

## 5 Supporting Analysis of Data and Information

### 5.1 Introduction

The State Code (Ch. 110-12-1-.07) specifies the data and mapping that must be presented as part of an extensive analysis of existing conditions and trends. This analysis is a lengthy and highly detailed compilation and, for convenience, this Technical Addendum is published as a separate volume. This Chapter 5 of the Community Assessment presents the highlights of this Technical Addendum regarding such issues as population and employment trends, key housing and transportation issues and current status of important public services and facilities. For a fuller discussion of the implications of the existing conditions and additional data, please refer to the complete Technical Addendum.

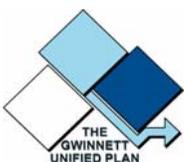
*Note: The following considerations should be kept in mind when reading this summary of the Technical Addendum.*

- a. *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. Consequently, they are included for comparison in some charts and data tables as "Other Gwinnett Cities".*
- b. *To allow for the comparison of data across all the jurisdictions, data from the Census 2000 was used, since the 2005 data from the American Community Survey (ACS) is not yet available for all nine Cities. The American Community Survey has not released the 2005 data for Gwinnett County; however, 2005 estimates are available.*
- c. *The following definitions will help the reader better understand the following charts and tables:*  
**Other Gwinnett Cities:** *The combined data for Snellville, Sugar Hill, and Rest Haven,*  
**Unincorporated County:** *Includes the data for the unincorporated areas of Gwinnett and for those portions of Loganville, Auburn, and Braselton within the County.*  
**Gwinnett County:** *Combined data for all Cities and the unincorporated area.*
- d. *Several Cities have provided additional data and these are found in the City profiles in Chapter 3.*

### 5.2 Population

#### Population Trends and Growth Rate Comparison

Gwinnett County and its Cities have experienced a tremendous growth in the past thirty years, with a nine fold increase in population between 1970 and 2005. (See Table 5.1.)



**Table 5-1 Population change 1970-2005**

	1970 Population	1980 Population	1990 Population	2000 Population	2005 Population (est.)	Population Change 1970-2005	% Change 1970- 2005
<b>Berkeley Lake</b>	219	503	791	1,695	2,071	1,852	845.66%
<b>Buford</b>	4,640	6,697	8,771	10,668	10,972	6,332	136.47%
<b>Dacula</b>	782	1,577	2,217	3,848	4,425	3,643	465.86%
<b>Duluth</b>	1,810	2,956	9,029	22,122	24,482	22,672	1252.60%
<b>Grayson</b>	366	464	529	765	1,314	948	259.02%
<b>Lawrenceville</b>	5,207	8,928	16,848	22,397	28,393	23,186	445.29%
<b>Lilburn</b>	1,666	3,765	9,301	11,307	11,416	9,750	585.23%
<b>Norcross</b>	2,755	3,317	5,947	8,410	9,887	7,132	258.87%
<b>Suwanee</b>	615	1,026	2,412	8,725	12,553	11,938	1941.14%
<b>Other Gwinnett Cities</b>	3,923	11,085	16,817	26,091	35,081	31,158	794.24%
<b>Unincorporated Gwinnett County</b>	50,366	126,585	280,248	472,420	553,306	502,940	998.57%
<b>Gwinnett County</b>	72,349	166,903	352,910	588,448	693,900	621,551	859.10%
<b>ARC</b>	1,500,823	1,896,182	2,557,800	3,429,379	3,813,700	2,312,877	154.11%
<b>Georgia</b>	4,589,575	5,457,566	6,478,216	8,186,453	8,821,142	4,231,567	92.20%

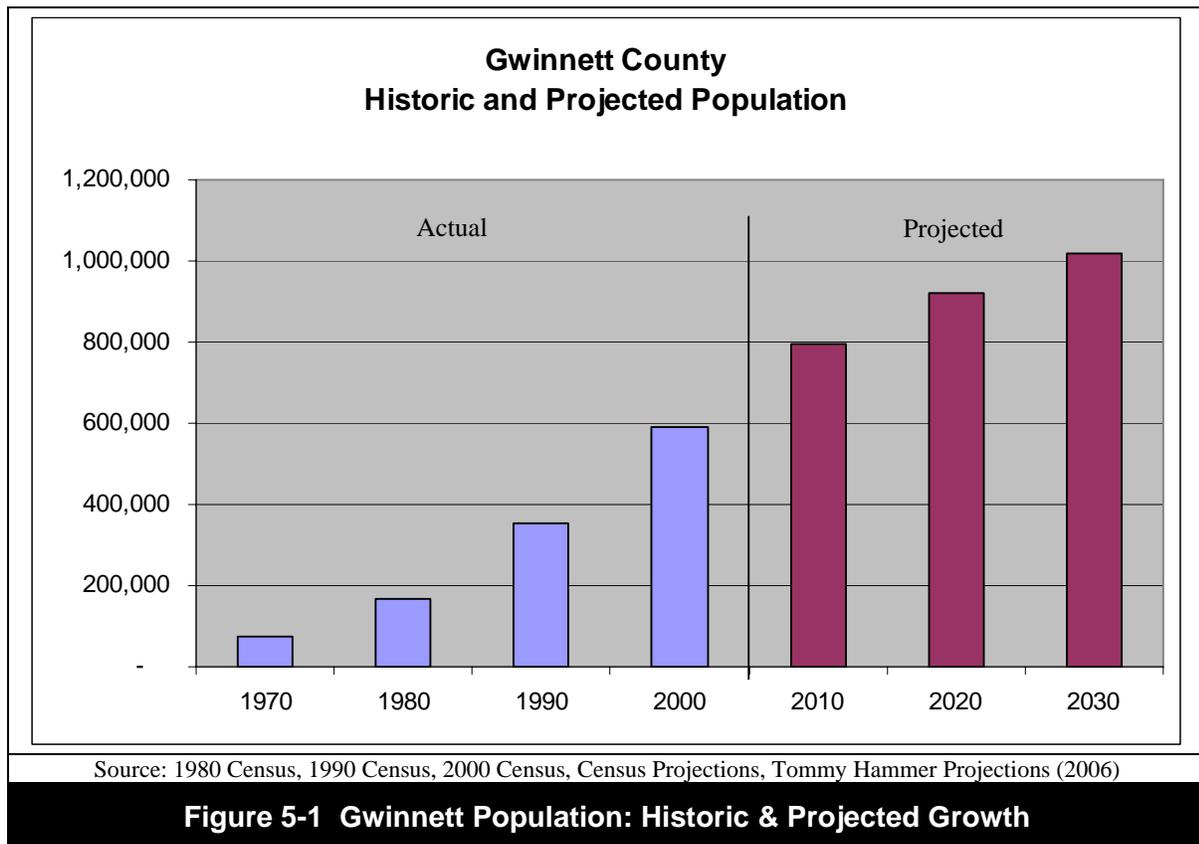
As part of the Gwinnett County 2030 Unified Plan, population projections have been prepared by Dr. Thomas Hammer for the 20-county ARC region. Table 5.2 shows population projections through 2030 when the County's population is projected to have more than one million residents. The Cities within Gwinnett are expected to grow proportionally with the County as a whole, though the share of the County's population within the incorporated Cities is expected to fall from 15.3% in 2000 to 14.0% in 2030. Therefore, while each jurisdiction should prepare for an influx of residents, the unincorporated areas of the County will experience the greatest gain.



<b>Table 5-2 Population Projections: 2000-2030</b>				
	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Berkeley Lake</b>	1,695	2,302	2,722	3,060
<b>Buford</b>	10,668	11,252	11,663	11,948
<b>Dacula</b>	3,848	4,712	5,162	5,495
<b>Duluth</b>	22,122	27,011	31,307	34,691
<b>Grayson</b>	765	1,528	1,954	2,327
<b>Lawrenceville</b>	22,397	30,396	34,082	36,882
<b>Lilburn</b>	11,307	11,649	12,002	12,246
<b>Norcross</b>	8,410	10,469	11,540	12,337
<b>Suwanee **</b>	8,725	14,729	19,585	24,014
<b>Gwinnett County</b>	<b>588,448</b>	<b>795,444</b>	<b>920,660</b>	<b>1,019,166</b>

*Source: 2000 Census, Dr. Thomas Hammer Projections, 2006*  
*\*\*Suwanee has their own projections (See Section 3.6 City Profile)*

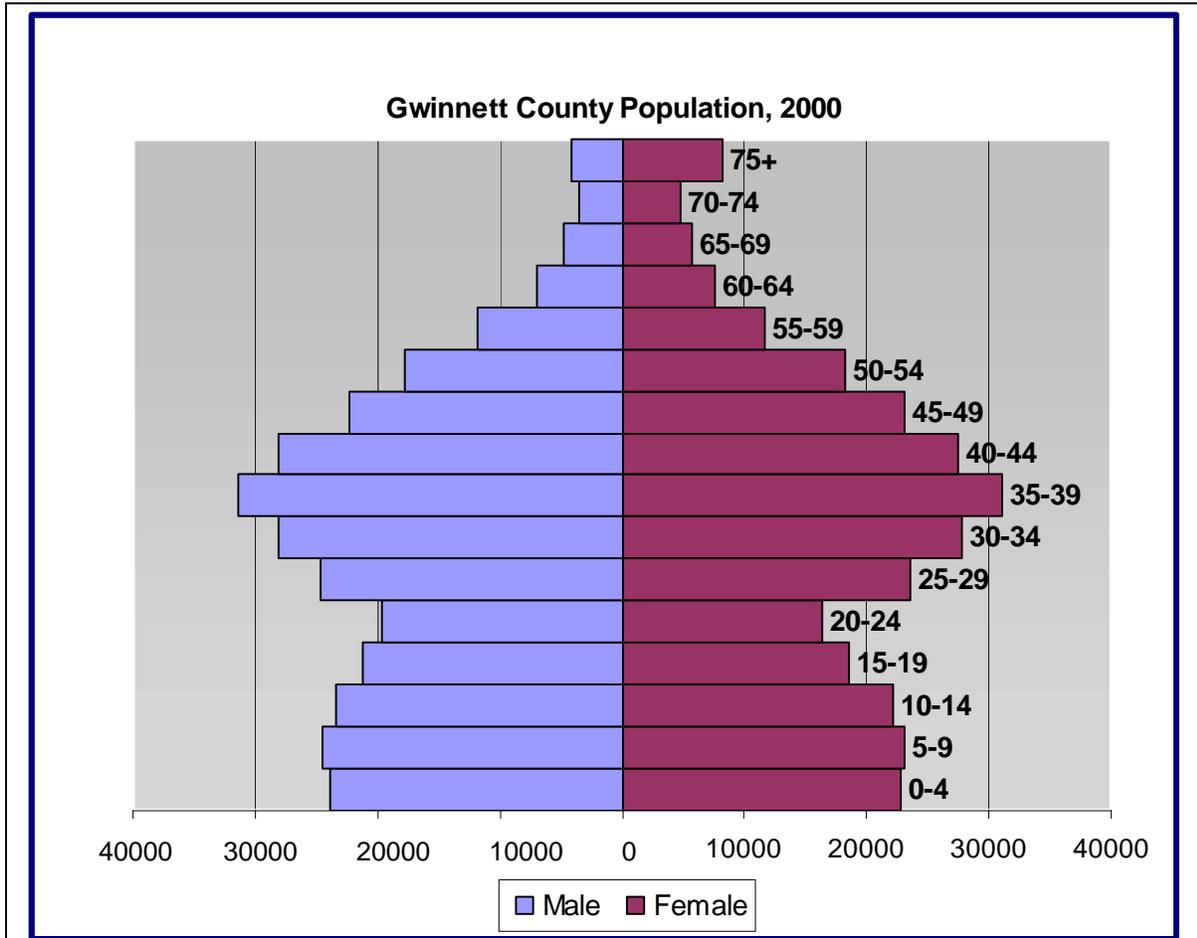
Figure 5.1 shows the population of the County as a whole in the fifty-year period between 1980 and 2030. In 2005 the exponentially-rising population figures begin to flatten, indicating constrained growth and approaching buildout.



