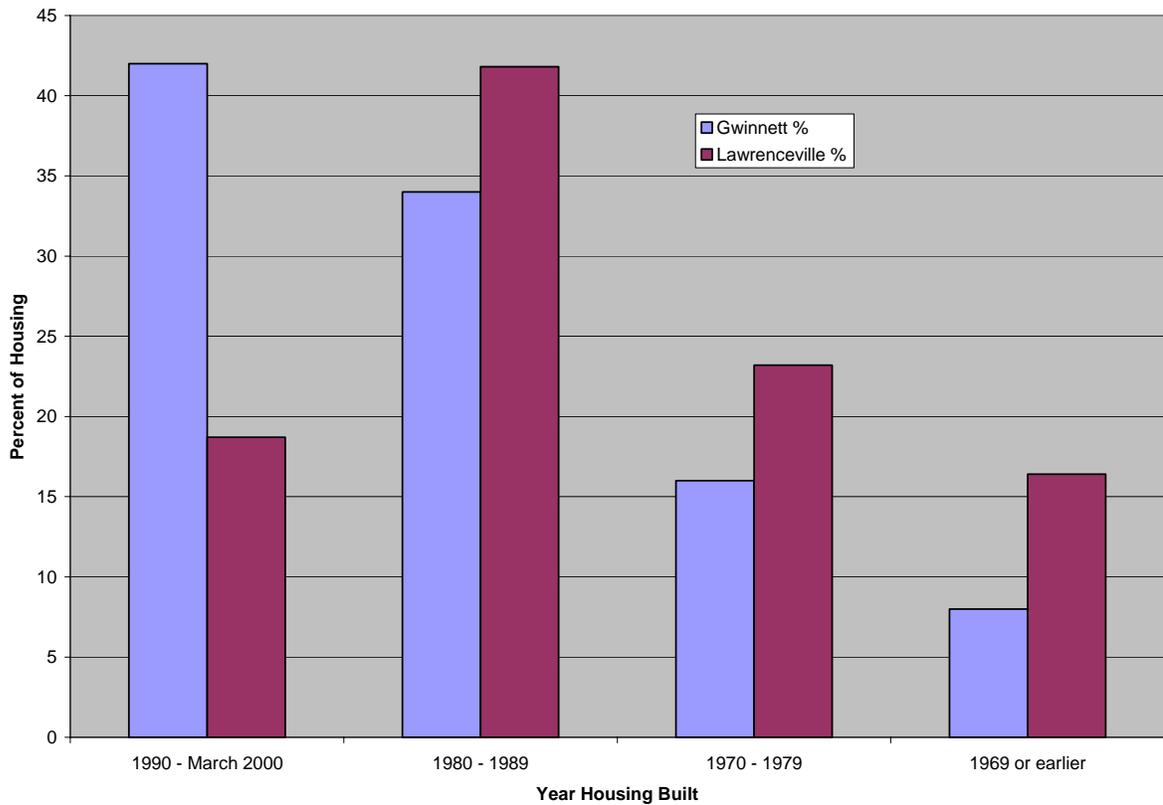
Source: US Census

- More of Lawrenceville’s housing (42%) was constructed between 1980 and 1989. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

Year Constructed	Gwinnett	Lawrenceville
1990 - March 2000	42%	18.7%
1980 – 1989	34%	41.8%
1970 – 1979	16%	23.2%
1969 or earlier	8%	16.4%

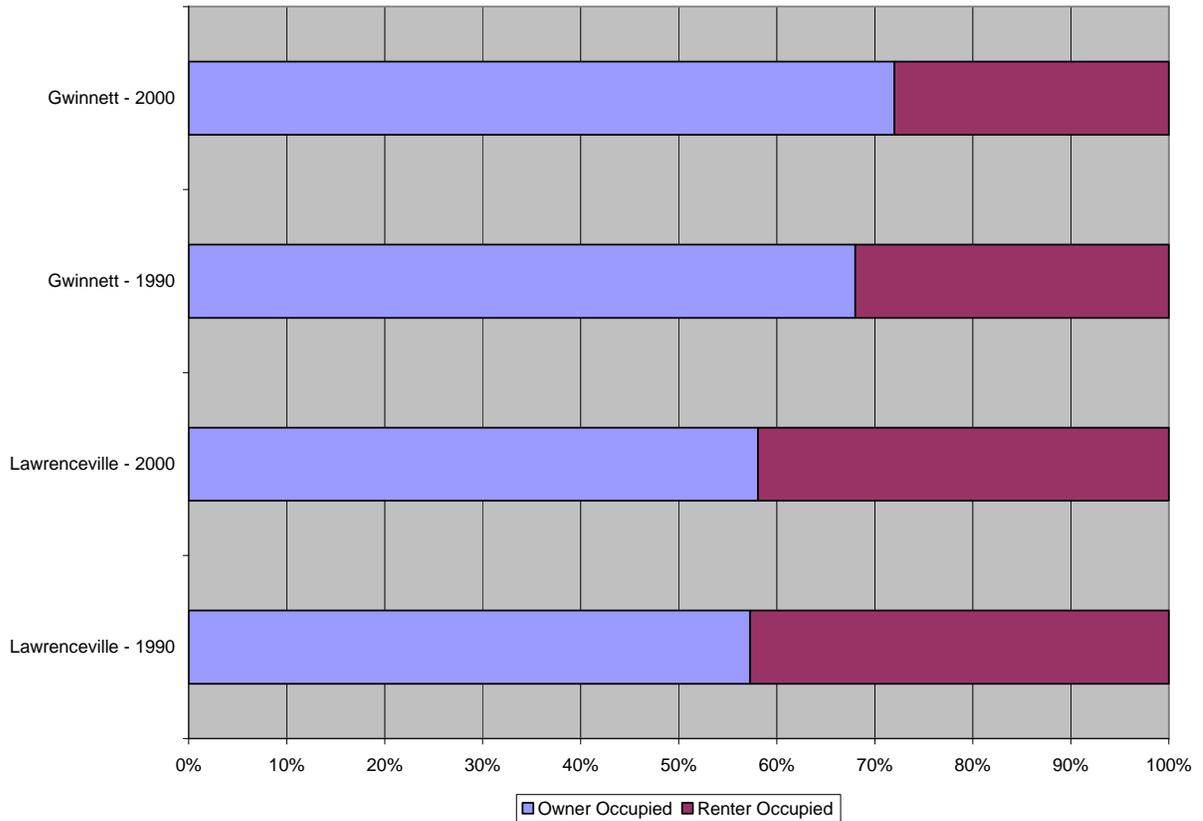
Age of Housing, 2000



Source: US Census

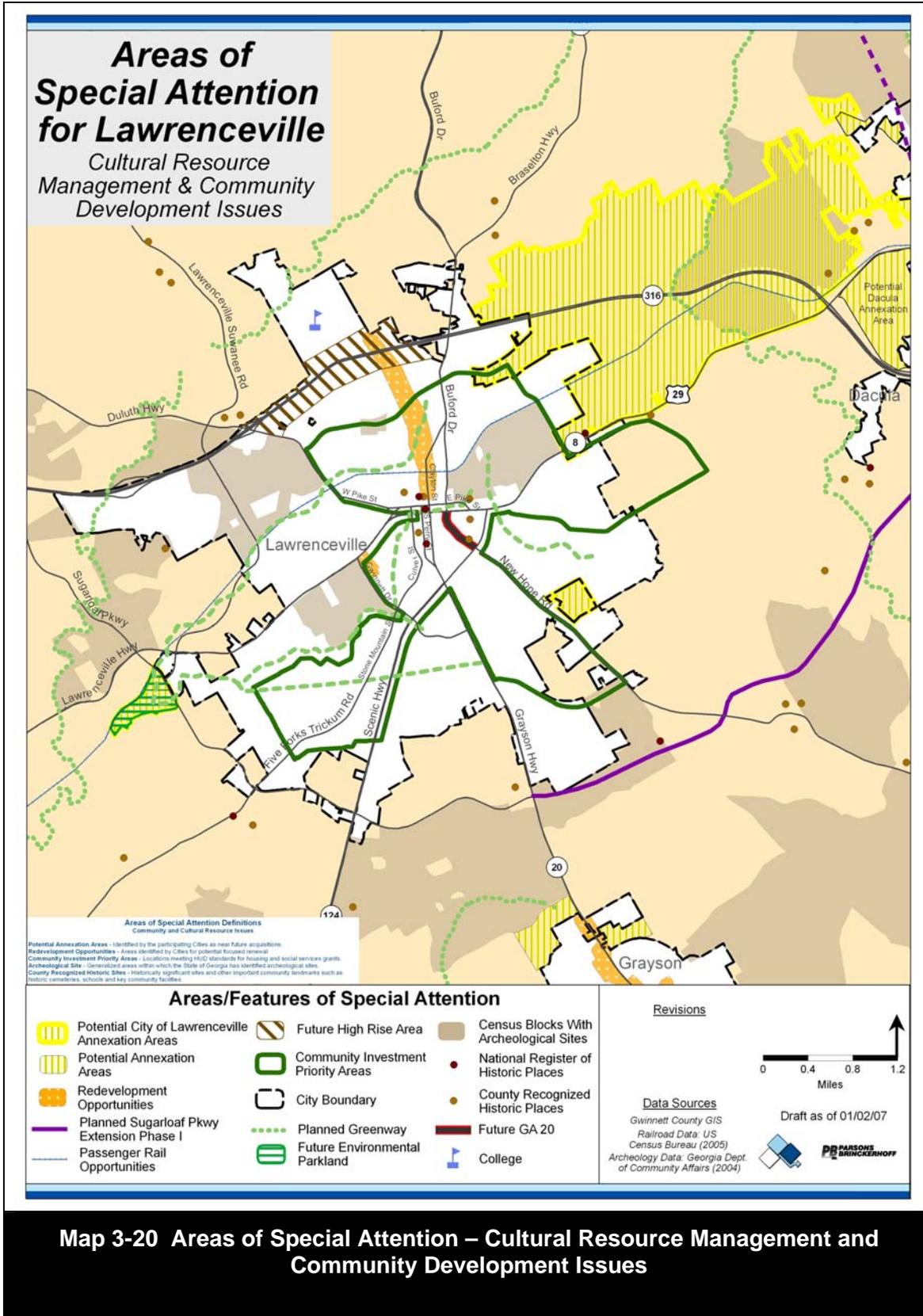
- Between 1990 and 2000, Lawrenceville experienced a slight increase in the percentage of owner-occupied households (57.3% to 58.1%) and a slight decrease in renter-occupied households (from 42.7% to 41.9%).