**Figure 5-1 Gwinnett Population: Historic & Projected Growth**

### 5.3 Age Distribution

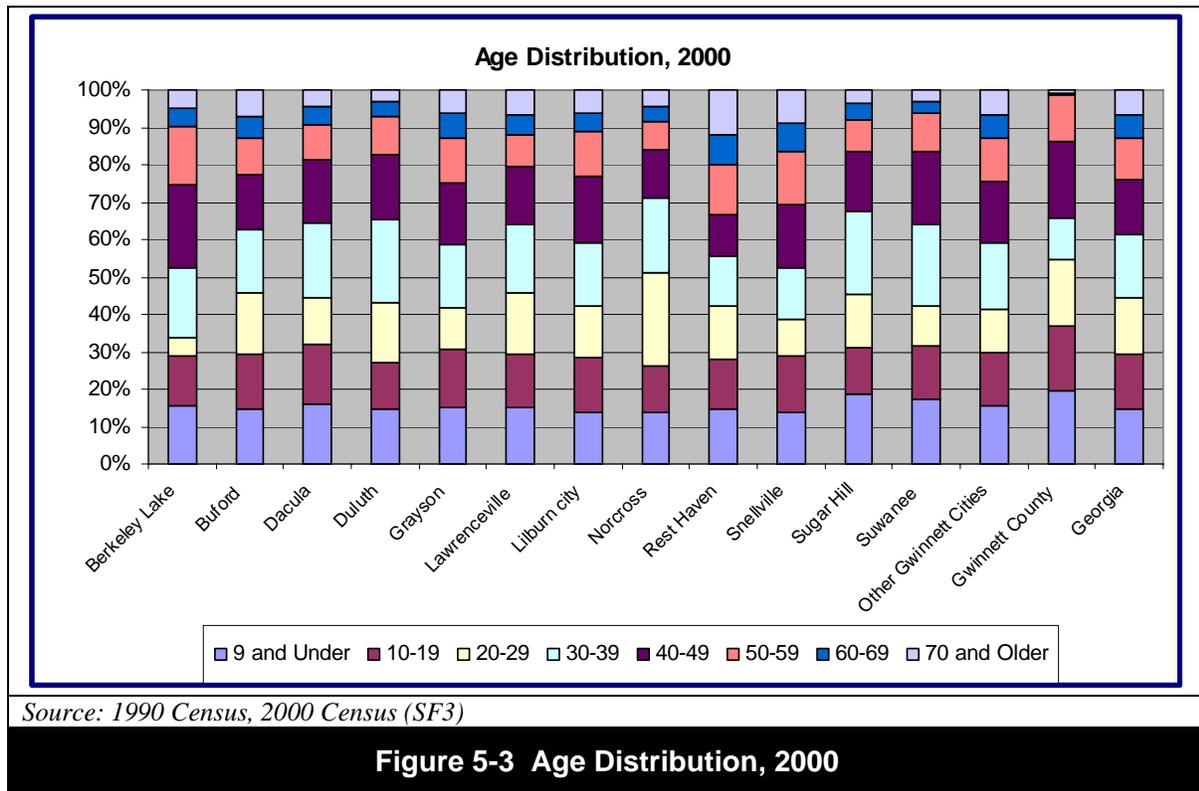
Gwinnett County continues to be a family-oriented suburb, composed predominately of adults of child-bearing age and children under 14. However, Gwinnett’s share of the older population is also growing significantly.



Source: 2000 Census (SF3)

**Figure 5-2 Gwinnett County Population, 2000**

Figure 5.3 shows most of the Cities follow consistent age distributions. The most notable exceptions are Norcross, with 25% of its total population in the twenties cohort (compared to the statewide rate of 15%) and Berkeley Lake, with less than 5% of residents in their twenties and nearly 40% of residents between the ages of 40 and 59 (compared to the Georgia rate of 25%). Also, the unincorporated areas of Gwinnett County have significantly fewer residents aged 60 and older and a higher share of school-aged children than any City in the County.



### Implications

The County and its Cities need to be prepared for ever-increasing numbers of residents across all age ranges. Gwinnett County was once a family-dominated suburb. In the future, however, as residents age in place, the County will increasingly need to provide programs for older adults, while additional school facilities will still be needed to serve the influx of school-age children and families that move to Gwinnett.

### 5.4 Race and Ethnicity

Between 1990 and 2000, the number of non-white residents in Gwinnett County increased at ten times the rate of the white population, making non-white residents approximately 27% of the total population by 2000. As shown in Table 5.3., all Cities but Suwanee had a white resident growth rate of under 100%, while all Cities but Buford had a non-white resident growth rate of more than 100%.

**Table 5-3 White and Non-White Population**

	White 1990	White 2000	Percent Change, 1990-2000	Non- White 1990	Non-White 2000	Percent Change, 1990-2000
<b>Berkeley Lake</b>	783	1,372	75.2%	8	323	3937.5%
<b>Buford</b>	7,332	8,125	10.8%	1,439	2,543	76.7%
<b>Dacula</b>	2,205	3,516	59.5%	12	332	2666.7%
<b>Duluth</b>	8,271	15,186	83.6%	758	6936	815.0%
<b>Grayson</b>	520	725	39.4%	9	40	344.4%
<b>Lawrenceville</b>	15,428	17,030	10.4%	1420	5367	278.0%
<b>Lilburn</b>	8,626	7,812	-9.4%	675	3495	417.8%
<b>Norcross</b>	4,377	4,499	2.8%	1,570	3,911	149.1%
<b>Suwanee</b>	2,258	7,372	226.5%	154	1353	778.6%
<b>Other Gwinnett Cities</b>	16,532	23,895	44.5%	285	3,006	954.7%
<b>Gwinnett County</b>	320,971	427,883	33.3%	31,939	160,565	402.7%
<b>Atlanta ARC Region</b>	1,773,404	2,017,854	13.8%	784,396	1,411,525	80.0%

*Source: 1990 and 2000 Census (SF1)*

Table 5.4 shows a significant degree of variation in the breakdown of races among the Cities. Norcross is the most diverse, with nearly half of residents identifying themselves as non-white. Conversely, Grayson and Dacula each have a non-white population of less than 10%. Certain Cities are home to higher-than-average concentrations of particular ethnicities; for example, Berkeley Lake with its 12% Asian population, Lawrenceville with its 14% African American population, and Norcross with its 19% Other Race (two or more races) population.

**Table 5-4 Racial Distribution, 2000**

	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Total Gwinnett County
<b>White</b>	1,372	8,125	3,516	15,186	725	17,030	7,812	4,499	7,372	23,895	427,883
<b>Black or African American</b>	69	1,422	163	2,623	27	3,048	1,349	1,751	557	1,365	78,224
<b>American Indian/Alaska Native</b>	3	33	13	73	0	49	38	45	11	57	1,638
<b>Asian or Pacific Islander</b>	200	91	60	2,860	8	731	1,325	516	598	506	42,623
<b>Other Race</b>	51	997	96	1,380	5	1,539	783	1,599	187	1,078	38,080
<b>Total</b>	<b>1,695</b>	<b>10,668</b>	<b>3,848</b>	<b>22,122</b>	<b>765</b>	<b>22,397</b>	<b>11,307</b>	<b>8,410</b>	<b>8,725</b>	<b>26,901</b>	<b>588,448</b>

*Source: 2000 Census (SF3)*

Table 5.5 depicts the dramatic growth in the Hispanic population in the county and its Cities. (The Hispanic population is not considered a race in Census tabulations, so this category is presented separately.) In 2000, Gwinnett County was one tenth Hispanic, and several Cities have significantly higher shares of Hispanic residents.

**Table 5-5 Percent Hispanic: 1980-2000**

	1980 Total	1980 Percent	1990 Total	1990 Percent	2000 Total	2000 Percent
<b>Berkeley Lake</b>	3	0.50%	8	1.00%	45	2.65%
<b>Buford</b>	21	0.30%	213	2.40%	1,842	17.30%
<b>Dacula</b>	5	0.30%	22	0.90%	142	3.70%
<b>Duluth</b>	13	0.40%	217	2.40%	2,002	9.00%
<b>Grayson</b>	0	0.00%	9	1.70%	7	0.90%
<b>Lawrenceville</b>	80	0.80%	307	1.80%	2,720	12.10%
<b>Lilburn</b>	13	0.30%	216	2.30%	1,495	13.20%
<b>Norcross</b>	22	0.60%	292	4.90%	3,442	40.90%
<b>Suwanee</b>	3	0.20%	29	1.20%	276	3.20%
<b>Other Gwinnett Cities</b>	79	0.70%	175	1.04%	1,673	6.41%
<b>Unincorporated County</b>	1,159	0.90%	6,832	2.40%	49,967	10.60%

**Table 5-5 Percent Hispanic: 1980-2000**

	1980 Total	1980 Percent	1990 Total	1990 Percent	2000 Total	2000 Percent
<b>Gwinnett County</b>	1,426	0.80%	8,470	2.40%	64,137	10.80%

Source: 1980 Census, 1990 Census, 2000 Census (SF3)

### Implications

Gwinnett County, a homogenous community in the 1970s and 1980s, is now a diverse, multi-ethnic community. Programs and resources for non-native English speakers will need to be provided in order to include this growing sector in the opportunities available in Gwinnett County.

### 5.5 Income

Economically, Gwinnett County was in better shape in 2000 than in 1990. This economic growth has not been uniform, as a handful of Cities were relatively unchanged or saw slight declines in such categories as *per capita* income in the past decade.

Median household income in Gwinnett County has grown moderately in the ten years between 1989 and 1999, and it remains greater than that of the Atlanta region or the state of Georgia (see Table 5.6). Although all of the Cities within the County have grown in income between 1989 and 1999, Gwinnett's growth has slowed compared to the Atlanta region and state.

**Table 5-6 Median Household Income, 1989-1999**

	1989	1999 (adjusted)	Median Household Income Change, 1989-1999	% Change 1989-1999
<b>Berkeley Lake</b>	\$65,426	\$83,087	\$17,661	26.99%
<b>Buford</b>	\$25,758	\$29,417	\$3,659	14.20%
<b>Dacula</b>	\$38,571	\$43,689	\$5,118	13.27%
<b>Duluth</b>	\$42,869	\$45,635	\$2,766	6.45%
<b>Grayson</b>	\$39,000	\$39,303	\$303	0.78%
<b>Lawrenceville</b>	\$34,826	\$32,884	-\$1,942	-5.57%
<b>Lilburn</b>	\$40,708	\$40,789	\$81	0.20%
<b>Norcross</b>	\$33,367	\$33,970	\$603	1.81%
<b>Suwanee</b>	\$48,750	\$63,825	\$15,075	30.92%
<b>Total Gwinnett County</b>	\$43,518	\$45,976	\$2,458	5.65%
<b>Atlanta MSA</b>	\$36,051	\$39,453	\$3,402	9.44%
<b>Georgia</b>	\$29,021	\$32,227	\$3,206	11.05%

Source: 1990 Census (SF3) and 2000 Census (SF3). Incomes adjusted to use 1989 as a base year.

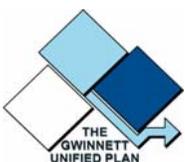


Figure 5.4 illustrates how Gwinnett County has a larger share of higher incomes than the rest of the Atlanta region or Georgia with only 2% of its households with incomes between \$10,000 and \$14,999 but nearly 17% of households with incomes between \$75,000 and \$99,999.

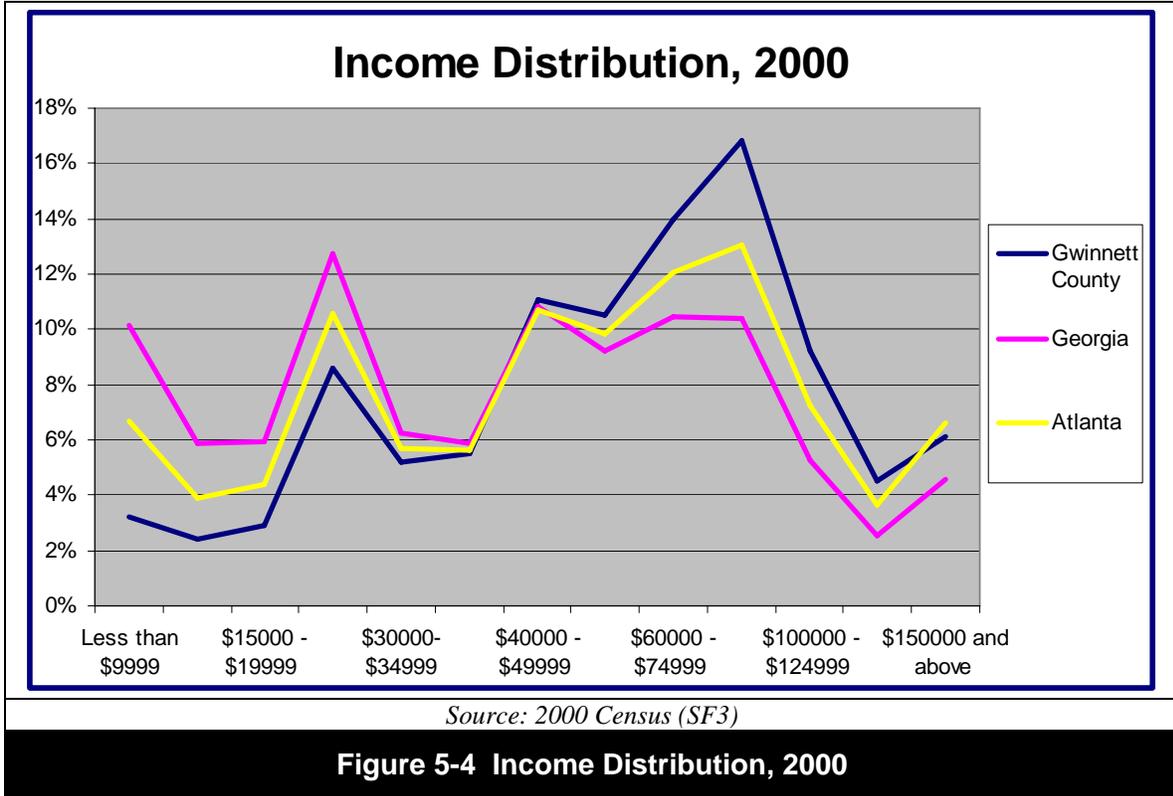
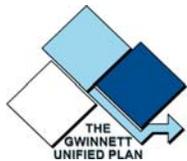


Table 5.6 illustrates the percentage of households in Gwinnett County with an annual household income within a specific income range. Most of the Cities resemble the overall Gwinnett trend, with the most notable exception of Berkeley Lake.

**Table 5-7 Income Distribution, 1990-2000**

Category	Gwinnett County		Berkeley Lake		Buford		Dacula		Duluth		Grayson		Lawrenceville		Lilburn		Norcross		Suwanee	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Less than \$9999	4.60%	3.20%	0.00%	1.90%	16.80%	10.00%	9.10%	0.90%	2.60%	2.00%	6.30%	4.10%	10.80%	7.60%	7.60%	4.50%	5.20%	6.30%	3.70%	1.50%
\$10000 - \$14999	3.90%	2.40%	5.20%	1.60%	11.00%	6.00%	5.60%	2.50%	3.60%	1.70%	1.70%	4.70%	5.00%	5.30%	4.50%	5.30%	6.20%	4.70%	2.50%	2.20%
\$15000 - \$19999	5.30%	2.90%	1.00%	1.80%	11.70%	8.20%	5.20%	3.80%	4.20%	3.20%	4.50%	9.10%	9.50%	5.80%	5.00%	3.40%	10.00%	6.50%	3.40%	0.90%
\$20000 - \$29999	13.90%	8.60%	5.20%	2.10%	17.30%	<b>14.00%</b>	15.30%	7.30%	17.50%	7.30%	22.20%	11.50%	17.10%	<b>14.60%</b>	16.00%	11.00%	20.10%	13.10%	9.60%	2.80%
\$30000 - \$34999	8.20%	5.20%	4.20%	1.40%	10.00%	7.70%	7.40%	6.50%	10.10%	6.70%	8.00%	4.40%	7.90%	5.50%	5.90%	5.90%	10.30%	5.00%	7.90%	4.00%
\$35000 - \$39999	7.70%	5.50%	2.80%	2.10%	4.70%	6.00%	11.00%	6.20%	7.30%	6.90%	9.70%	5.10%	7.00%	6.90%	9.80%	4.00%	6.90%	6.70%	6.20%	2.80%
\$40000 - \$49999	16.40%	11.10%	12.10%	4.30%	10.90%	10.70%	21.20%	12.10%	14.40%	10.20%	18.80%	8.80%	14.20%	11.70%	14.50%	11.40%	15.90%	<b>14.80%</b>	17.30%	9.50%
\$50000 - \$59999	12.60%	10.50%	8.00%	5.30%	7.50%	8.20%	10.10%	14.70%	12.60%	11.90%	6.30%	8.10%	9.80%	9.90%	9.50%	9.70%	11.60%	14.30%	11.50%	7.70%
\$60000 - \$74999	12.50%	14.00%	25.60%	4.30%	6.10%	11.30%	9.10%	<b>21.10%</b>	14.00%	13.90%	14.80%	<b>19.60%</b>	11.00%	11.10%	11.40%	13.70%	10.10%	8.00%	15.50%	13.70%
\$75000 - \$99999	9.30%	<b>16.80%</b>	21.80%	<b>18.80%</b>	3.20%	10.10%	4.60%	12.90%	8.80%	<b>15.30%</b>	5.70%	15.50%	5.00%	10.80%	9.40%	<b>14.40%</b>	2.40%	10.50%	16.20%	<b>17.90%</b>
\$100000 - \$124999	3.00%	9.20%	6.60%	14.30%	0.30%	3.70%	0.90%	7.50%	2.90%	9.50%	1.10%	6.40%	1.50%	5.20%	3.10%	9.60%	1.10%	4.10%	3.10%	14.20%
\$125000 - \$149999	1.00%	4.50%	2.40%	12.70%	0.70%	1.40%	0.00%	2.30%	1.10%	5.20%	0.00%	1.40%	0.50%	3.00%	1.20%	3.70%	0.00%	2.80%	0.80%	10.30%
\$150000 and above	1.50%	6.10%	5.20%	29.30%	0.00%	2.70%	0.30%	2.20%	0.90%	6.30%	1.10%	1.40%	0.90%	2.50%	2.10%	3.40%	0.20%	3.10%	2.30%	12.40%

Source: 1990 Census, 2000 Census (SF3)

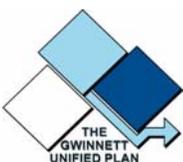


Gwinnett County’s average per capita income grew slightly between 1990 and 2000, but the Cities experienced various levels of growth and decline (see Table 5.8). In the Atlanta metropolitan region as a whole, per capita income declined sharply between 1990 and 2000.

<b>Table 5-8 Per Capita Income: 1990-2000</b>				
	<b>1990</b>	<b>2000 (adjusted)</b>	<b>Per Capita Income Change, 1990-2000</b>	<b>% Change 1990-2000</b>
<b>Berkeley Lake</b>	\$26,883	\$32,991	\$6,108	22.72%
<b>Buford</b>	\$11,250	\$13,904	\$2,654	23.60%
<b>Dacula</b>	\$13,245	\$14,977	\$1,732	13.08%
<b>Duluth</b>	\$19,866	\$22,165	\$2,299	11.57%
<b>Grayson</b>	\$13,973	\$17,236	\$3,263	23.35%
<b>Lawrenceville</b>	\$14,479	\$14,923	\$444	3.07%
<b>Lilburn</b>	\$18,377	\$17,090	-\$1,287	-7.00%
<b>Norcross</b>	\$14,410	\$14,106	-\$304	-2.11%
<b>Suwanee</b>	\$17,301	\$22,566	\$5,265	30.43%
<b>Gwinnett County</b>	\$17,881	\$18,991	\$1,110	6.21%
<b>Atlanta Regional Commission</b>	\$23,918	\$19,674	-\$4,244	-17.74%
<b>Georgia</b>	\$13,631	\$16,066	\$2,435	17.86%

*Source: 1990 Census (SF3), 2000 Census (SF3), and ARC Envision6 Report. Incomes adjusted to use 1990 as a base year.*

Although the residents of the County and most of its Cities are prospering, special attention must be paid to the residents that are struggling economically. Gwinnett’s share of residents in poverty grew from 1989 to 1999 as shown in Table 5.9. All but two of the nine participating Cities saw the percentage of their population in poverty rise between 1989 and 1999.