Owner Occupied vs. Renter Occupied Housing

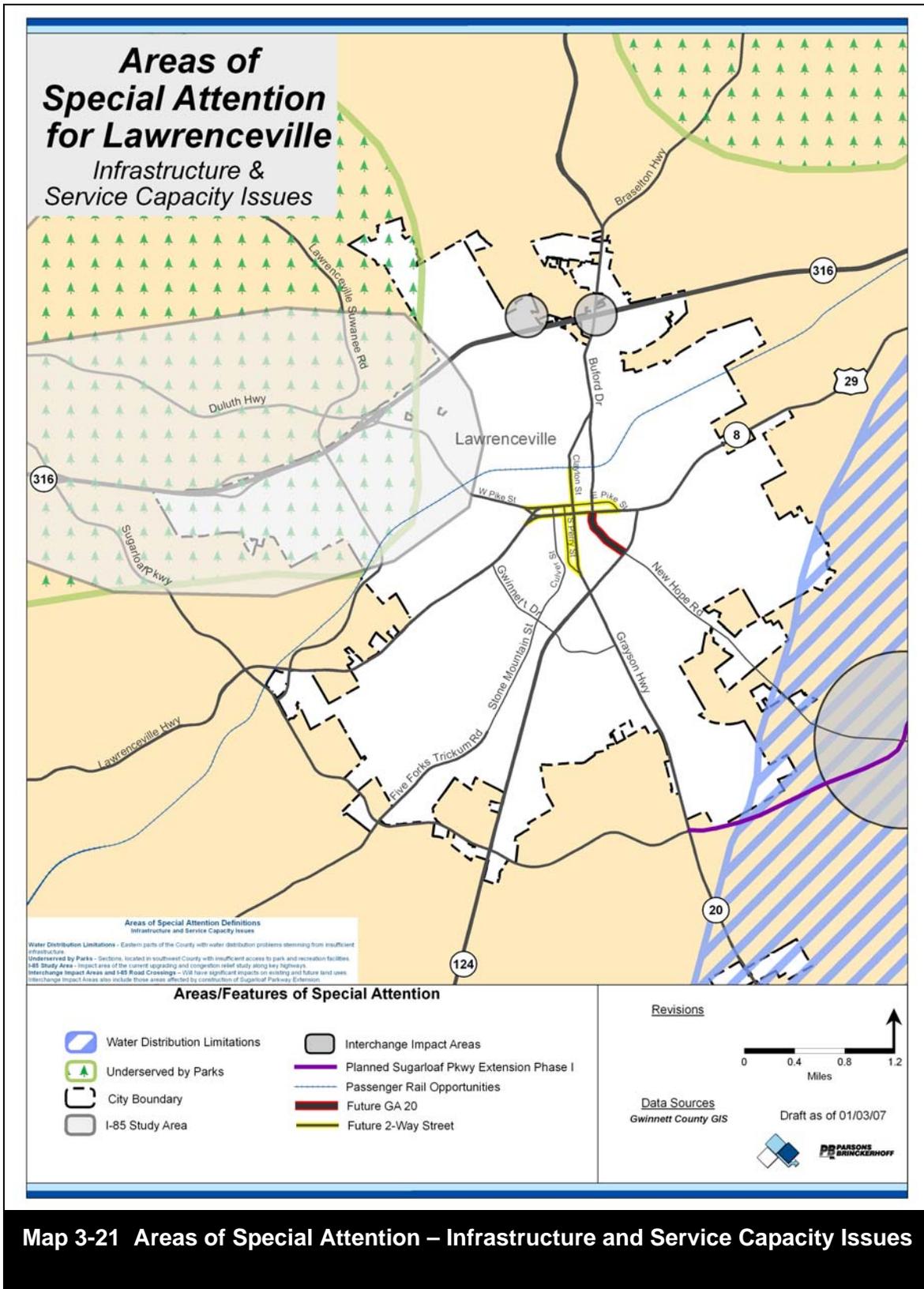


Source: US Census

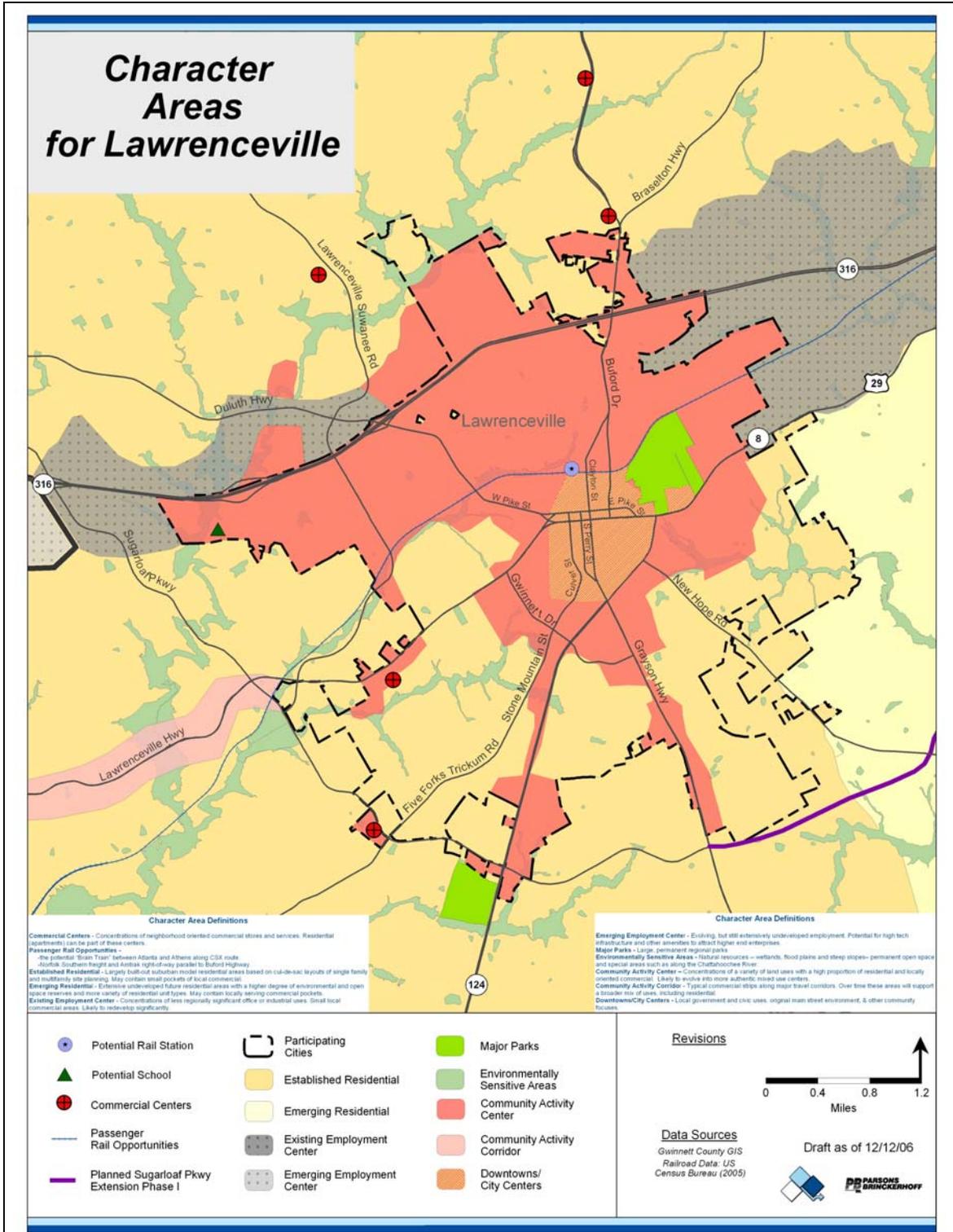
- Lawrenceville's median contract rent in 2000 was \$597, a 43 percent increase over a median rent of \$418 in 1990. 2000's median rent is lower than those for Gwinnett County, which had a median rent of \$719 in 2000.
- Approximately 31 percent of Lawrenceville's 7,489 households experience some sort of housing problem. This is higher than the rate for the entire County, which is 28 percent.



Map 3-20 Areas of Special Attention – Cultural Resource Management and Community Development Issues



Map 3-21 Areas of Special Attention – Infrastructure and Service Capacity Issues



Map 3-22 Character Areas

LILBURN

POPULATION

- The estimated 2005 population is 11,416. This is a 585 percent increase since 1970.
- The population is expected to increase to 12,246 by 2030, an approximate seven percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
1,666	3,765	9,301	11,307	11,416	11,649	12,002	12,246

Sources: US Census, Dr. Thomas Hammer Projections

- The age distribution of Lilburn’s residents is generally consistent with the rest of the County and the State.
- Lilburn is projected to have a smaller proportion of the County’s total school age population than it has today. However, the number of school aged children will continue to grow.
- Lilburn is projected to have a larger proportion of the County’s residents 65 years and older.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	750	958	116	1,374
5-13 Years Old	1,635	2,106	2,576	3,047
14-17 Years Old	523	644	764	885
18-20 Years Old	427	568	708	846
21-24 Years Old	597	803	1,008	1,214
25-34 Years Old	1,733	2,788	2,643	3,098
35-44 Years Old	2,077	2,801	3,524	4,248
45-54 Years Old	1,754	2,478	3,202	3,926
55-64 Years Old	877	1,223	1,569	1,915
65 and Older	934	1,312	1,689	2,067

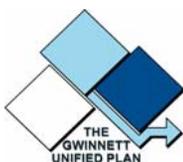
Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Lilburn, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
8,626	7,812	-9.4%	675	3,495	417.8%

Source: US Census



Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
7,812	1,349	38	1,325	783	11,307

Source: US Census

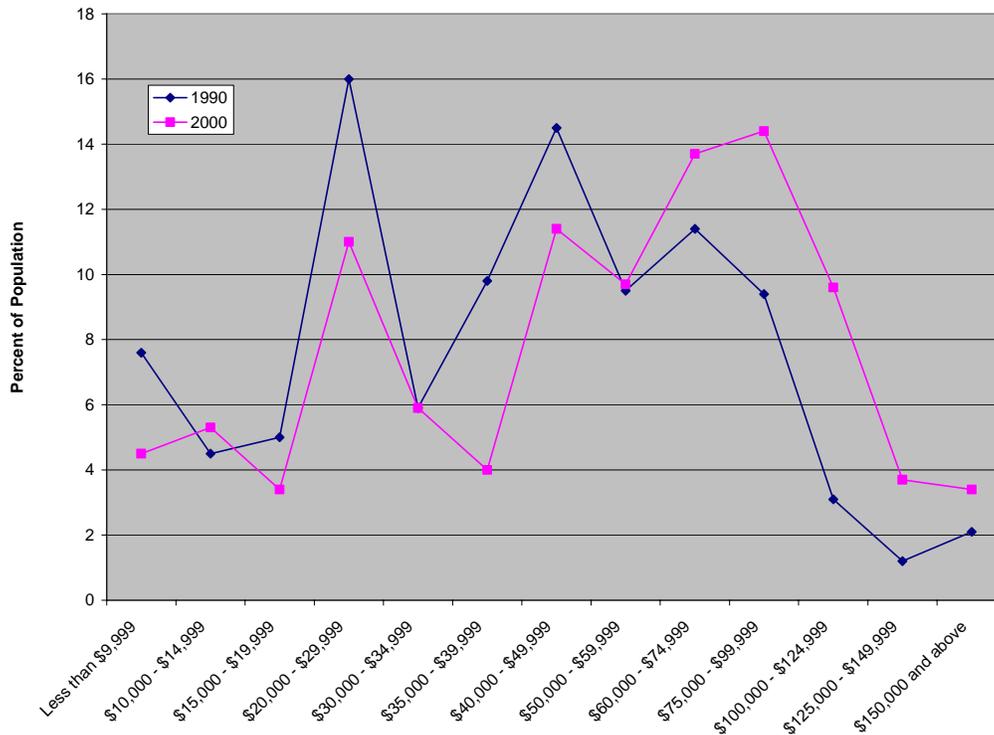
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
13	0.30%	216	2.30%	1,495	13.20%

Source: US Census

- In 1989, Lilburn had a median household income of \$40,708. In 1999, the median household income adjusted to 1989 dollars was \$40,789. This is 0.20 percent increase.
- In 1990, Lilburn had a per capita income of \$18,377. In 2000, the per capita income adjusted to 1990 dollars was \$17,090. This is a seven percent decrease.
- The percentage of the population with incomes of \$60,000 or more is greater in 2000 than in 1990. In general, the percentage of the population with incomes less than \$60,000 was higher in 1990 than in 2000.
- In 1990, 3.73 percent of Lilburn’s population was living below the poverty level. In 2000, 6.10 percent were.

Income Distribution, 1990 & 2000



Source: US Census



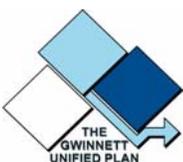
Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	7.6%	4.5%
\$10,000 - \$14,999	4.5%	5.3%
\$15,000 - \$19,999	5%	3.4%
\$20,000 - \$29,999	16%	11%
\$30,000 - \$34,999	5.9%	5.9%
\$35,000 - \$39,999	9.8%	4%
\$40,000 - \$49,999	14.5%	11.4%
\$50,000 - \$59,999	9.5%	9.7%
\$60,000 - \$74,999	11.4%	13.7%
\$75,000 - \$99,999	9.4%	14.4%
\$100,000 - \$124,999	3.1%	9.6%
\$125,000 - \$149,999	1.2%	3.7%
\$150,000 and above	2.1%	3.4%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Lilburn’s residents was Retail Trade with 18.5 percent of people working in that industry. Educational and Health Services (12.4%), Manufacturing (11.6%), Transportation and Warehousing (10.9), and Financial, Insurance, and Real Estate (9.5) rounded out the top five industries.
- In 2000, retail trade dropped to fourth with 11.3 percent of Lilburn’s residents working in that industry. Educational and Health Services (14.7%), Professional Services (12.4%), Manufacturing (12.1%), and Construction (8.6%) round out the top five industries in 2000.
- In 1990, Lilburn had an unemployment rate of 3.41 percent. The number decreased to 3.25 percent in 2000. This is identical Gwinnett’s unemployment rate, which is lower than the state average of 3.5 percent and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Lilburn was \$29,670. The median earning for a woman was \$22,248.
- Lilburn has a greater number of people who walk or ride a bicycle to get to work than the County as a whole.



HOUSING

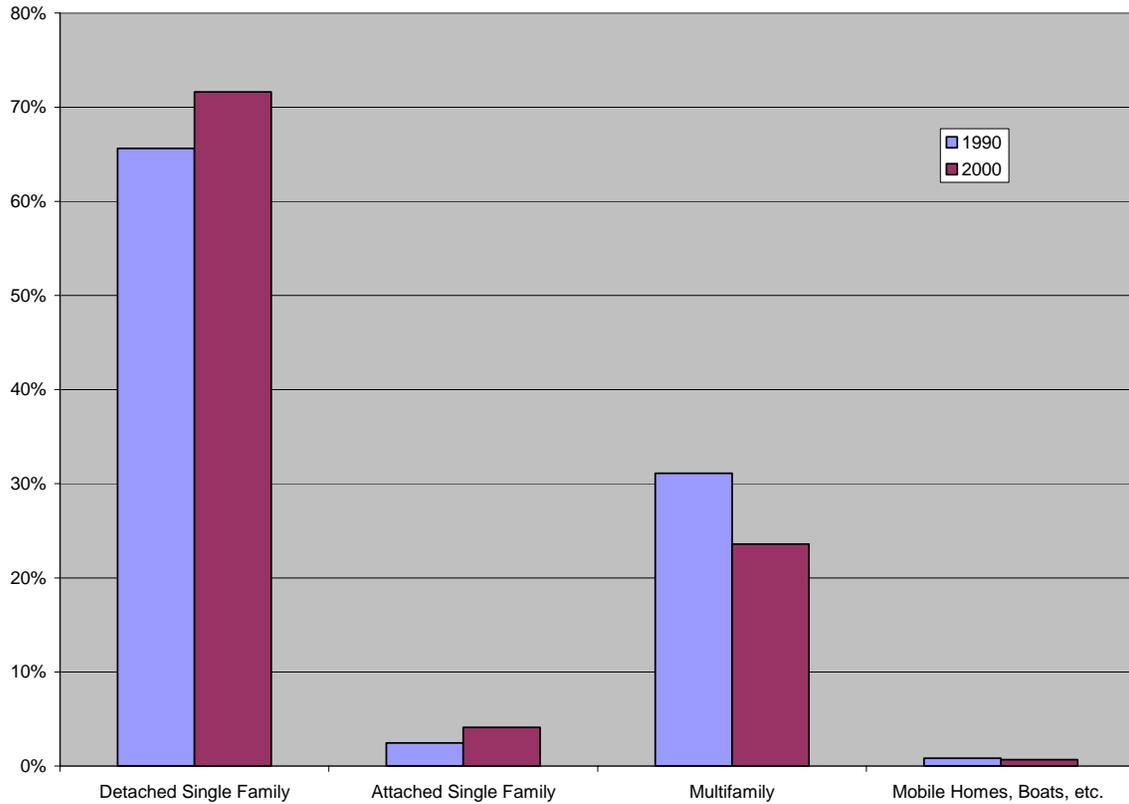
- The majority Lilburn’s housing (71.6 percent in 2000) is single family detached.
- Between 1990 and 2000 there was an increase in the number and percentage of attached single family homes and a decrease in the number of multifamily homes.
- Between 2000 and 2006 all of the housing units permitted (183) were for single family houses (which includes detached and attached houses).