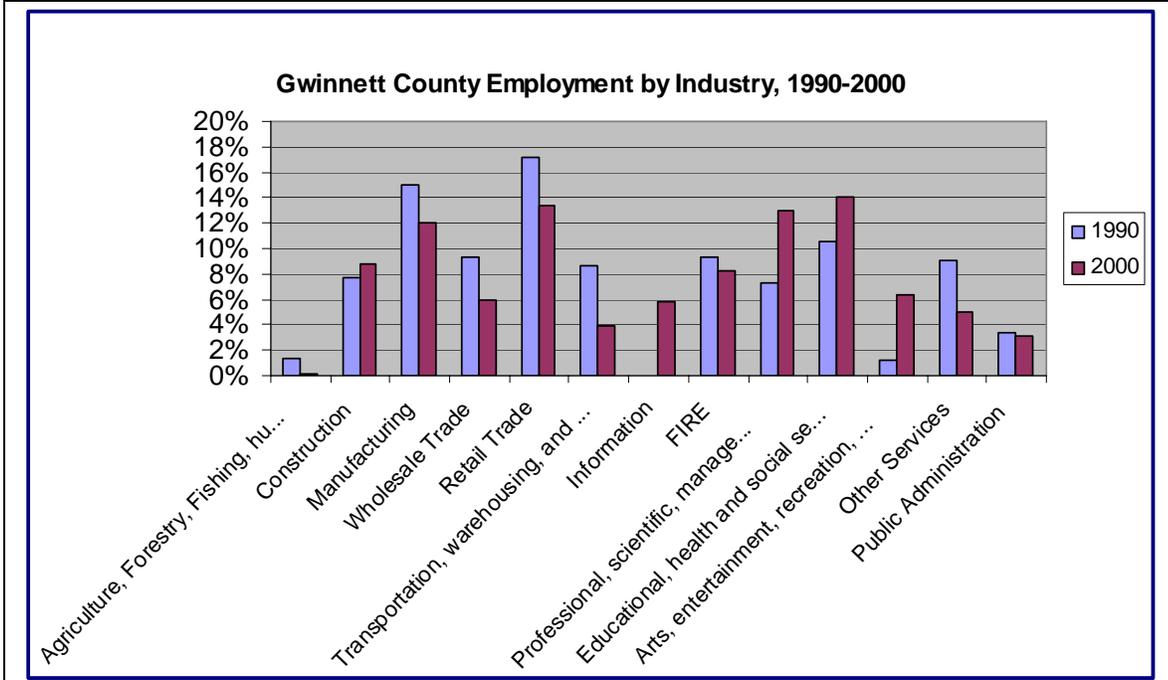
<b>Table 5-9 Poverty Rate: 1990-2000</b>						
	1990	1990	1990	2000	2000	2000
	Total people	People Below Poverty Level	Percentage of Total	Total people	People Below Poverty Level	Percentage of Total
<b>Berkeley Lake</b>	782	5	0.64%	1,760	41	2.33%
<b>Buford</b>	8,585	1,202	14.00%	10,537	1,180	11.20%
<b>Dacula</b>	2,214	119	5.37%	3,889	59	1.52%
<b>Duluth</b>	8,923	225	2.52%	22,264	979	4.40%
<b>Grayson</b>	538	15	2.79%	772	63	8.16%
<b>Lawrenceville</b>	16,671	1,475	8.85%	20,715	2,389	11.53%
<b>Lilburn</b>	9,134	341	3.73%	11,159	681	6.10%
<b>Norcross</b>	5,925	410	6.92%	8,252	1,477	17.90%
<b>Suwanee</b>	2,411	45	1.87%	9,051	202	2.23%
<b>Gwinnett County</b>	350,595	13,951	3.98%	582,453	33,067	5.68%
<b>Atlanta MSA</b>	2,784,333	279,507	10.04%	4,040,946	379,924	9.40%
<b>Georgia</b>	6,299,654	923,085	14.65%	7,959,649	1,033,793	12.99%

*Source: 1990 Census, 2000 Census (SF3)*



## 5.6 Economic Development

Gwinnett County's residents are employed in a wide range of industries. Significant changes between 1990 and 2000 include growth in the professional, education and health, and arts and entertainment industries.



Source: 1990 and 2000 Census (SF3)

**Figure 5-5 Employment by Industry, 1990-2000**

## 5.7 Labor Force

Gwinnett County's unemployment rate of 3.25% in 2000 was lower than the state average of 3.5% and the national rate of 4.0%. However, five of Gwinnett's Cities had unemployment rates higher than the national average in 2000. Buford, Dacula, Grayson, Lawrenceville, and Norcross each had unemployment rates of more than 4.0%, with Norcross the highest at 6.3%.

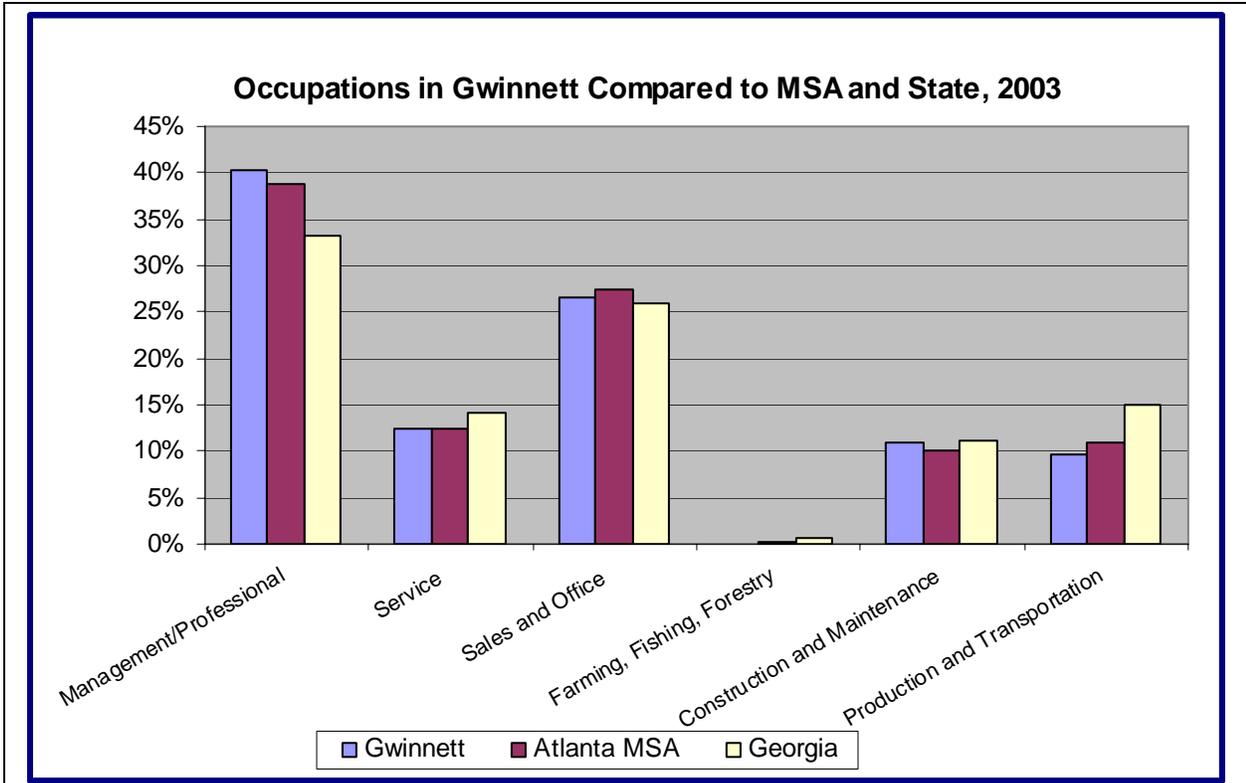
**Table 5-10 Unemployment Rate, 1990-2000**

	Labor Force 1990	Unemployed 1990	Percent Unemployed	Labor Force 2000	Unemployed 2000	Percent Unemployed
<b>Berkeley Lake</b>	411	4	0.97%	971	16	1.65%
<b>Buford</b>	4,479	313	6.99%	5,382	252	4.68%
<b>Dacula</b>	1,241	45	3.63%	2,154	91	4.22%
<b>Duluth</b>	5,767	177	3.07%	13,825	250	1.81%
<b>Grayson</b>	269	4	1.49%	413	17	4.12%
<b>Lawrenceville</b>	9,131	392	4.29%	11,332	501	4.42%
<b>Lilburn</b>	5,575	190	3.41%	6,208	202	3.25%
<b>Norcross</b>	3,611	76	2.10%	4,595	288	6.27%
<b>Rest Haven</b>	71	0	0.00%	67	0	0.00%
<b>Snellville</b>	6,490	201	3.10%	8,093	272	3.36%
<b>Sugar Hill</b>	2,577	113	4.38%	6,211	147	2.37%
<b>Suwanee</b>	1,345	53	3.94%	4,861	53	1.09%
<b>Other Gwinnett Cities</b>	9,138	314	3.44%	14,371	419	2.92%
<b>Gwinnett County</b>	210,295	6,646	3.16%	325,379	10,596	3.26%

*Source: 1990 and 2000 Census (SF3)*

A higher percentage of Gwinnett residents are employed in management and professional fields and construction and maintenance than the region as a whole (See Figure 5-6). Compared with the state, Gwinnett has a higher percentage of management and professional employee residents and a lower percentage of production and transportation employees. The 2003 ACS also indicates that 84 percent of Gwinnett residents employed were private wage and salary workers; 10 percent were federal, state, or local government workers; and 6 percent were self-employed. (Occupational data from the 2003 American Community Survey (ACS) is not yet available for the Cities within Gwinnett County.)



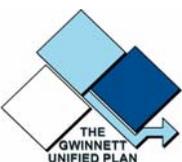


Source: 2003 American Community Survey, Selected Economic Characteristics

**Figure 5-6 Occupations in Gwinnett Compared to MSA and State, 2003**

Table 5.11 shows that the trends in personal income have remained stable from 1990 to 2000. Somewhat more Gwinnett residents are earning income through retirement now than in 1990, another indicator of an aging population.

	1990 Constant Dollars	1990 Percentage	2000 Dollars	2000 Percentage	Difference
<b>Wage or Salary</b>	\$7,161,124,061	86.20%	12,422,379,700	85.40%	-0.80%
<b>Other Types</b>	\$59,077,605	0.70%	152,224,200	1.00%	0.30%
<b>Self Employment</b>	\$472,778,197	5.70%	801,120,400	5.50%	-0.20%
<b>Interest, Dividends, Rental</b>	\$317,018,907	3.80%	494,207,100	3.40%	-0.40%



<b>Table 5-11 Personal Income by Type</b>					
	<b>1990 Constant Dollars</b>	<b>1990 Percentage</b>	<b>2000 Dollars</b>	<b>2000 Percentage</b>	<b>Difference</b>
<b>Social Security</b>	\$146,010,769	1.80%	287,405,300	2.00%	0.20%
<b>Public Assistance</b>	\$12,794,760	0.15%	29,618,600	0.20%	0.00%
<b>Retirement</b>	\$134,919,270	1.60%	357,304,100	2.50%	0.90%
<b>Total Income</b>	\$8,303,723,578		14,544,259,400		

Source: 1990 and 2000 Census (SF3); 1990 CPI was 130.7

Table 5.12 shows the median wage earned in 1999 for males and females in Gwinnett County and its Cities. Most Cities follow the state standard of females earning a median wage two-thirds the rate of males. There are two distinct exceptions. In Berkeley Lake, the median wage for males is twice the rate of that of females; in Norcross, the female wage rate is slightly higher than that of males.