Housing Type and Mix, 1990 & 2000

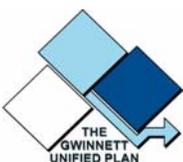
	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	2,384	2,873	65.6%	71.6%
Attached Single Family	89	165	2.4%	4.1%
Multifamily	1130	946	31.1%	23.6%
Mobile Homes, Boats, etc.	30	27	0.8%	0.7%
Total Units	3,633	2,784		

Source: US Census

Housing Type and Mix, 1990 and 2000



Source: US Census



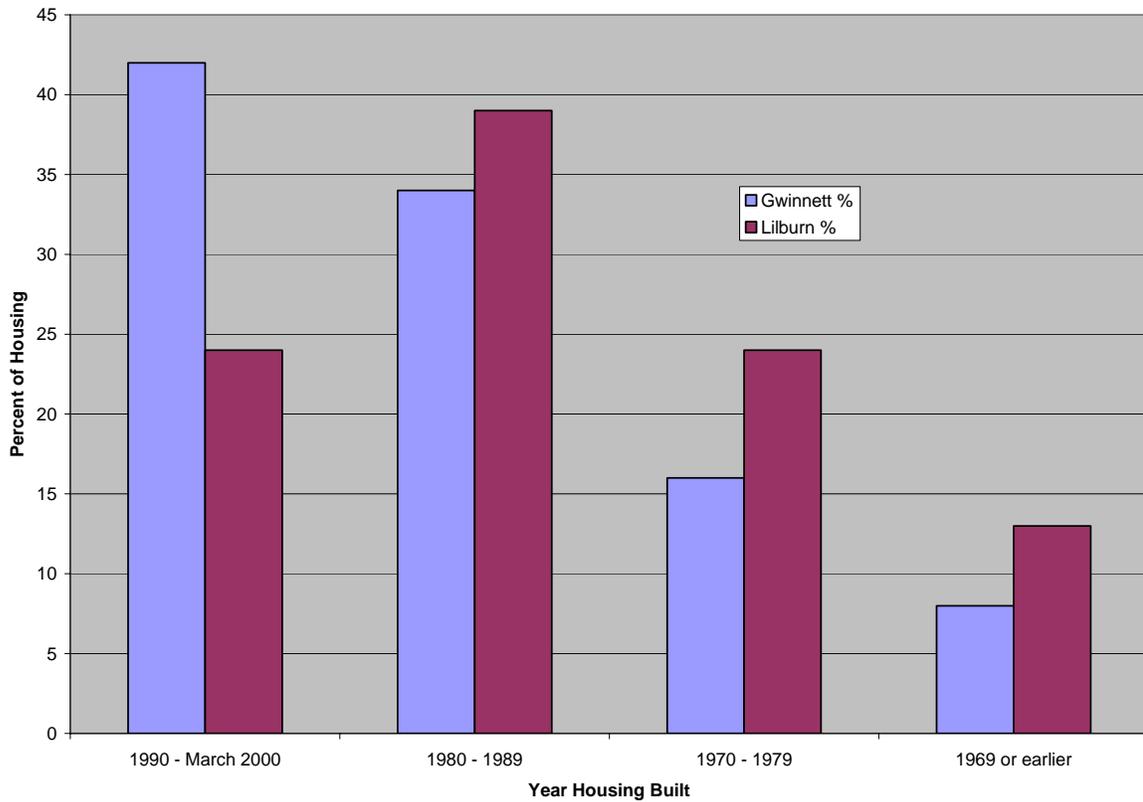
- More of Lilburn’s housing (39%) was constructed between 1980 and 1989 than during any other period. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

Year Constructed	Gwinnett	Lilburn
1990 - March 2000	42%	24%
1980 – 1989	34%	39%
1970 – 1979	16%	24%
1969 or earlier	8%	8%

Source: US Census

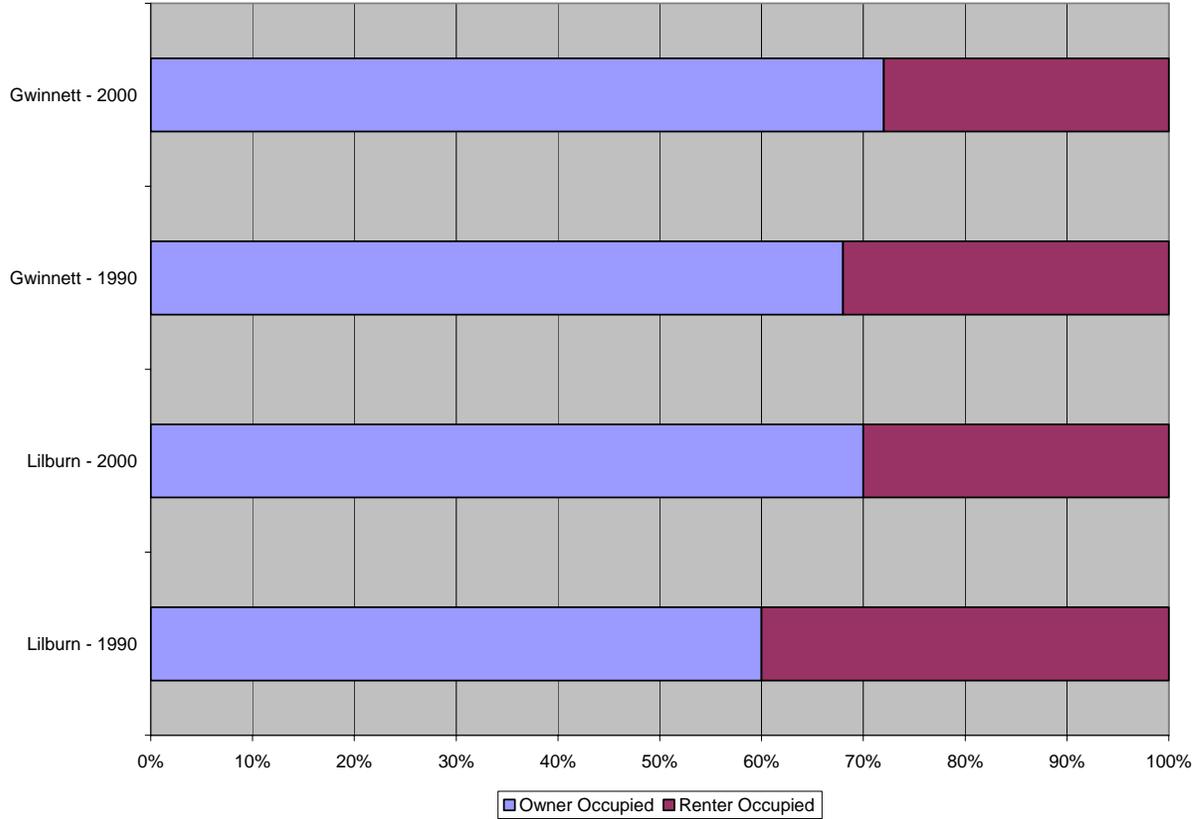
Age of Housing, 2000



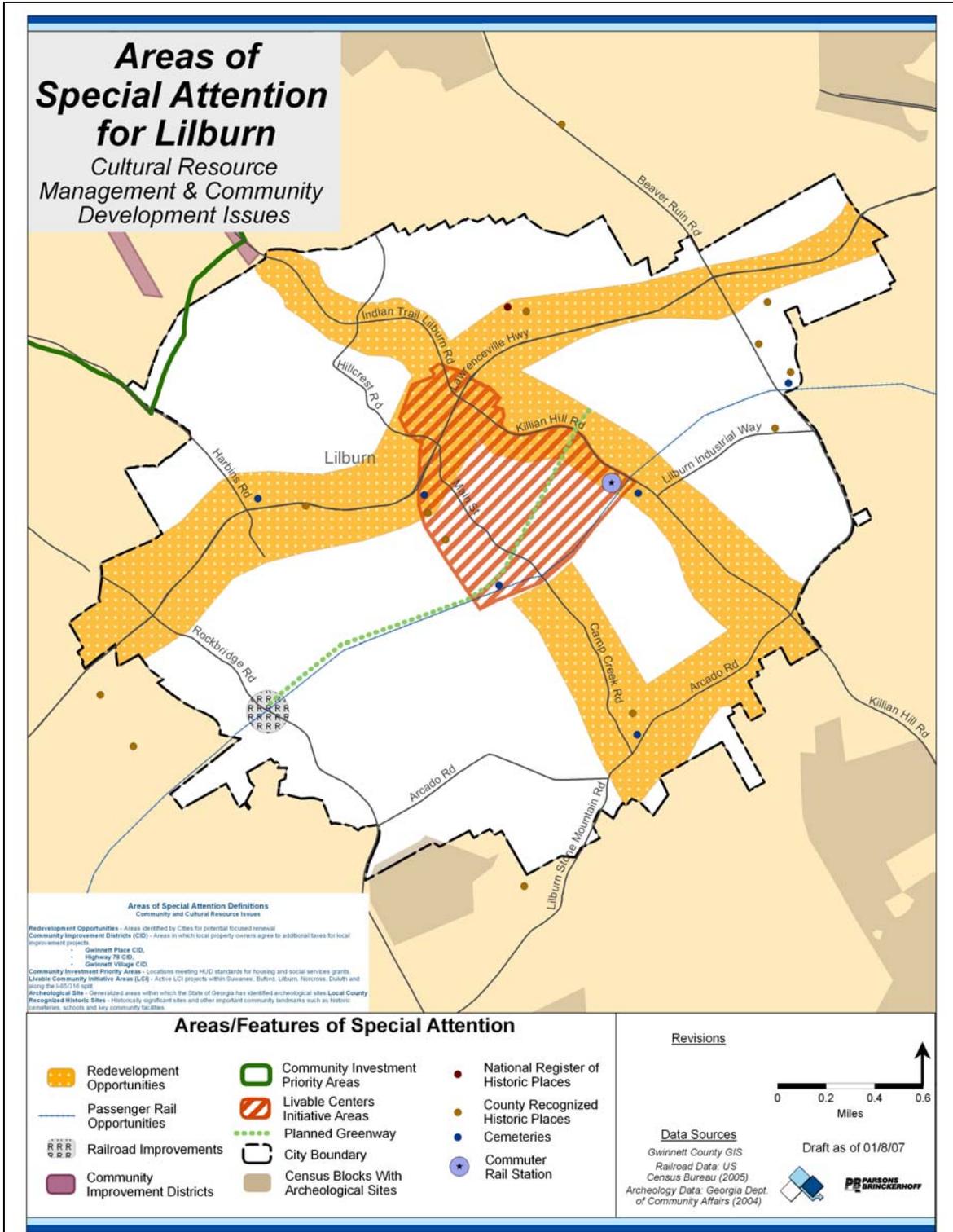
Source: US Census

- Between 1990 and 2000, Lilburn experienced a decrease in the percentage of renter-occupied households (40% to 30%) and an increase in owner-occupied households (from 60% to 70%).

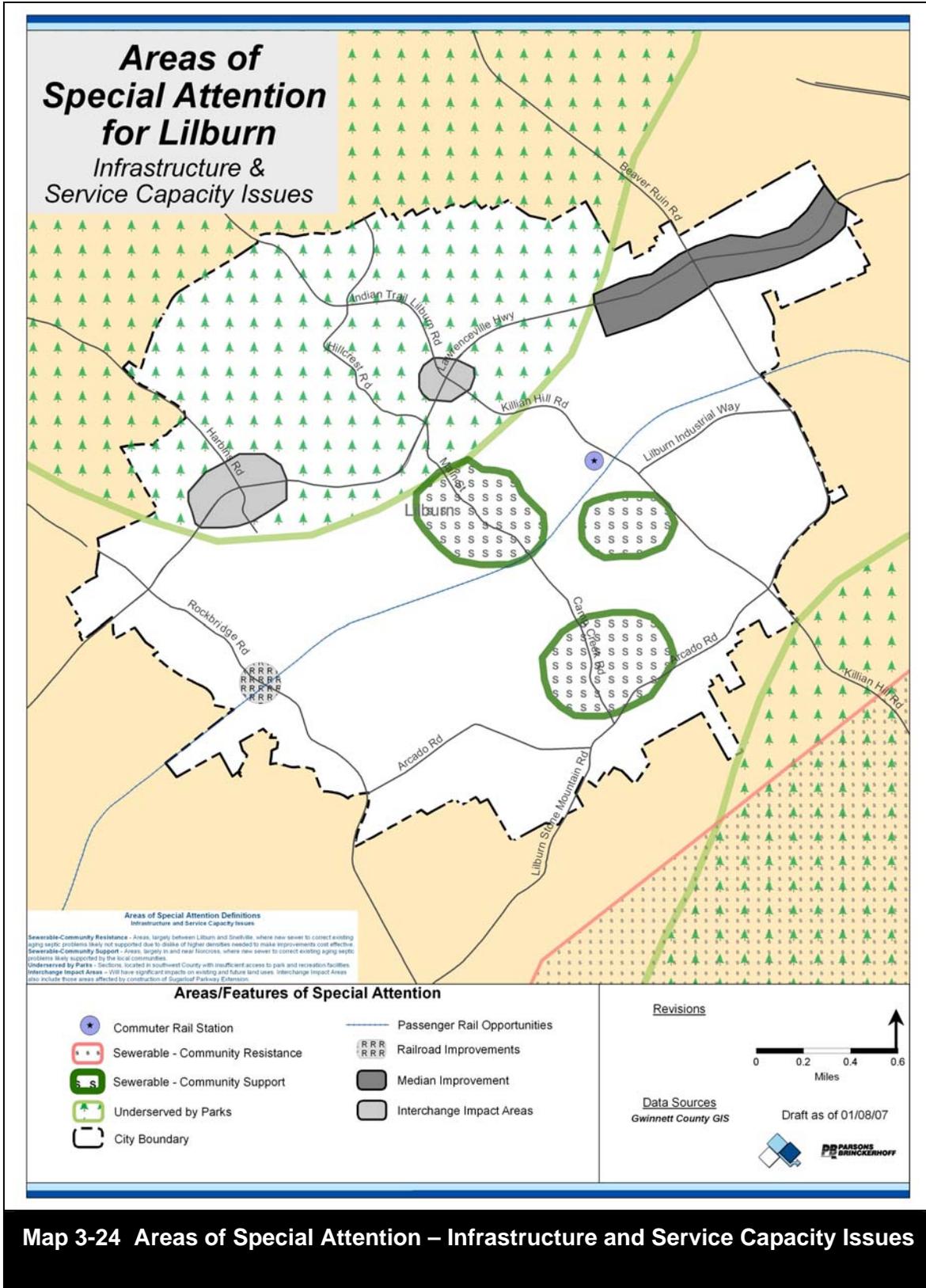
Owner Occupied Vs. Renter Occupied Housing



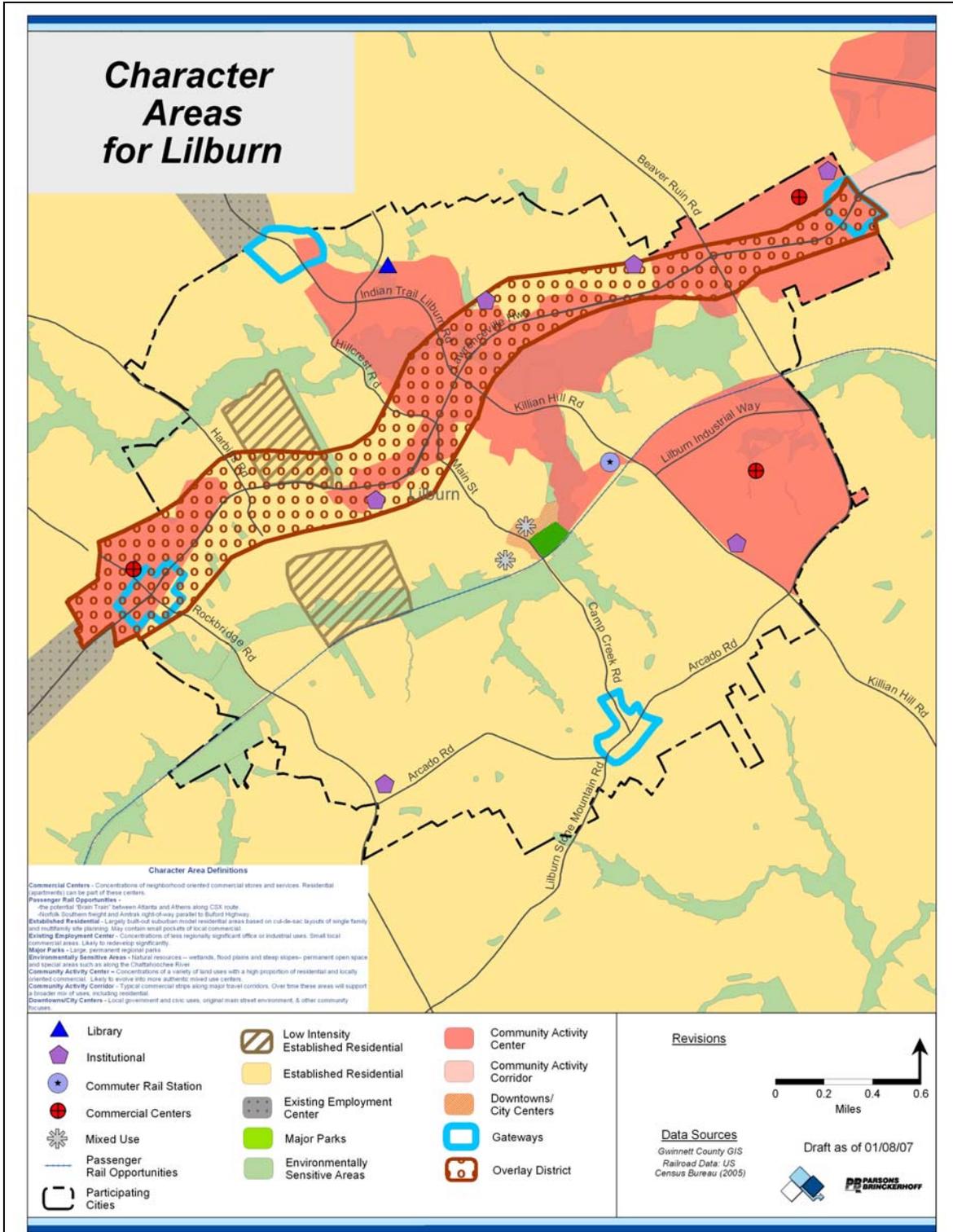
- Lilburn's median contract rent in 2000 was \$664, a 40 percent increase over a median rent of \$474 in 1990. These rents are lower than those for Gwinnett County, which had a median rent of \$719 in 2000 and \$483 in 1990.
- Approximately 30 percent of Lilburn's 1,149 households experience some sort of housing problem. This is very similar to the rate for the entire County, which is 28 percent.



Map 3-23 Areas of Special Attention –Cultural Resource Management and Community Development Issues



Map 3-24 Areas of Special Attention – Infrastructure and Service Capacity Issues



Map 3-25 Character Areas



NORCROSS

POPULATION

- The estimated 2005 population is 9,887. This is a 258 percent increase since 1970.
- The population is expected to increase to 12,337 by 2030, an approximate 25 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
2,755	3,317	5,947	8,410	9,887	10,469	11,540	12,337

Sources: US Census, Dr. Thomas Hammer Projections

- Norcross, with 25 percent of its population in the twenties cohort, is different from the County and the State, which has 15 percent of the population in the twenties cohort.
- Norcross is projected to have a smaller proportion of the total school age population than it has today. However, the number of school aged children will continue to grow.
- Norcross is unique in its ability to attract and retain 21-24 year olds. The percentage share for this cohort remains stable or declines slightly in every Gwinnett jurisdiction except Norcross, which is home to the Lincoln College of Technology (formerly the Career Education Institute) and the Georgia Medical Institute – two community institutions that attract more college-age individuals.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	639	848	1,056	1,265
5-13 Years Old	971	1,231	1,491	1,751
14-17 Years Old	301	356	411	466
18-20 Years Old	467	603	739	875
21-24 Years Old	780	1,022	1,263	1,505
25-34 Years Old	2,029	2,714	3,399	4,084
35-44 Years Old	1,407	1,905	2,403	2,901
45-54 Years Old	843	1,106	1,368	1,631
55-64 Years Old	459	552	645	738
65 and Older	514	621	728	835

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Norcross, similar to the rest of the County, is becoming more diverse. Much of the increase in diversity is coming from people who are of Hispanic heritage.

White and Non-White Population, 1990 & 2000

White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
4,377	4,499	2.8%	1,570	3,911	149.1%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
4,499	1,751	45	516	1,599	8,410

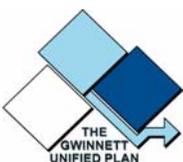
Source: US Census

Hispanic Population, 1980, 1990, & 2000

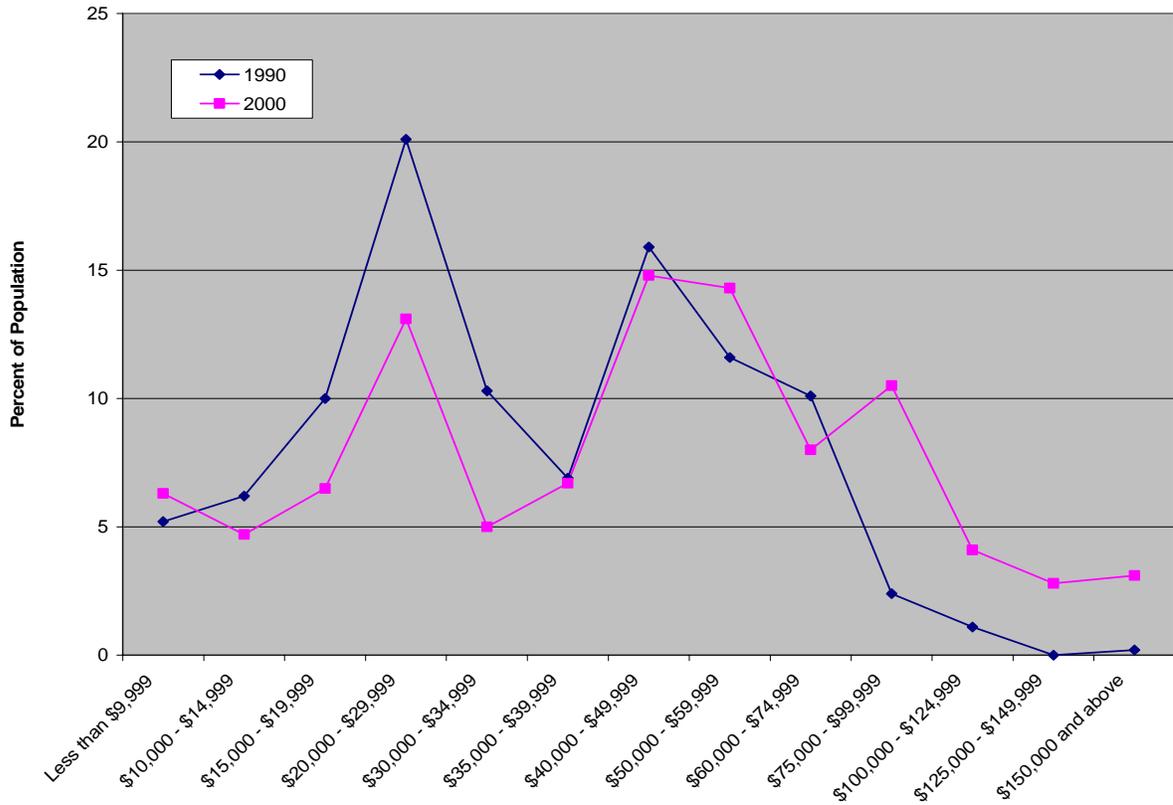
1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
22	0.60%	292	4.90%	3,442	40.90%

Source: US Census

- In 1989, Norcross had a median household income of \$33,367. In 1999, the median household income adjusted to 1989 dollars was \$33,970. This is 1.81 percent increase.
- In 1990, Norcross had a per capita income of \$14,410. In 2000, the per capita income adjusted to 1990 dollars was \$14,106. This is a two percent decrease.
- In general, the income distribution of Norcross's population shows that there are more households earning more money in 2000 than in 1990. Notable exceptions include 1) those earning less than \$9,999, 2) those earning between \$40,000 - \$49,999, and 3) and those earning between \$60,000 - \$74,999 - in 1990, 10.1 percent of Norcross's households fell into this category and in 2000, the percentage dropped to 8.0.
- In 1990, 6.92 percent of Norcross's population was living below the poverty level. In 2000, 17.9 percent were.



Income Distribution, 1990 & 2000



Source: US Census

Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	5.2%	6.3%
\$10,000 - \$14,999	6.2%	4.7%
\$15,000 - \$19,999	10.0%	6.5%
\$20,000 - \$29,999	20.1%	13.1%
\$30,000 - \$34,999	10.3%	5.0%
\$35,000 - \$39,999	6.9%	6.7%
\$40,000 - \$49,999	15.9%	14.8%
\$50,000 - \$59,999	11.6%	14.3%
\$60,000 - \$74,999	10.1%	8.0%
\$75,000 - \$99,999	2.4%	10.5%
\$100,000 - \$124,999	1.1%	4.1%
\$125,000 - \$149,999	0.0%	2.8%
\$150,000 and above	0.2%	3.1%

Source: US Census



ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Norcross's residents was retail trade with 15.9 percent of people working in that industry. Manufacturing (12.7%), Wholesale Trade (12.7%), Construction (9.9%), and Other Services (9.8) rounded out the top five industries.
- In 2000, retail trade dropped to fifth with 9.3 percent of Norcross's residents working in that industry. Construction became the dominant industry with 20.2 percent of residents working in this field. Professional Services (15.7%), Manufacturing (13%), and Arts and Entertainment (11.1%) round out the top five industries in 2000. The percentages for Construction and Arts and Entertainment are the highest in Norcross than in any of the other Gwinnett Cities.
- In 1990, Norcross had an unemployment rate of 2.1 percent. The number increased to 6.27 percent in 2000. This is much higher than Gwinnett's unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Norcross was \$21,410. The median earning for a woman was \$21,960. Of the Gwinnett Cities, Gwinnett County, the Atlanta MSA, and the State of Georgia, Norcross is the only jurisdiction where a woman's median earning is higher, albeit slightly, than a man's. Typically there is a \$6,000 to \$10,000 difference between the two.
- Norcross has a greater share of people who carpool, use transit, walk, and bicycle to work of than the County as a whole.