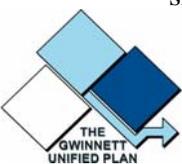
<b>Table 5-12 Median Earnings in 1999 by Sex</b>			
	<b>1999 Median Earnings</b>	<b>Male</b>	<b>Female</b>
<b>Berkeley Lake</b>		\$78,457	\$38,938
<b>Buford</b>		\$25,913	\$18,636
<b>Dacula</b>		\$35,712	\$24,609
<b>Duluth</b>		\$40,392	\$27,329
<b>Grayson</b>		\$34,063	\$19,500
<b>Lawrenceville</b>		\$26,364	\$20,947
<b>Lilburn</b>		\$29,670	\$22,248
<b>Norcross</b>		\$21,410	\$21,960
<b>Suwanee</b>		\$51,680	\$27,524
<b>Gwinnett County</b>		\$36,403	\$24,903
<b>Atlanta MSA</b>		\$32,654	\$22,916
<b>Georgia</b>		\$29,053	\$19,649

Source: 2000 Census

## 5.8 Economic Resources

Gwinnett County is home to a number of economic development agencies and organizations.

- The Gwinnett Chamber of Commerce is the largest with 3,000 members. The Chamber of Commerce compiles economic and demographic data for the County, operates a small business resource center, and lobbies for local businesses on key issues.



- The Council for Quality Growth is a regional organization that for the past 25 years has promoted existing business interests, with a particular focus on development. In 2003, the Council expanded its reach to the Atlanta region as a whole and now serves as the regional organization for development-related industries.
- Other economic development agencies include the Gwinnett Convention & Visitors Bureau, which promotes tourism in the County; the North Gwinnett Business Association, which offers networking and support services for local businesses; and business outreach services provided by Georgia Tech and the University of Georgia.

Gwinnett's growth has come with little use of development programs, largely because the County's location within the metropolitan region has been a sufficient draw for attracting high-profile businesses and agencies. There is no County-wide development authority, but Snellville, Norcross, and Lawrenceville have established development authorities to attract new businesses to their areas.

Gwinnett Technical College, based in Lawrenceville, offers more than 70 Associate degree, diploma, and technical certification programs. Additionally, the Gwinnett University Center, also in Lawrenceville, offers undergraduate degree programs, graduate degree programs, and business and community programs as a satellite campus for various state institutions, such as the University of Georgia or Southern Polytechnic State University. In fall 2006, the Gwinnett University Center was re-chartered as Georgia Gwinnett College, a new high-tech state college, and is now its own degree-granting institution.

A range of training opportunities is available in Gwinnett County.

- The Metropolitan Atlanta Private Industry Council (MAPIC) administers Job Training Partnership Funds for economically disadvantaged Gwinnett residents. The program provides free occupational specific training to qualified individuals.
- Georgia's QuickStart program offers businesses job training opportunities for their employees free of charge. This program is based in Lawrenceville at the Gwinnett Technical College.
- Gwinnett Senior Services, a division of the local government, operates three senior centers County-wide and offers a Senior Employment Program to counsel and place residents 55 and over in appropriate jobs. Seniors may also qualify for the Job Training Partnership Funds mentioned above.
- There are also several leadership training programs in the County, including Leadership Gwinnett, Gwinnett Senior Leadership, the Gwinnett Student Leadership Team, and Teachers as Leaders.

## **5.9 Economic Trends**

Gwinnett County has established itself as a technology and global business center. The County is home to more than 200 foreign-based firms and almost 1,000 high-technology firms. More than twenty percent of Fortune 500 companies have branch offices or plants in Gwinnett County.

Most major employers in Gwinnett County are public sector or technology-based. According to the Gwinnett Chamber of Commerce, the top employers in the County in 2006 were:



1. Gwinnett County Public Schools—18,226 employees
2. Gwinnett County Government—4,586 employees
3. Gwinnett Health Systems—4,229 employees
4. Wal-Mart –4,163 employees
5. Publix – 3,250 employees
6. United States Postal Service—2,760 employees
7. State of Georgia—2,159 employees
8. Kroger – 1,981 employees
9. Primerica Financial Services—1,682 employees
10. Scientific-Atlanta/Cisco—1,624 employees
11. Waffle House – 1,059 employees
12. Home Depot – 1,037 employees
13. Atlanta Journal-Constitution—970 employees
14. CheckFree – 877 employees
15. Emory-Eastside Medical Center—867 employees

The Gwinnett Development Division, a division of the County’s Department of Planning and Development, reviews and inspects all new development proposals. The Gwinnett Board of Commissioners has recently looked into establishing impact fees for new developments to help finance infrastructure and public facilities in high-growth areas.

The County’s new Department of Economic Development plans to institute economic incentives to attract new business and increase the quality of jobs in Gwinnett County. The department was established in response to higher vacancy rates in the County and high-wage jobs being replaced by low-wage jobs in recent years.

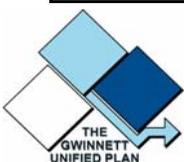
## 5.10 Housing

### Housing Types & Mix

Table 5.13 displays 1990 and 2000 U.S. Census housing stock data by jurisdiction for all areas within Gwinnett County. In both years, more than seven out of every 10 dwelling units in Gwinnett County were single-family units with only a small fraction consisting of attached units (e.g., townhouses or row homes). In Gwinnett County, town homes are counted as single family residences.

**Table 5-13 Housing Stock Data 1990 and 2000**

1990 Dwelling Units	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville
Detached Single-Family	317	2,092	699	1,741	196	3,763
Attached Single-Family	0	106	1	444	5	323
Multifamily	0	876	19	1,624	22	2,270
Mobile Homes, Boat, etc.	0	592	50	60	5	318
Total Units	317	3,666	769	3,869	228	6,674



**Table 5-13 Housing Stock Data 1990 and 2000**

1990 Dwelling Units	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Un-incorporated Gwinnett	Total Gwinnett County
Detached Single-Family	2,384	1,184	851	4,834	73,536	91,597
Attached Single-Family	89	72	0	43	3,240	4,323
Multifamily	1,130	1,470	20	641	28,595	36,667
Mobile Homes, Boat, etc.	30	31	15	480	3,440	5,021
<b>Total Units</b>	<b>3,633</b>	<b>2,757</b>	<b>886</b>	<b>5,998</b>	<b>108,811</b>	<b>137,608</b>

2000 Dwelling Units	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville
Detached Single-Family	614	2,480	1,300	4,721	252	4,561
Attached Single-Family	4	149	7	1,065	4	582
Multifamily	0	864	19	3,284	21	2,215
Mobile Homes, Boat, etc.	0	516	28	81	24	317
<b>Total Units</b>	<b>618</b>	<b>4,009</b>	<b>1,354</b>	<b>9,151</b>	<b>301</b>	<b>7,675</b>

2000 Dwelling Units	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Un-incorporated Gwinnett	Total Gwinnett County
Detached Single-Family	2,873	1,319	2,439	8,039	4738	150,017
Attached Single-Family	165	459	20	143	90	7,716
Multifamily	946	996	774	717	415	46,929
Mobile Homes, Boat, etc.	27	10	0	464	8	5020
<b>Total Units</b>	<b>4,011</b>	<b>2,784</b>	<b>3,233</b>	<b>9,363</b>	<b>5251</b>	<b>209,682</b>

Single-family detached housing units constituted the highest percentage of the housing stock for all areas in both years, though the amount of its dominance varies by location. Specifically, more than 90.0 percent of housing units in Berkeley Lake, Dacula and Suwanee were single-family detached units in 1990. For 2000, the percentage of single-family detached units in Berkeley Lake and Dacula remained above 90 percent; however, Suwanee experienced a significant increase in multifamily units (23.9 percent compared to 2 percent in 1990). In contrast, unincorporated Gwinnett County experienced a significant increase in single-family detached units, rising from 67.6 percent in 1990 to 90.2 percent in 2000.

Duluth, Lawrenceville and Norcross contained the largest number of multi-family housing units (properties with two or more rental or owner-occupied units) in 2000 at 35.9, 28.9, and



35.8 percent, respectively. Multi-family units in the County as a whole topped at 22.4 percent (compared to 26.6 percent in 1990). Thirteen percent of Buford’s housing units were mobile homes, boats, RV, vans and trailers—the highest of all Cities. All other areas peaked at five percent for such units. (Building permit data pulled from the 2000 Census and the State of Cities Data System (SOCDS) Building Permit Database describe the latest additions to the current housing stock from 2000 to 2006.)<sup>2</sup>

<b>Table 5-14 Number and Percent of Units Permitted from 2000 to 2006</b>					
<b>Jurisdiction</b>	<b>Single Family</b>	<b>Percent of Total</b>	<b>Multifamily</b>	<b>Percent of Total</b>	<b>Total Housing Units</b>
<i>Berkeley Lake</i>	n/a	n/a	n/a	n/a	n/a
<i>Buford</i>	268	100%	0	0.0%	<b>268</b>
<i>Dacula</i>	209	100%	0	0.0%	<b>209</b>
<i>Duluth</i>	1,355	89.1%	165	10.9%	<b>1,520</b>
<i>Grayson</i>	n/a	n/a	n/a	n/a	n/a
<i>Lawrenceville</i>	1,161	46.4%	1,341	53.6%	<b>2,502</b>
<i>Lilburn</i>	183	100%	0	0.0%	<b>183</b>
<i>Norcross</i>	520	71.9%	203	28.1%	<b>723</b>
<i>Suwanee</i>	1,534	69.1%	687	30.9%	<b>2,221</b>
<i>Other County Cities</i>	3,025	100%	8	0.0%	<b>3,033</b>
<i>Unincorporated County</i>	52,627	89.6%	6,098	10.4%	<b>58,725</b>
<i>Gwinnett County</i>	60,882	87.7%	8,502	12.3%	<b>69,384</b>
<i>Atlanta MSA</i>	313,711	77.7%	89,816	22.3%	<b>403,527</b>
<p>Note that those jurisdictions with no permits indicated likely means that the jurisdiction’s permitting process is controlled by Gwinnett County. The County total, however, accounts for any such units. Source: 2000 U.S. Census; Bay Area Economics, 2006</p>					

Table 5.14 shows the percentage of housing units permitted from 2000 to 2006 for all jurisdictions. The majority (87.7 percent) of the 69,384 total units for all of Gwinnett were single-family units. Added to the total Gwinnett number of 209,682 units in 2000, this increase puts the current total units at approximately 279,006—an average yearly increase of 11,564 units per year since 2000.