HOUSING

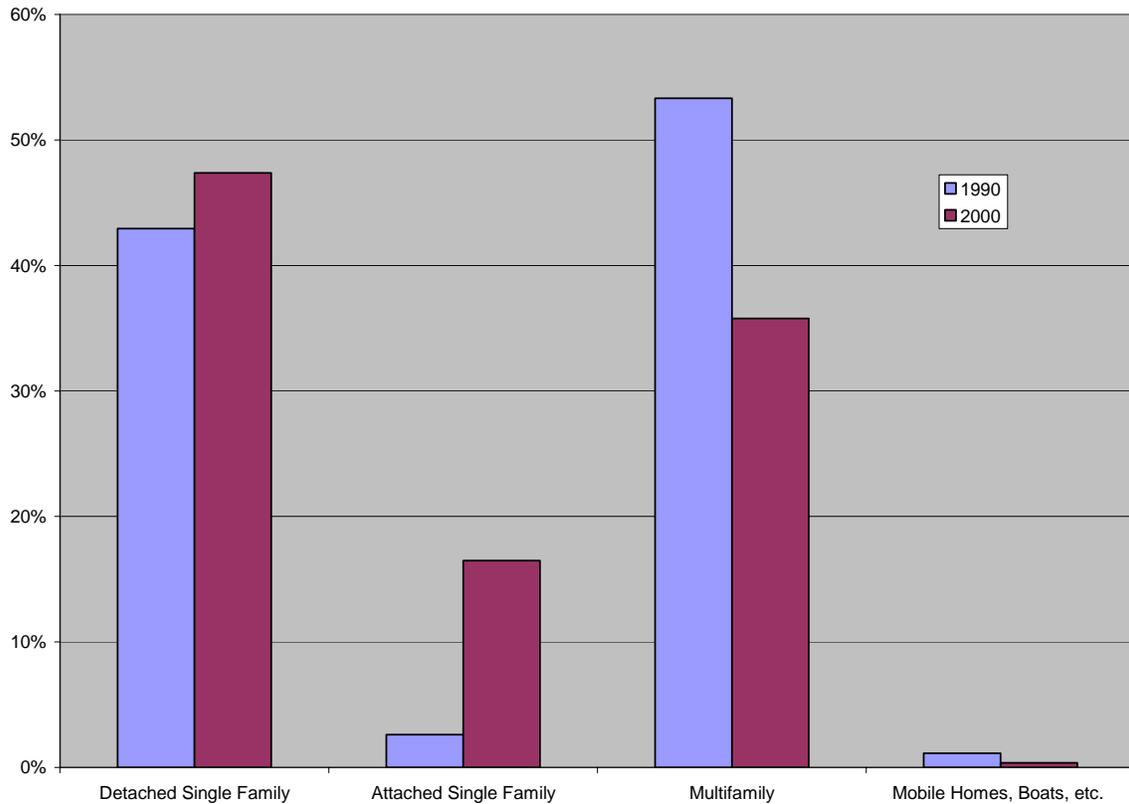
- The majority Norcross's housing (47.4 percent in 2000) is single family detached.
- Between 1990 and 2000 there was a slight increase in the number and percentage of attached single family homes and a decrease in the number of multifamily homes.
- Between 2000 and 2006 72 percent of the total housing units permitted (723) were for single family houses (which includes detached and attached houses).

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	1,184	1,319	42.9%	47.4%
Attached Single Family	72	459	2.6%	16.5%
Multifamily	1,470	996	53.3%	35.8%
Mobile Homes, Boats, etc.	31	10	1.1%	0.4%
Total Units	2,757	2,784		

Source: US Census

Housing Type and Mix, 1990 and 2000



Source: US Census

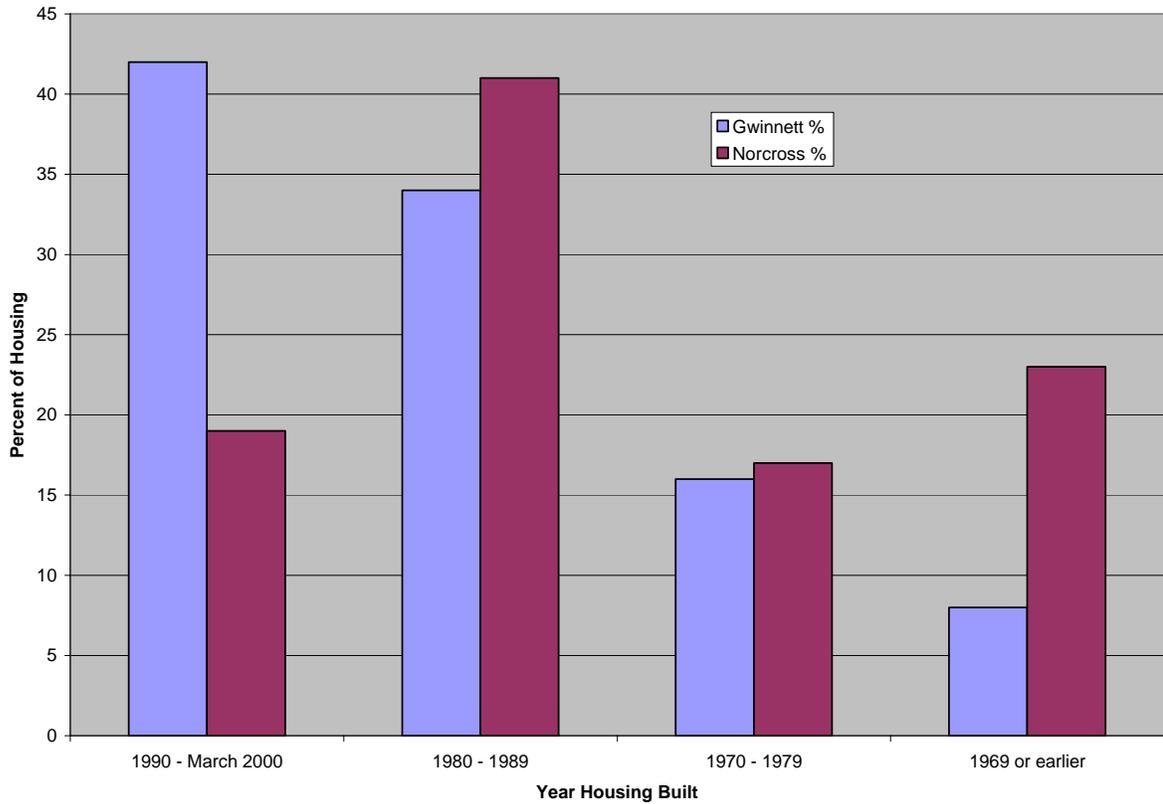


- More of Norcross’s housing (41%) was constructed between 1980 and 1989 than during any other period. This is different from Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

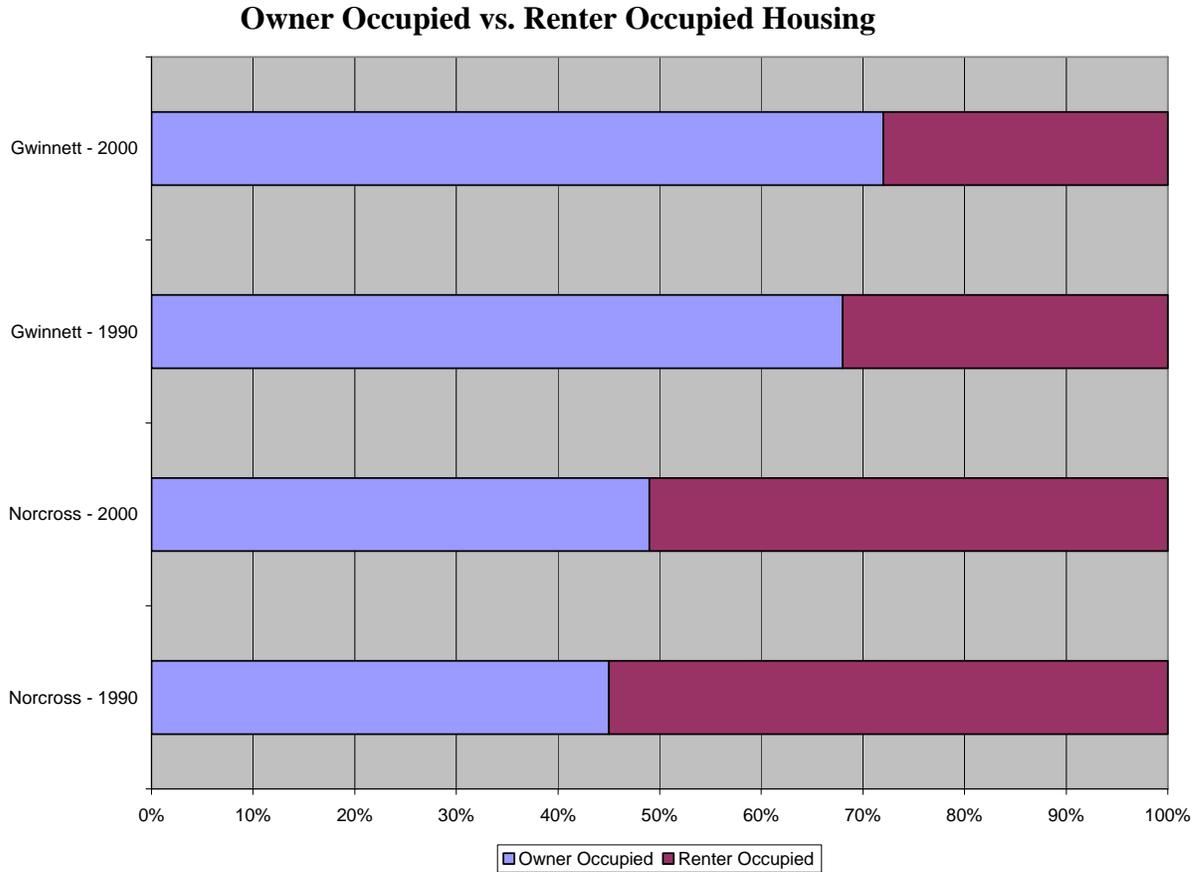
Year Constructed	Gwinnett	Norcross
1990 - March 2000	42%	19%
1980 – 1989	34%	41%
1970 – 1979	16%	17%
1969 or earlier	8%	23%

Age of Housing, 2000



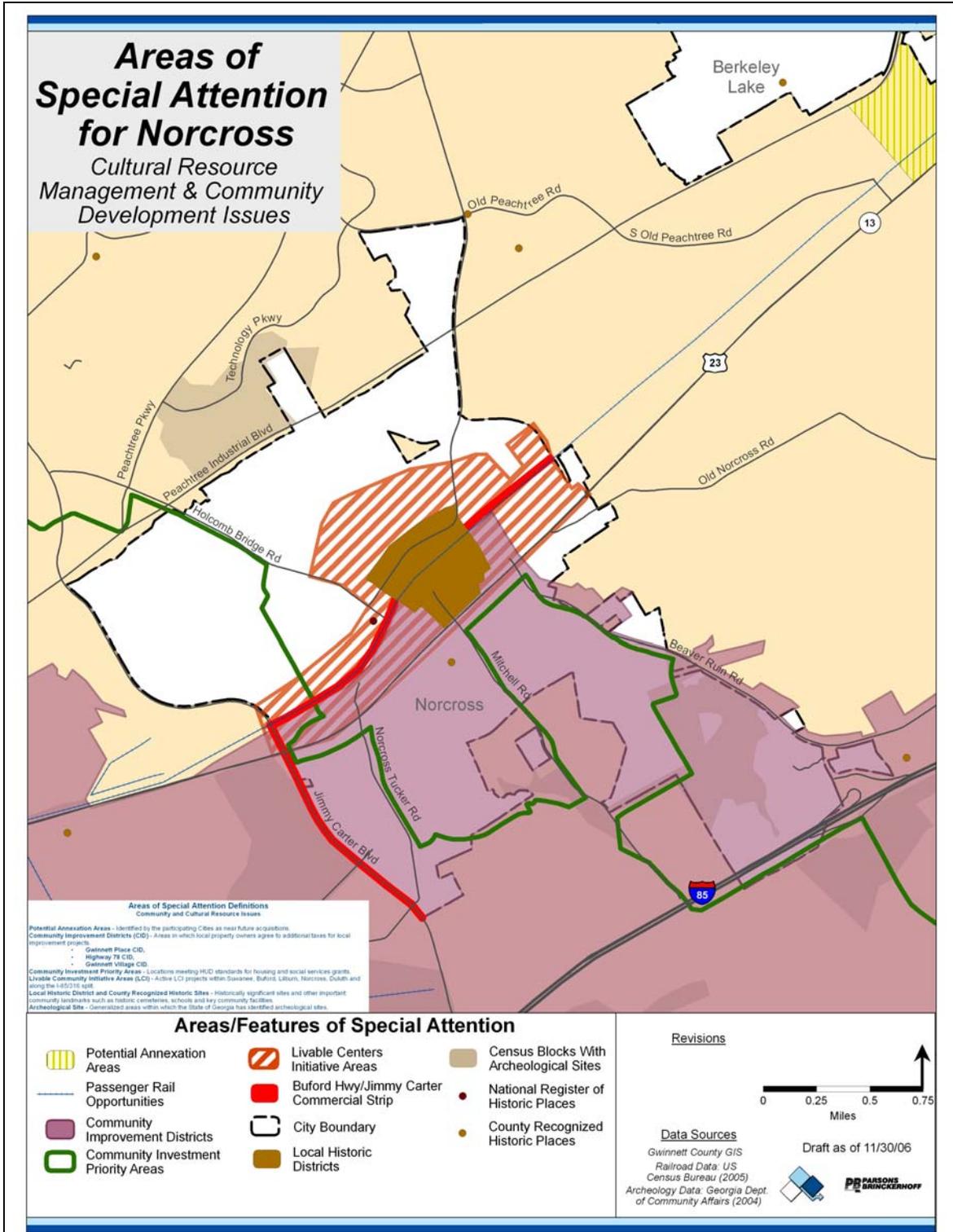
Source: US Census

- Between 1990 and 2000, Norcross experienced a decrease in the percentage of renter-occupied households (55% to 51%) and an increase in owner-occupied households (from 45% to 49%).

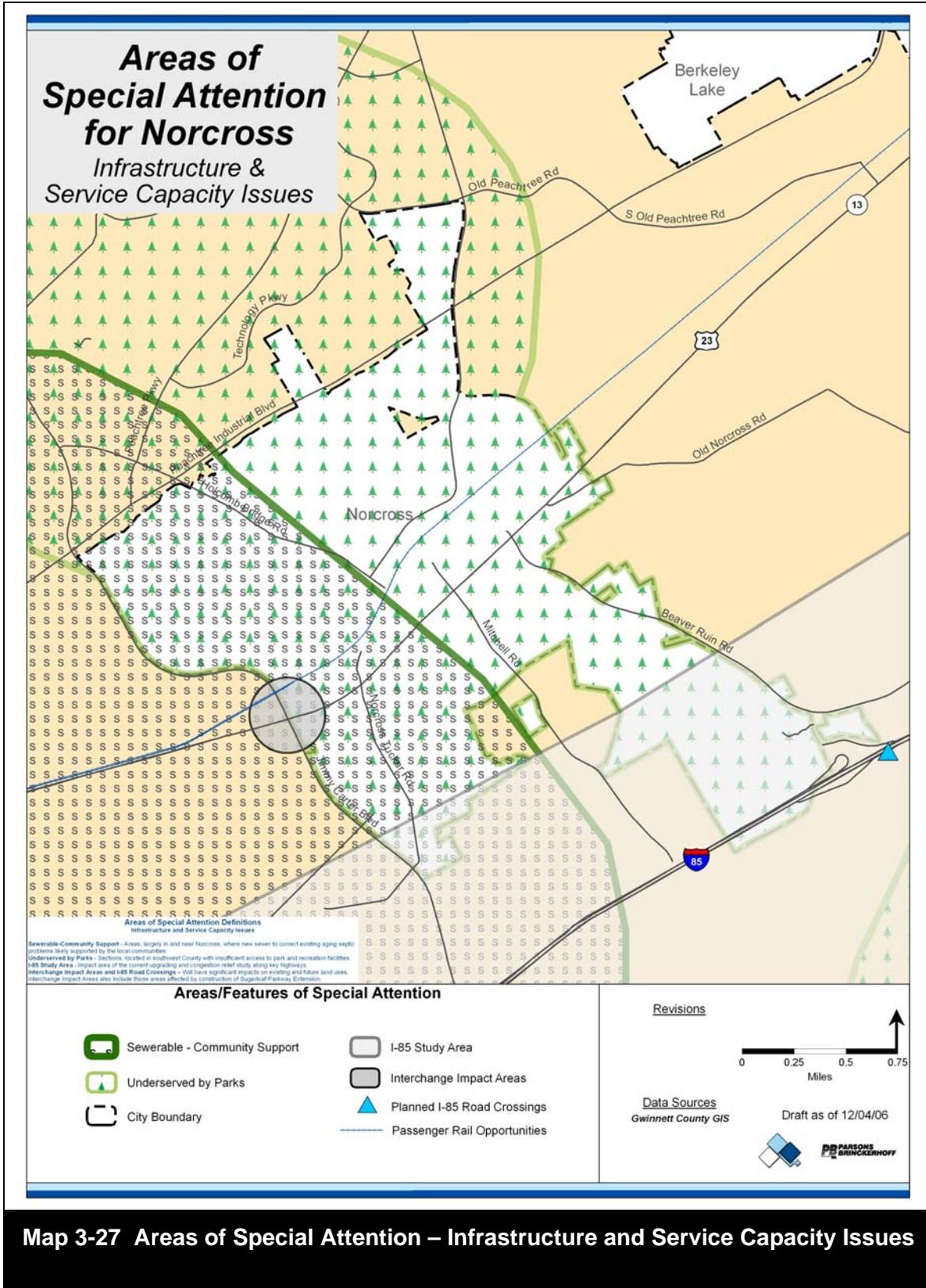


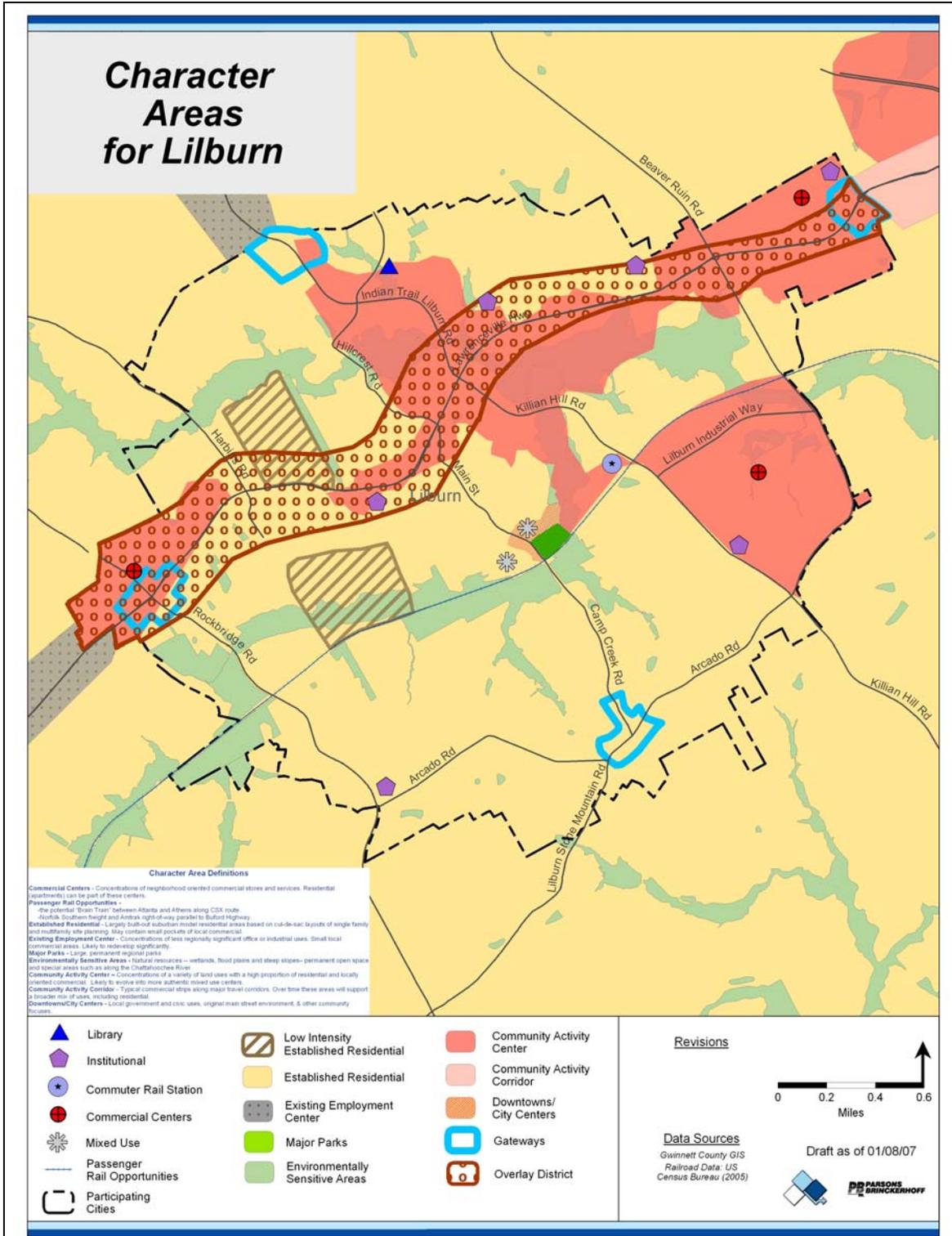
Source: US Census

- Norcross’s median contract rent in 2000 was \$724, a 57 percent increase over a median rent of \$460 in 1990. 2000’s median rent is slightly higher than those for Gwinnett County, which had a median rent of \$719 in 2000, but is slightly lower than Gwinnett’s 1990 median rent of \$483.
- Approximately 33 percent of Norcross’s 2,690 households experience some sort of housing problem. This is slightly higher than the rate for the entire County, which is 28 percent.



Map 3-26 Areas of Special Attention – Cultural Resource Management and Community Development Issues





Map 3-28 Character Areas

SUWANEE

POPULATION

- The estimated 2005 population is 12,553. This is a 1,941 percent increase since 1970.
- The population is expected to increase to 24,014 by 2030, an approximately 91 percent increase from 2005.

Historic and Projected Population

1970	1980	1990	2000	2005 (est.)	2010	2020	2030
615	1,026	2,412	8,725	12,553	14,729	19,585	24,014
Suwanee Projected Population from the city's 2020 Comprehensive Plan, which includes population increases, in part, due to annexation.					19,152	23,098*	27,044*

Sources: US Census, Dr. Thomas Hammer Projections

- Suwanee follows age distributions consistent with Gwinnett.

Projections by Age

	2000	2010	2020	2030
0-4 Years Old	746	1,089	1,431	1,774
5-13 Years Old	1,476	2,130	2,783	3,437
14-17 Years Old	355	490	625	760
18-20 Years Old	226	317	407	498
21-24 Years Old	304	427	550	673
25-34 Years Old	1,402	2,010	2,618	3,226
35-44 Years Old	2,029	2,973	3,916	4,860
45-54 Years Old	1,325	1,934	2,543	3,152
55-64 Years Old	485	679	872	1,066
65 and Older	377	528	679	830

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

- Suwanee, similar to the rest of the County, is becoming more diverse.

White and Non-White Population, 1990 & 2000

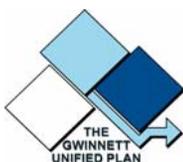
White 1990	White 2000	Percent Change 1990-2000	Non-White 1990	Non-White 2000	Percent Change 1990-2000
2258	7,372	226.5%	154	1,353	778.6%

Source: US Census

Racial Distribution, 2000

White	Black or African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Total
7,372	557	11	598	187	8,725

Source: US Census



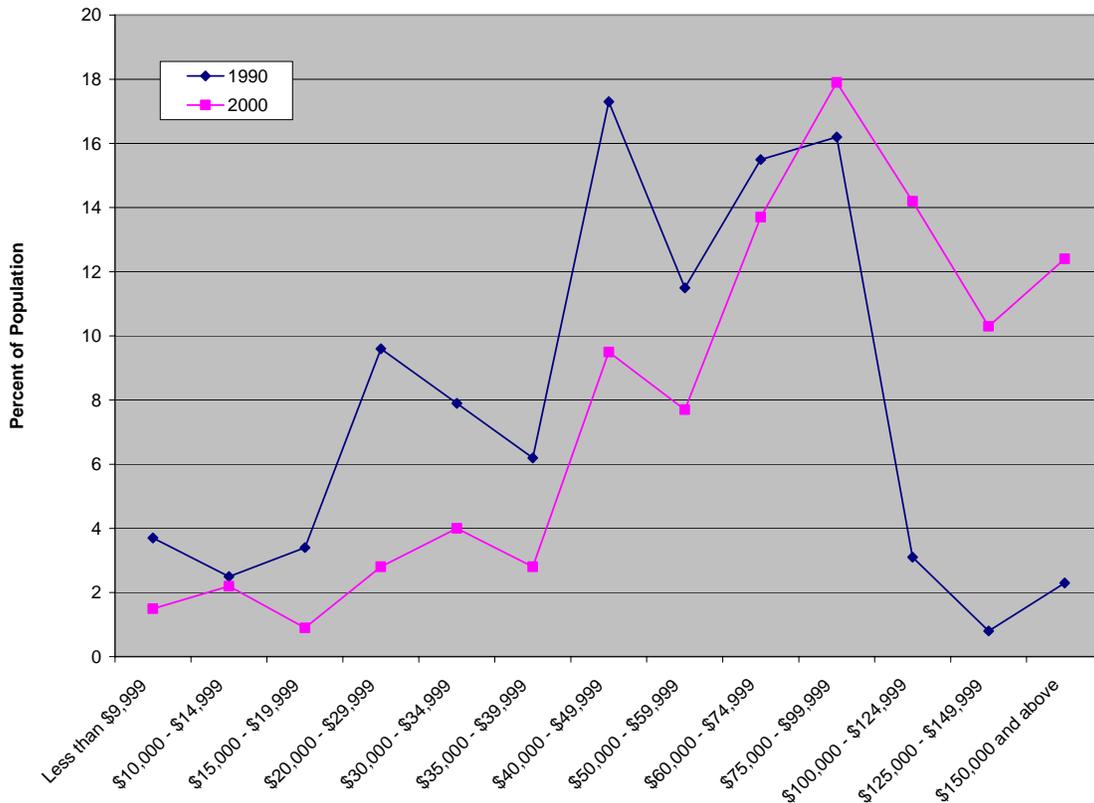
Hispanic Population, 1980, 1990, & 2000

1980 Total	1980 Percentage	1990 Total	1990 Percentage	2000 Total	2000 Percentage
3	.20	29	1.20	276	3.20

Source: US Census

- In 1989, Suwanee had a median household income of \$48,750. In 1999, the median household income adjusted to 1989 dollars was \$63,825. This is 31 percent increase.
- In 1990, Suwanee had a per capita income of \$17,301. In 2000, the per capita income adjusted to 1990 dollars was \$22,566. This is a 30 percent increase.
- Suwanee has seen a reduction in the share of people making less than \$75,000 since 1990. And, it has seen a large increase in the percentage of people making \$75,000 or greater. In fact, the percentages of people making \$100,000 or greater is among the highest in the County.
- In 1990, 1.87 percent of Suwanee’s population was living below the poverty level. In 2000, 2.23 percent were.