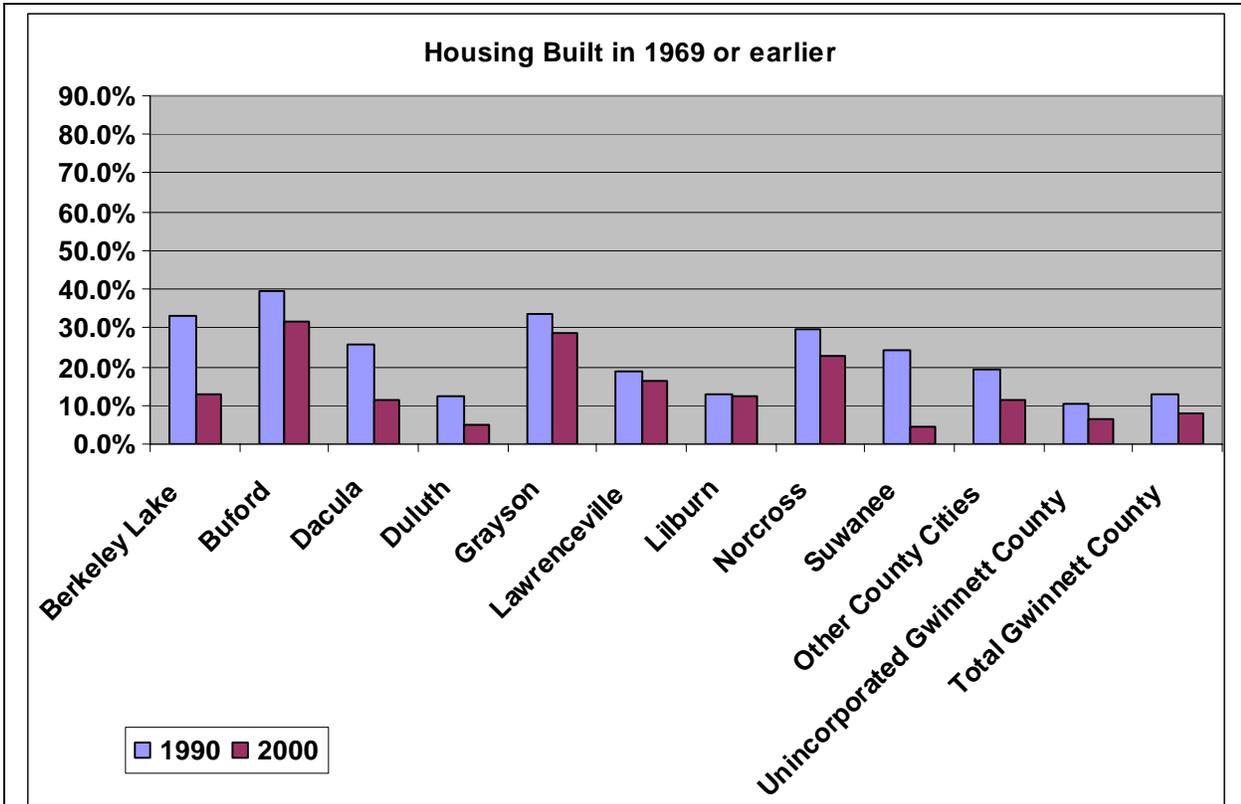
Like many areas in the Atlanta Metropolitan area, for every seven single-family units permitted, only one multi-family unit was permitted. This large differential indicates infrastructure constraints and limited zoning for multi-family residential development.

<sup>2</sup> While the data are reliable, they do not take into account any buildings permitted, but never built or lost through demolition, condemnation, or natural disaster.



### Condition and Occupancy

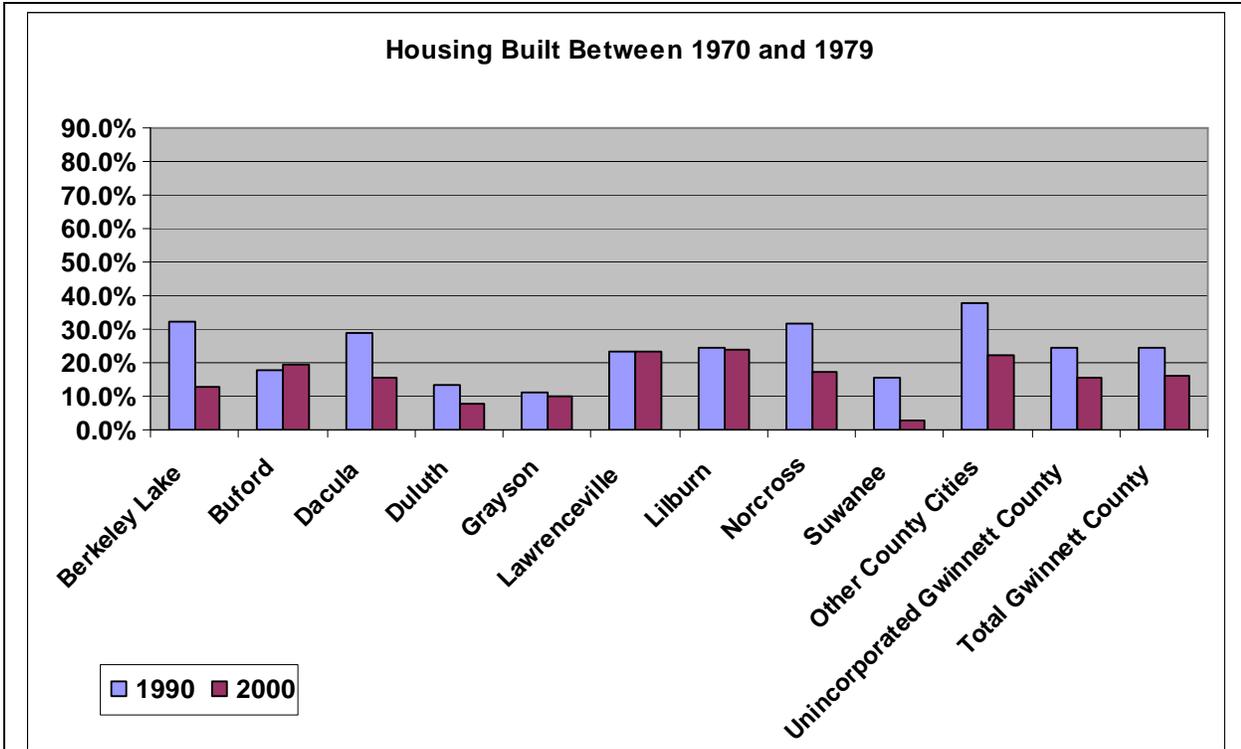
Based on the 2000 U.S. Census data, many of the Cities within the County began to experience a significant rise in the number of housing units after 1980. Areas like Grayson, Lawrenceville, Lilburn, and Norcross experienced the largest increase in housing units during this decade. The following decade (1990 to 2000) represented the largest gain in new housing units for the County (42.2 percent of all units in 2000) and several Cities including Berkeley Lake (51.3 percent), Dacula (47.9 percent), Duluth (56.3 percent), Suwannee (78.7 percent), Other County Cities (37.2 percent) and the unincorporated areas of the County (43.1 percent). The Atlanta MSA is similar to Gwinnett County, with 30.8 percent of its 2000 housing stock built between 1990 and 2000. Figures 5.7 through 5.10 show the growth in housing in each decade between 1970 and 2000, as well as housing built before 1970. Extraordinary growth in the number of single-family units throughout the County have accounted for most of the housing units recently built. The large influx of immigrants during the last decade also increased the need for housing units throughout the metropolitan region.



\*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.  
Source: 1990 U.S. Census Bureau; Bay Area Economics, 2006

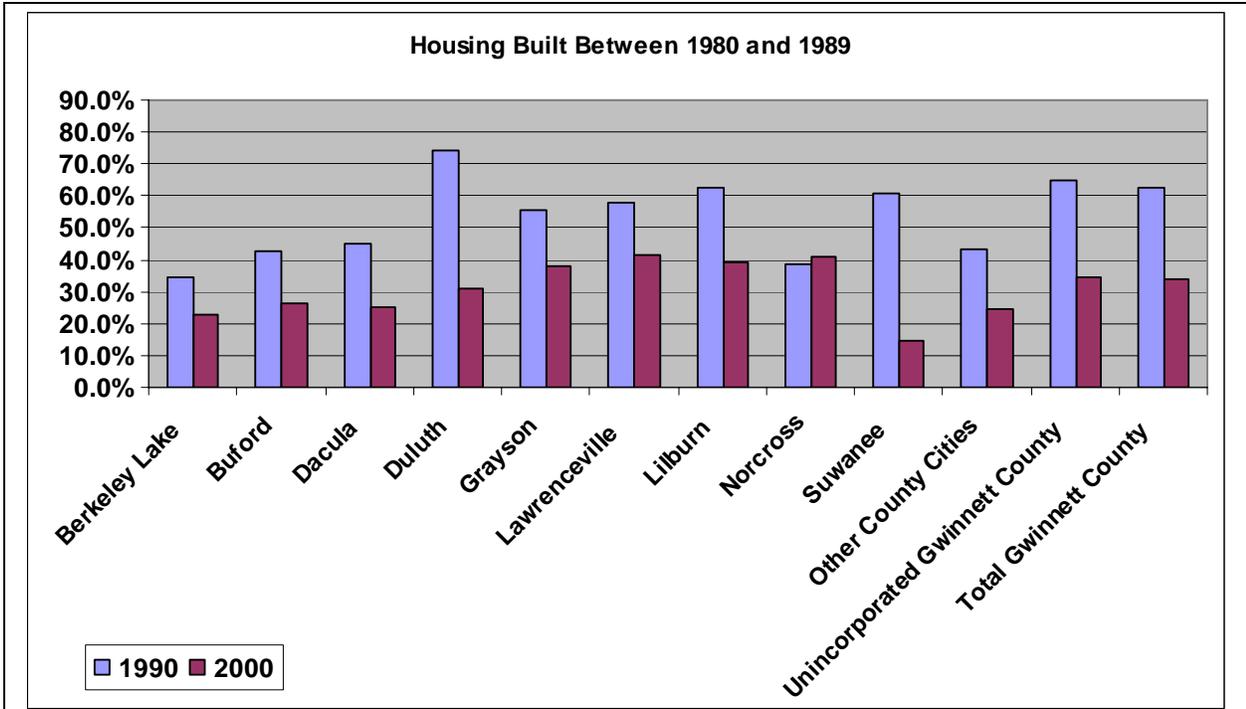
**Figure 5-7 Housing Built in 1969 or earlier, 1990 & 2000**





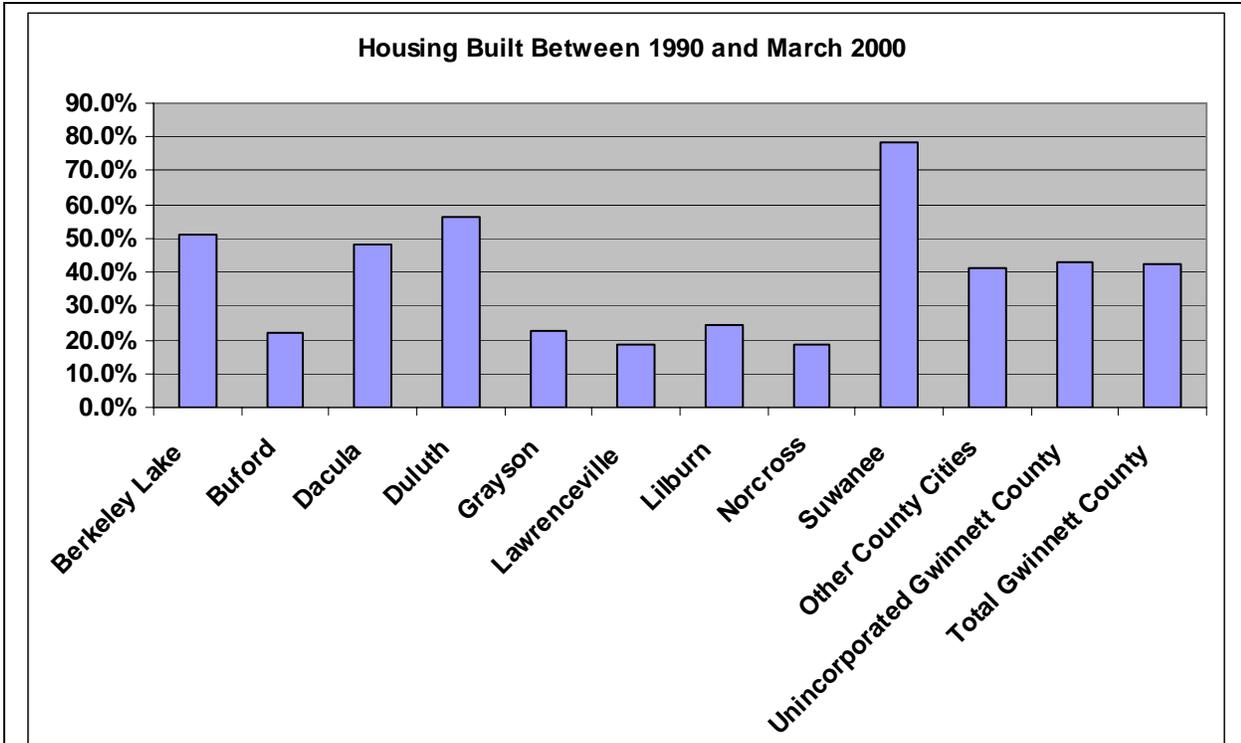
\*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.  
Source: 2000 U.S. Census Bureau; Bay Area Economics, 2006

**Figure 5-8 Housing Built Between 1970 and 1979, 1990 & 2000**



\*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.  
Source: 2000 U.S. Census Bureau; Bay Area Economics, 2006

**Figure 5-9 Housing Built Between 1980 and 1989, 1900 & 2000**

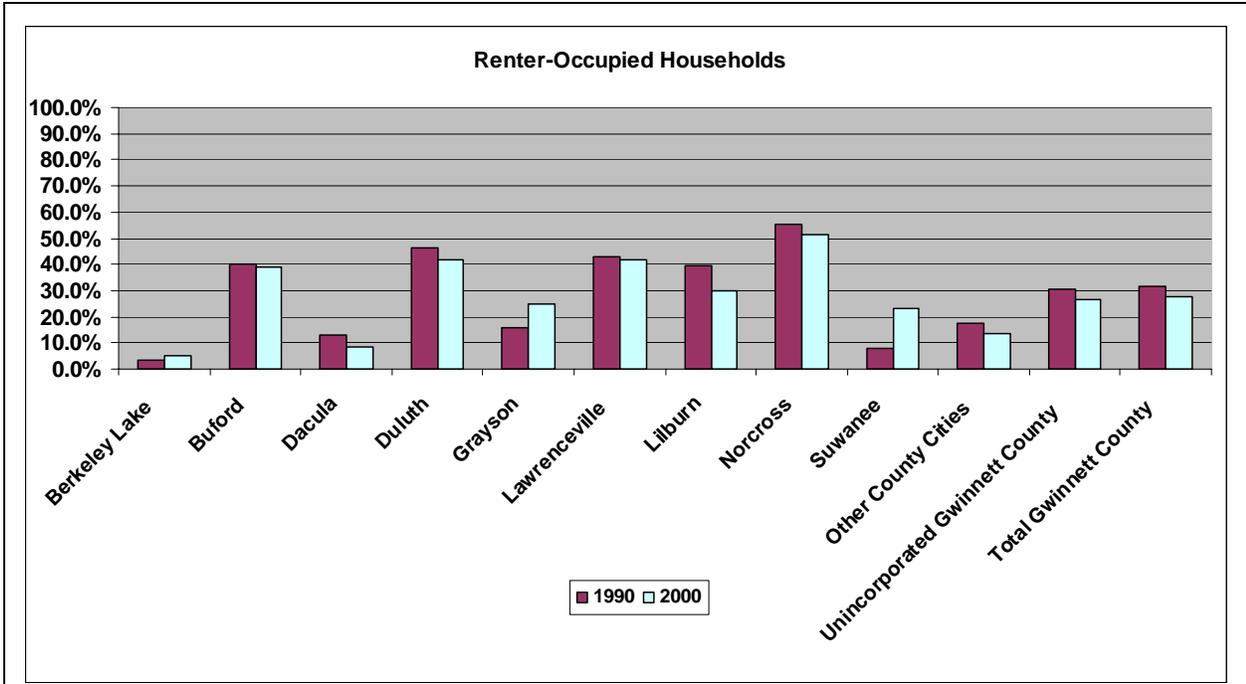


\*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.  
Source: 2000 U.S. Census Bureau; Bay Area Economics, 2006

**Figure 5-10 Housing Built Between 1990 and 2000, 1990 & 2000**

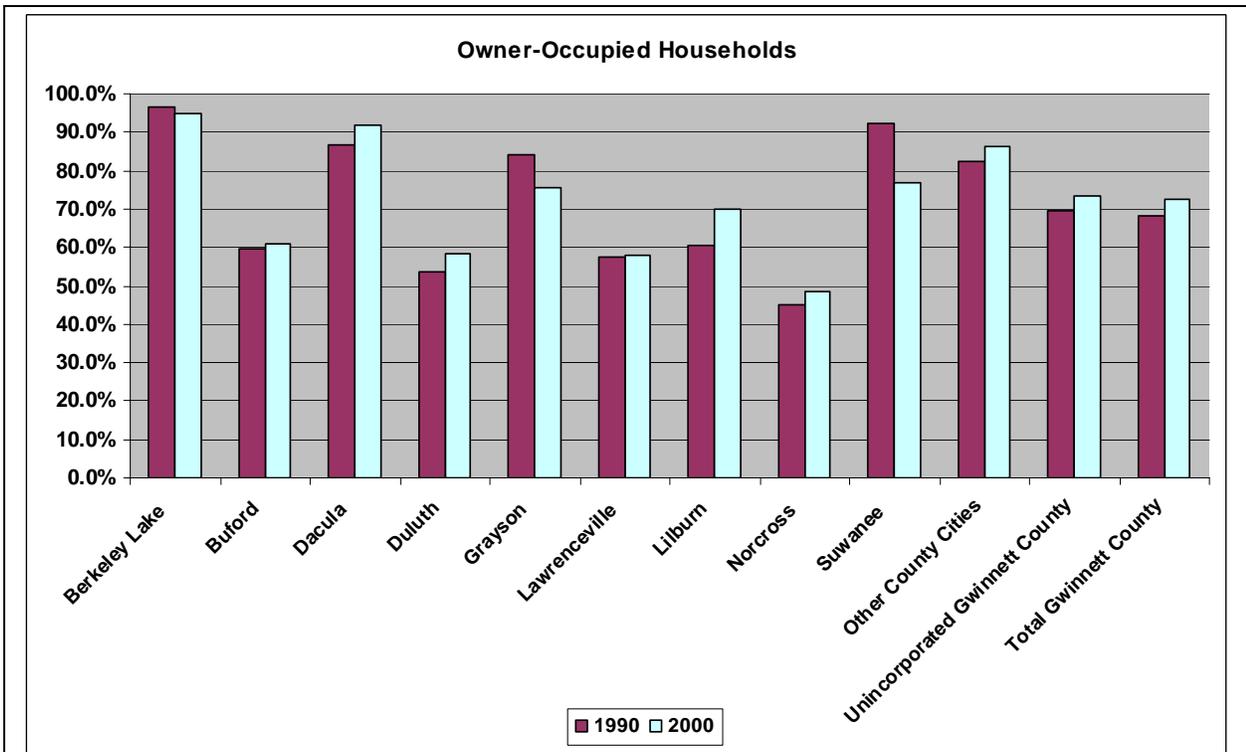
The Gwinnett County Community Development Office 2006-2010 Consolidated Plan estimated approximately 10,000 housing units need rehabilitation. An additional estimated 3,000 subsidized units appear to be infeasible for rehabilitation. The Consolidated Plan also estimates 6,000 to 8,000 housing units in Gwinnett County have incipient housing code violations that, if left unrepaired, will make these housing units substandard within a few years. Another 4,000 to 6,000 housing units need major energy renovations to make them compatible with mandatory energy codes. Such an effort would result in more reasonable utility bills, making them more affordable for many families.

Figures 5.11 and 5.12 illustrate the breakdown of owner occupied and renter occupied for the County and each of the participating Cities. In 2000, the majority of Gwinnett County households (72.4 percent) owned their homes—an increase of four percentage points since 1990 (68.4 percent). Not surprisingly, Cities with a larger presence of multifamily housing (i.e., Buford, Duluth, Lawrenceville, Lilburn and Norcross) exhibited higher percentages of renter-occupied households.



\*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton. Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

**Figure 5-11 Renter-Occupied Households**



\*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton. Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

**Figure 5-12 Owner-Occupied Households**



Gwinnett County and its individual Cities enjoyed healthy vacancy rates of some 5.0 percent or less in 2000. This is a normal transition in housing turnover, as landlords and property owners prepare and market their properties for future occupancy. The problem of abandoned properties leading to pervasive disinvestment and blight is still minor.

**Cost of Housing**

The median monthly contract rent (excluding utilities) in Gwinnett County for 2000 was \$719, higher than both the state and the MSA. This trend continues from 1990, when Gwinnett County’s median rent of \$483 exceeded the median rents of the state and MSA respectively at \$344 and \$441. By jurisdiction, there was a large fluctuation in median rents with Suwanee and Berkeley Lake showing the highest rents at \$826 and \$850 per month. Suwanee’s high median rent could reflect a greater demand for rental units than in other areas and the nature of its rental housing stock (e.g., relatively new, good amenities, proximity to transportation corridors, etc.). Berkeley Lake has only single-family units. Rental rates for single-family homes tend to be higher than apartments due to more private amenities and larger square footages. (See Table 5.15.)