Income Distribution, 1990 & 2000



Source: US Census



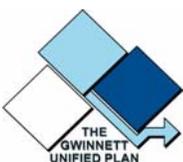
Income Distribution, 1990 & 2000

	1990	2000
Less than \$9,999	3.7%	1.5%
\$10,000 - \$14,999	2.5%	2.2%
\$15,000 - \$19,999	3.4%	0.9%
\$20,000 - \$29,999	9.6%	2.8%
\$30,000 - \$34,999	7.9%	4.0%
\$35,000 - \$39,999	6.2%	2.8%
\$40,000 - \$49,999	17.3%	9.5%
\$50,000 - \$59,999	11.5%	7.7%
\$60,000 - \$74,999	15.5%	13.7%
\$75,000 - \$99,999	16.2%	17.9%
\$100,000 - \$124,999	3.1%	14.2%
\$125,000 - \$149,999	0.8%	10.3%
\$150,000 and above	2.3%	12.4%

Source: US Census

ECONOMIC DEVELOPMENT

- In 1990, the dominant employment industry for Suwanee’s residents was Retail Trade with 18.9 percent of people working in that industry. Manufacturing (17.1%), Education and Health Services (13.9%), Wholesale Trade (11.4%), and Professional Services (10.1%) rounded out the top five industries.
- In 2000, retail trade continued to be the dominant employment industry with 15.3 percent of Suwanee’s residents working in that industry. Education and Health Services (15%), Manufacturing (14.4%), Professional Services (11.7%), Information and Finance, Insurance, and Real Estate and Information tied for fifth with 8.1% of the employment.
- In 1990, Suwanee had an unemployment rate of 3.94 percent. The number decreased to 1.09 percent in 2000. This is much lower than Gwinnett’s unemployment rate of 3.26 percent, the state average of 3.5 percent, and the national rate of 4.0 percent.
- In 1999, the median earning for a man living in Suwanee was \$51,680. The median earning for a woman was \$27,524.
- Suwanee has a greater share of people who walk and bicycle to work than the County as a whole.



HOUSING

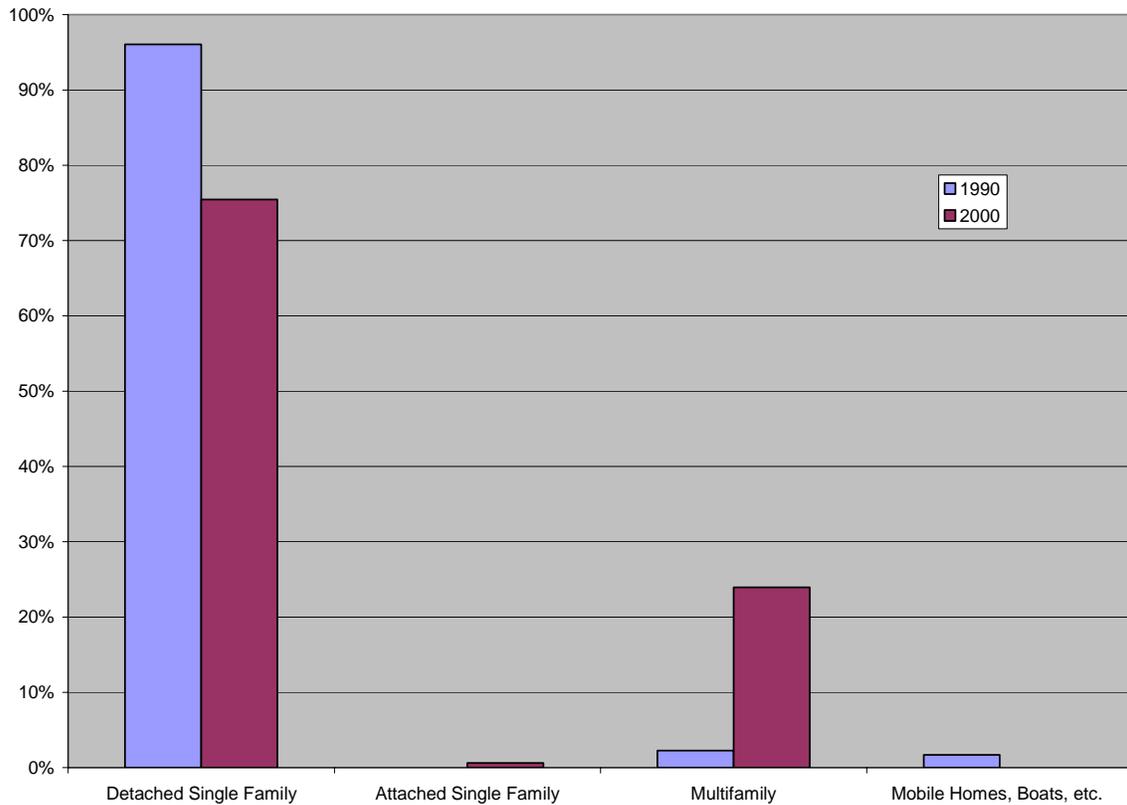
- The majority Suwanee's housing (75.4 percent in 2000) is single family detached.
- Between 1990 and 2000 there was a very small increase in the number and percentage of attached single family homes (from zero units to 20) and a large increase in the number and percentage of multifamily homes (from 20 units to 774 or 2.3% to 23.9%).
- Between 2000 and 2006 69.1 percent of the total housing units permitted (2,221) were for single family houses (which includes detached and attached houses).

Housing Type and Mix, 1990 & 2000

	Number of Units		Percent of Total	
	1990	2000	1990	2000
Detached Single Family	851	2,439	96.0%	75.4%
Attached Single Family	0	20	0.0%	0.6%
Multifamily	20	774	2.3%	23.9%
Mobile Homes, Boats, etc.	15	0	1.7%	0.0%
Total Units	886	3,233		

Source: US Census

Housing Type and Mix, 1990 and 2000



Source: US Census

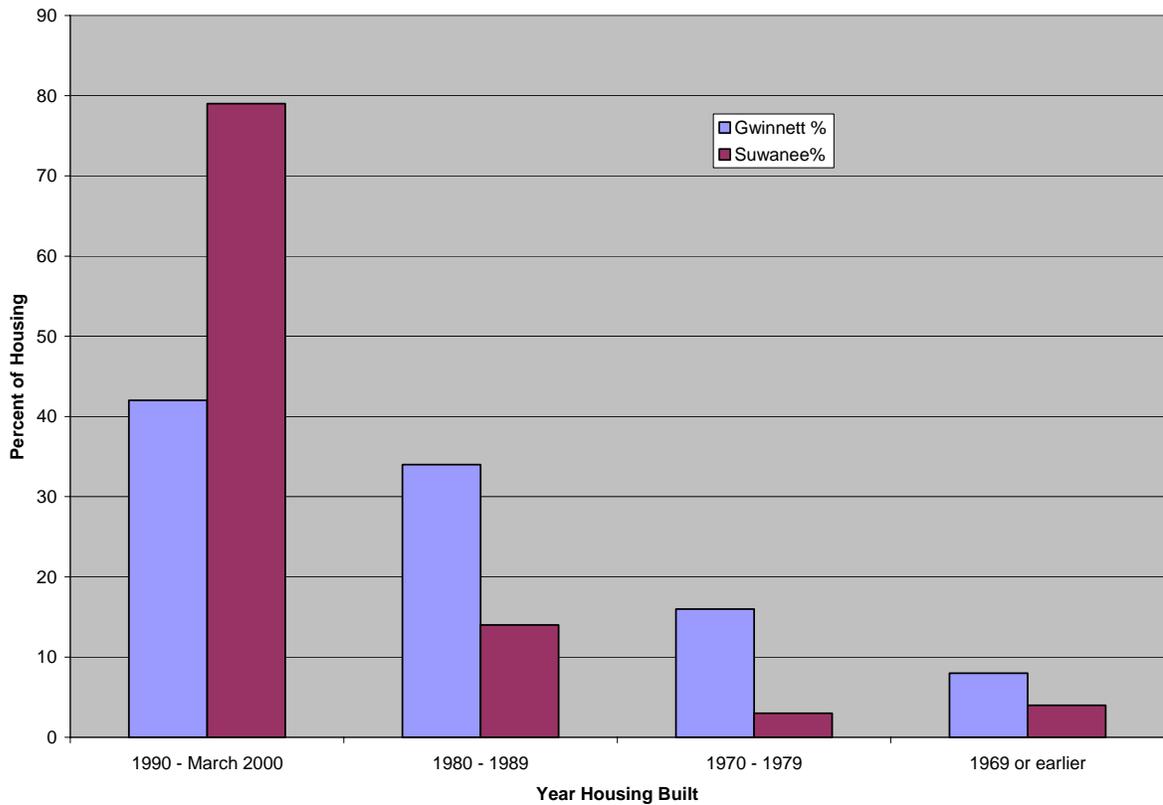


- Most of Suwanee’s housing (79%) was constructed between 1990 and March 2000. This is similar to Gwinnett County, which had more of its housing (42%) constructed between 1990 and 2000 than during any other period.

Age of Housing, 2000

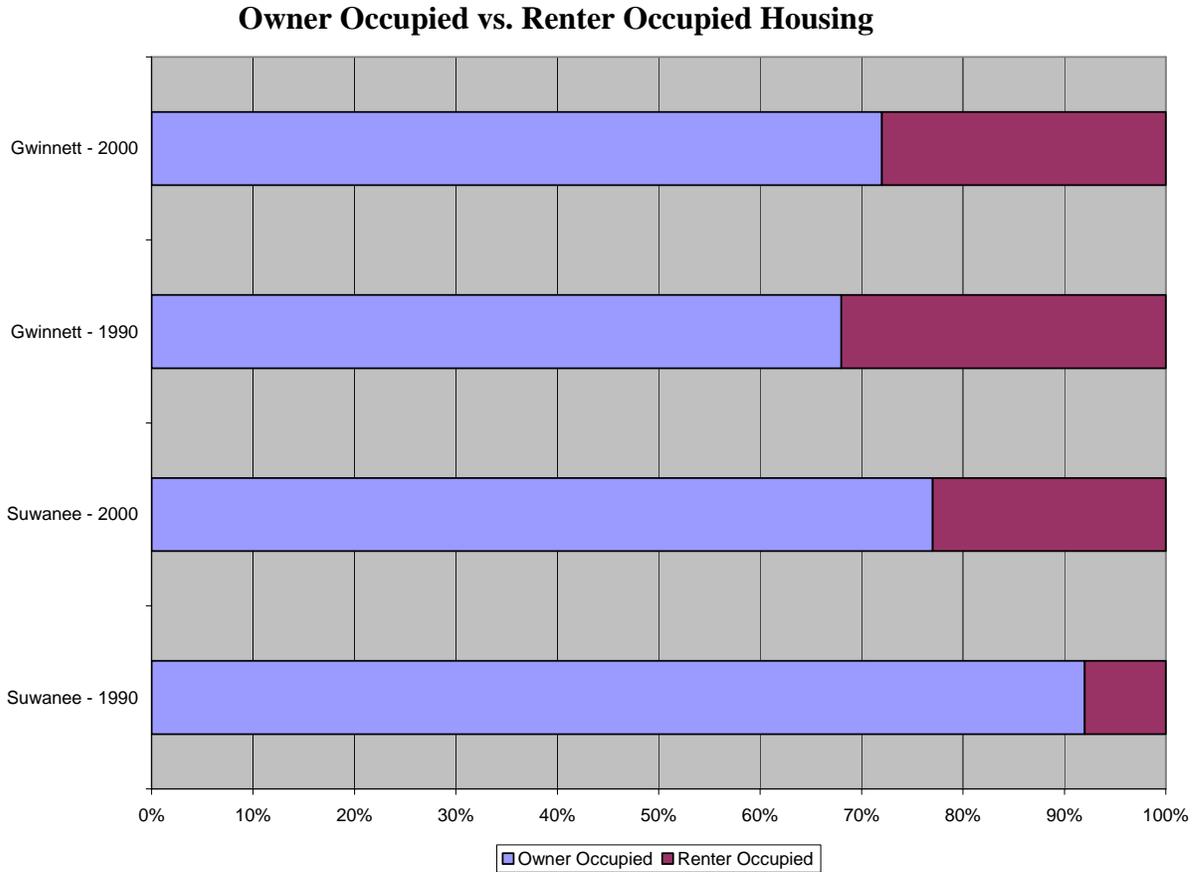
Year Constructed	Gwinnett	Suwanee
1990 - March 2000	42%	79%
1980 – 1989	34%	14%
1970 – 1979	16%	3%
1969 or earlier	8%	4%

Age of Housing, 2000



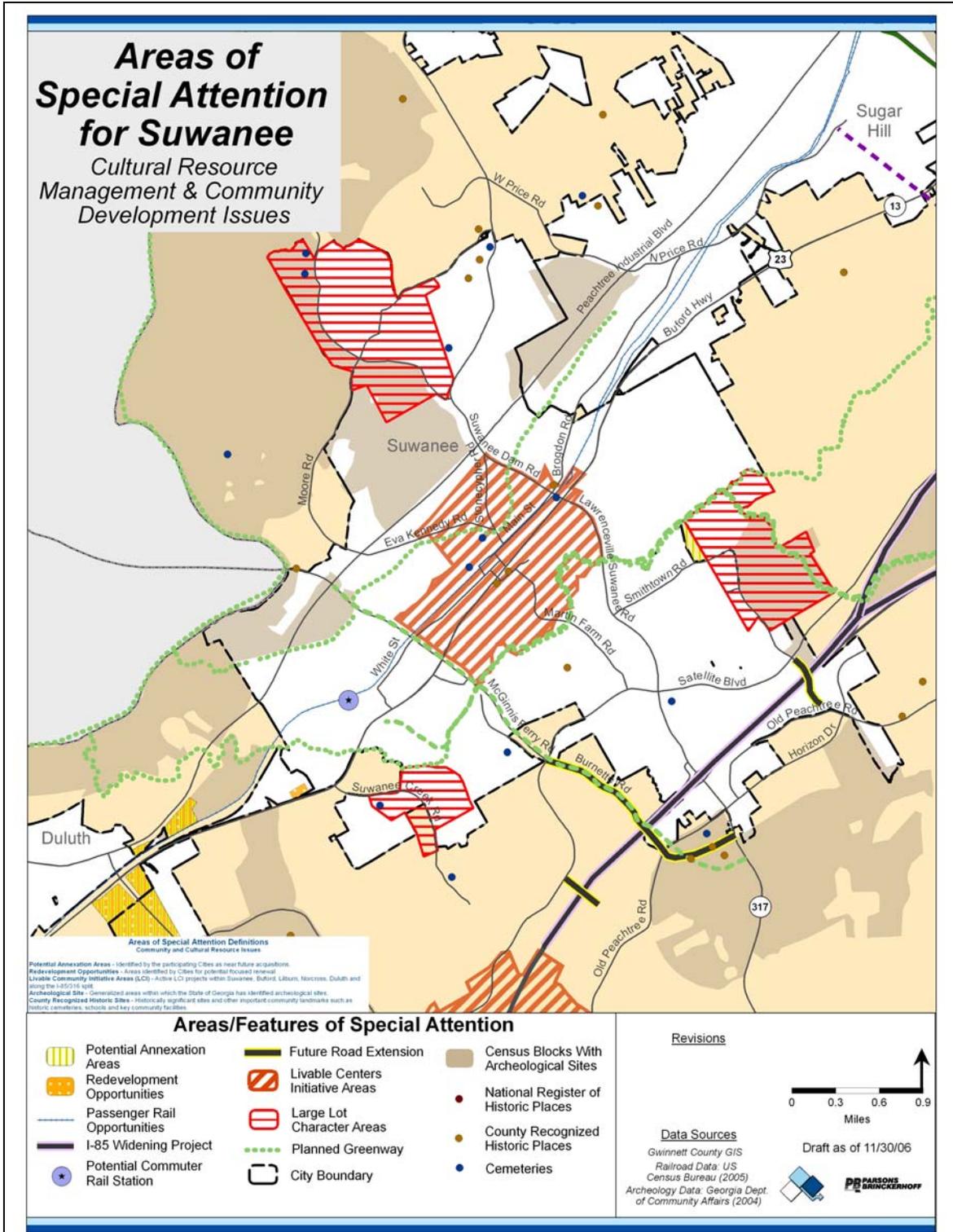
Source: US Census

- Between 1990 and 2000, Suwanee experienced a decrease in the percentage of owner-occupied households (97% to 77%) and an increase in renter-occupied households (from 8% to 23%).

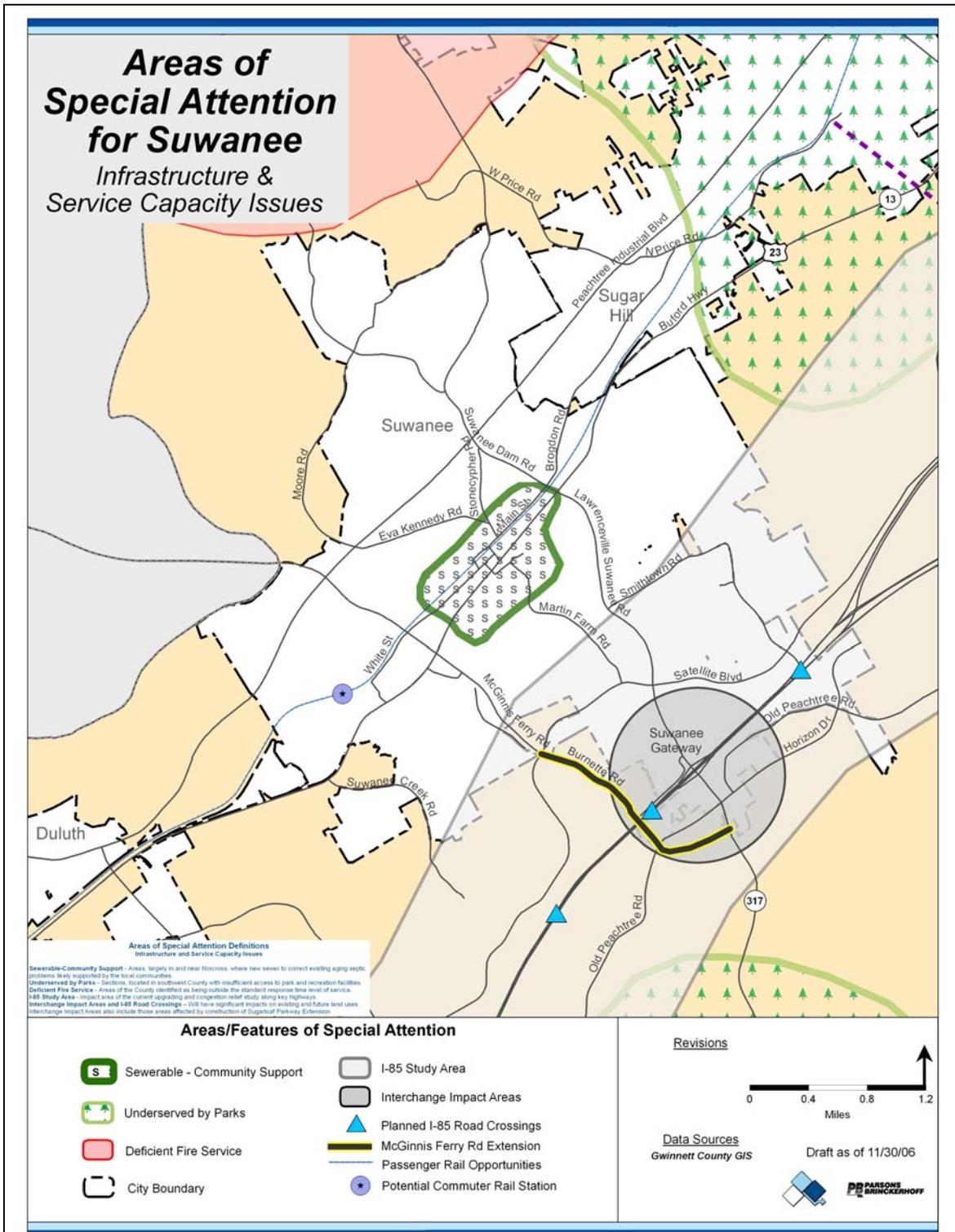


Source: US Census

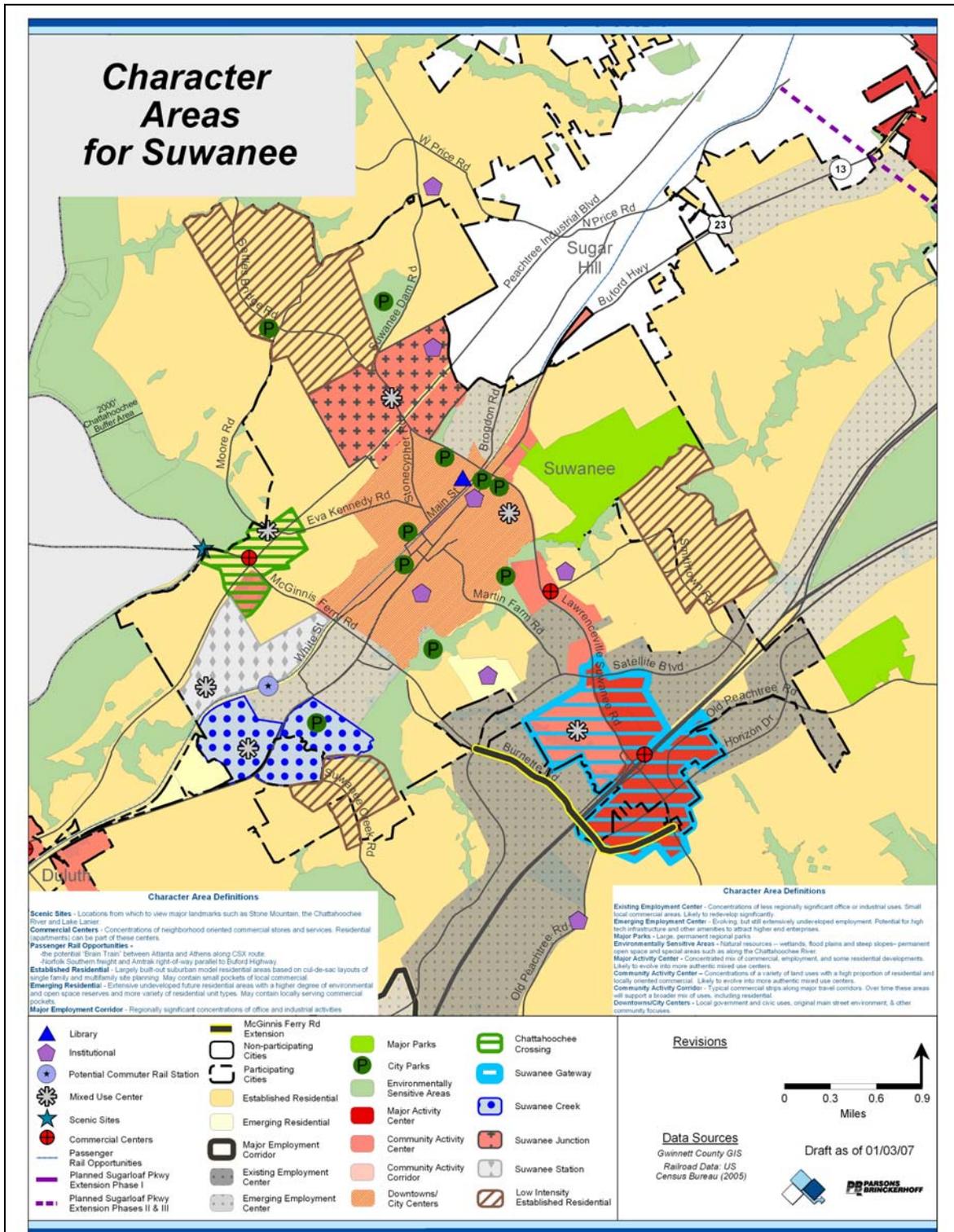
- Suwanee’s median contract rent in 2000 was \$825, a nearly 100 percent increase over a median rent of \$418 in 1990. 2000’s median rent is higher than those for Gwinnett County, which had a median rent of \$719 in 2000, but is slightly lower than Gwinnett’s 1990 median rent of \$483.
- Approximately 23 percent of Suwanee’s 3,008 households experience some sort of housing problem. This is slightly lower than the rate for the entire County, which is 28 percent.



Map 3-29 Areas of Special Attention – Cultural Resource Management and Community Development Issues



Map 3-30 Areas of Special Attention – Infrastructure and Service Capacity Issues



Map 3-31 Character Areas

4 Analysis of Consistency with Quality Community Objectives

“Quality Community Objectives” are a set of Statewide planning criteria (listed in Ch. 110-12-1-.06 of the State Code). The State guidelines call on each jurisdiction to respond to a questionnaire developed by the State regarding how consistent their current plans and development patterns are with these objectives. This analysis may result in additional Issues and Opportunities to add to the original set developed as part of this Community Assessment.

For this Community Assessment, the County and the participating Cities have each submitted their evaluation of their consistency with these State Planning Goals. The full responses to the State questionnaire are attached to this summary report as Appendix A. Because of the wide range of responses covered by the County and the nine participating Cities, it is impossible to present the results of these responses in an overall summary graphic or narrative. Nevertheless a few generalizations are possible.

Overall most Gwinnett jurisdictions responded positively to most of the questions. Those questions more likely not to receive “Yes” answers touched on mixed use zoning, allowance for very small lots (under 5,000 square feet), specialized planning efforts such as promoting agricultural preservation and questions regarding having in place specific planning regulations (tree ordinances, e.g.) rather than merely favorable policies. All jurisdictions but one reported that the same population projections were [not?] used by all jurisdictions including the School Board. (Buford, the one exception, has its own school system.)

It must be emphasized that a “No” answer does not equate with “non-compliance” or some type of failure on the part of the local jurisdiction. Some questions are highly site specific which made it somewhat difficult for the County to provide overall general answers. Furthermore, some questions were irrelevant for some of the Gwinnett Cities due to their not including the types of land use at issue (e.g. industrial zoning), not providing a particular municipal services or not managing the infrastructure that was the focus of the question. Not surprisingly, the larger Cities were more likely to cover more topics than some of the smaller ones and to have a wider range of planning powers and processes or specialized entities.