**Table 5-15 Median Contract Rents by Jurisdiction, 1990 & 2000**

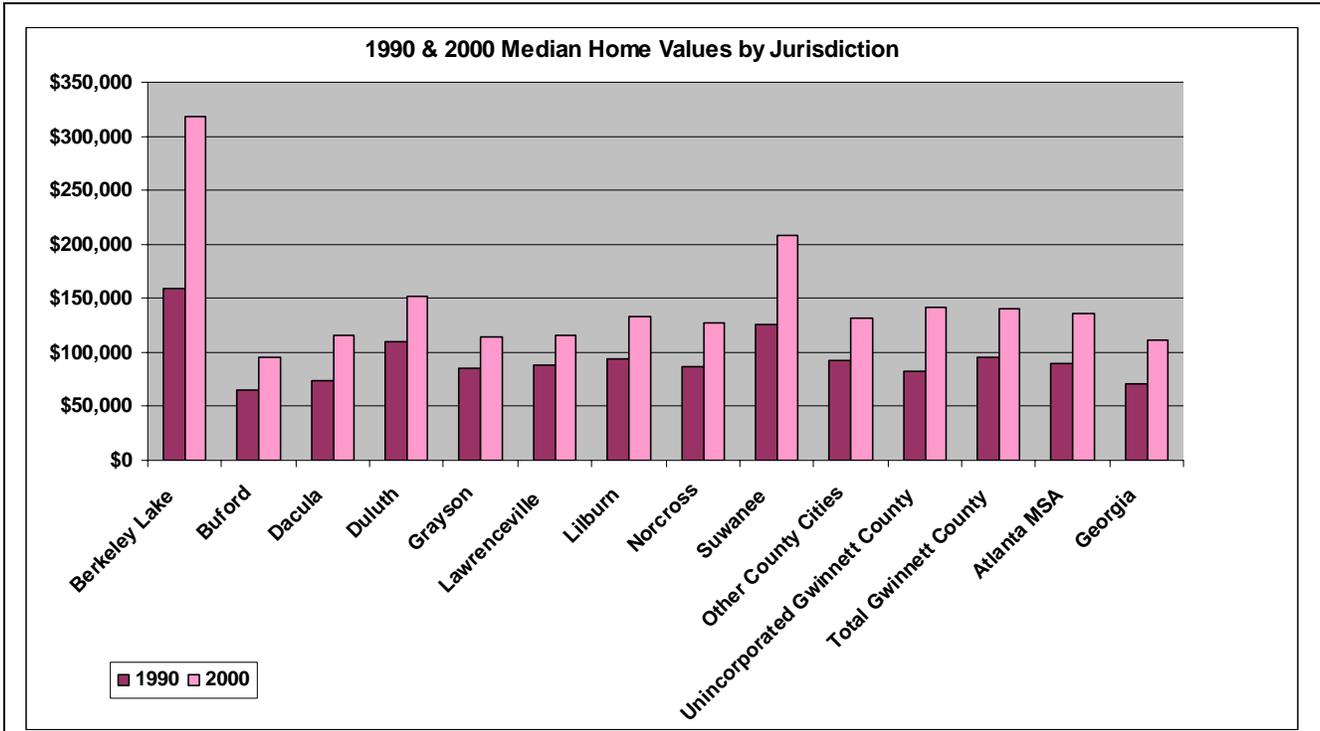
	1990	City	2000
	\$833	Berkeley Lake	\$850
	\$360	Buford	\$527
	\$347	Dacula	\$471
	\$516	Duluth	\$780
	\$344	Grayson	\$569
	\$418	Lawrenceville	\$597
	\$474	Lilburn	\$664
	\$460	Norcross	\$724
	\$418	Suwanee	\$826
	\$453	Other Gwinnett Cities	\$625
	\$493	Unincorporated Gwinnett County	\$728
	\$483	Total Gwinnett County	\$719
	\$441	Atlanta MSA	\$644
	\$344	Georgia	\$505

\*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.  
Source: U.S. Census Bureau

Prior to the real estate boom in the early 2000s, the median home value in Gwinnett County was \$140,600, again higher than both the state and MSA (see chart below). This trend continues from 1990, when Gwinnett County’s median home value of \$95,900 exceeded the median home values of the state (\$70,700) and MSA (\$89,300). Most Gwinnett’s Cities had



values similar to the County at large in 1990 and 2000, although median home values in Suwanee and Berkeley Lake exceeded the County for both years.



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

Source: 1990 U.S. Census Bureau; Bay Area Economics, 2006

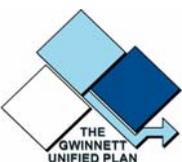
**Figure 5-13 1990 & 2000 Median Home Values by Jurisdiction**

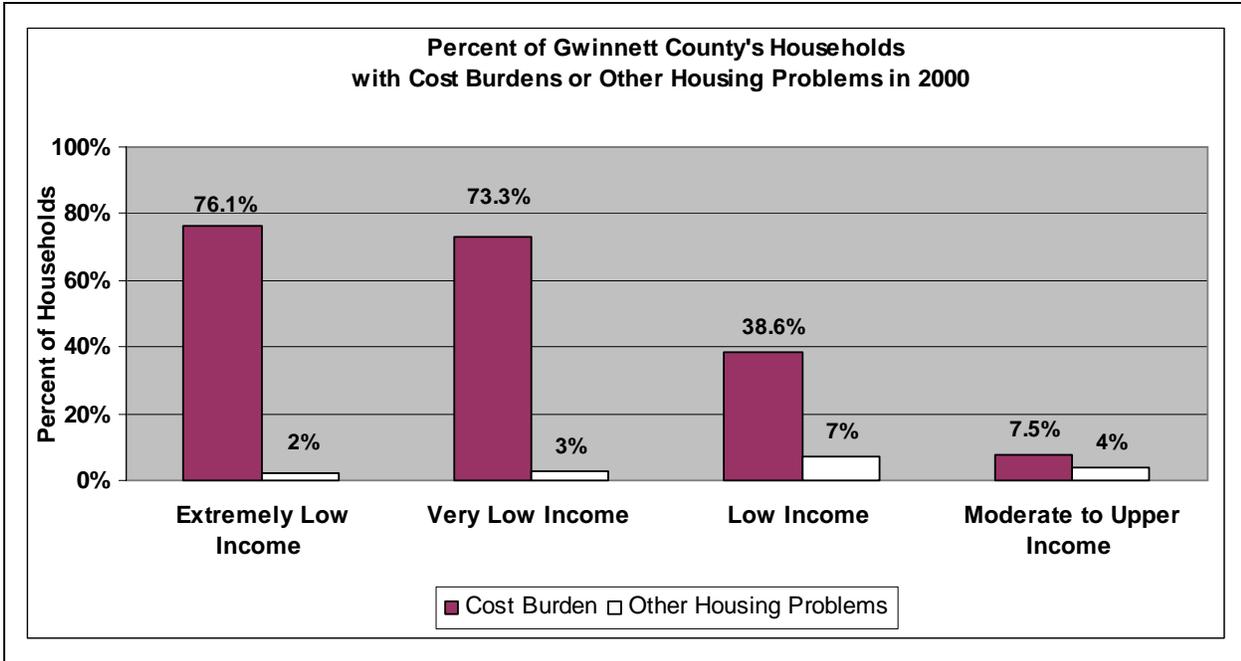
### Cost-Burdened Households

HUD defines a household in need of housing assistance as any household with one or more of the following housing problems:

- cost-burdened—spending in excess of 30 percent of household income on housing,
- severely cost-burdened—spending in excess of 50 percent of household income on housing;
- overcrowding—living with more than one person per room, (need better definition) or
- occupying a unit with physical defects (e.g., lacking complete kitchen or bathroom facilities).

In 2000, 202,222 households, 27 percent of Gwinnett’s 54,599 households, had housing problems,. Forty-two percent of renters compared to 22 percent of owners experienced housing problems. Figure 5.14 reveals that the vast majority of all the housing problems are cost burdens and that extremely-low-income households are more than twice as likely to have housing problems compared to low-income households.





Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2006

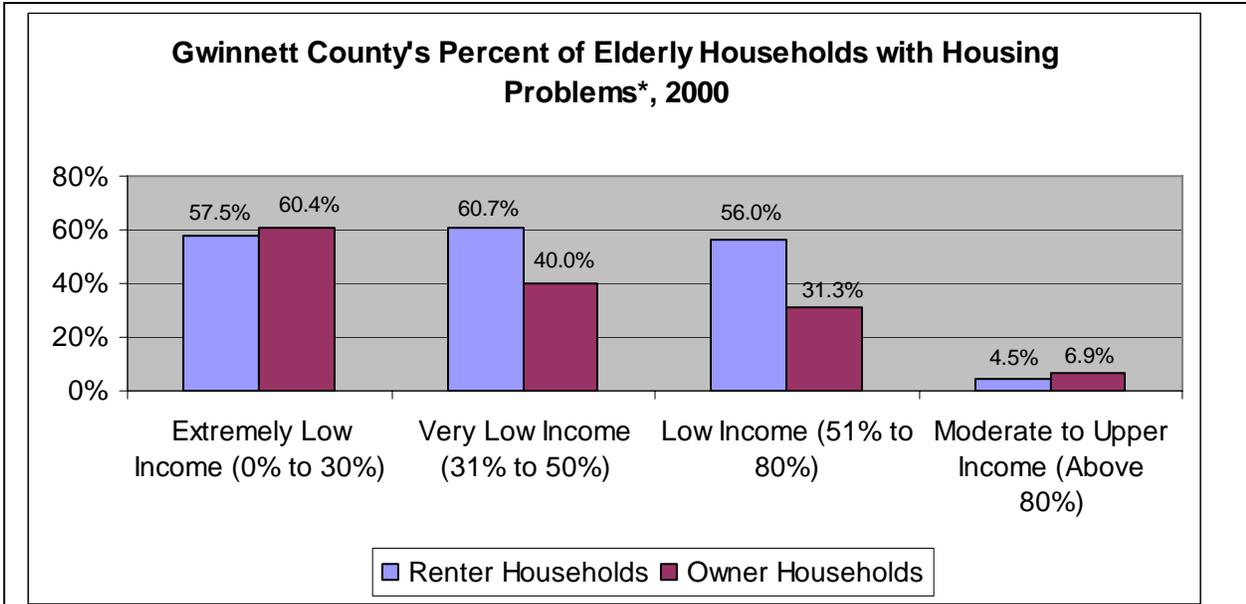
**Figure 5-14 Percent of Gwinnett County's Households with Cost Burdens or Other Housing Problems in 2000**

### Special Needs Households

The county has several special needs populations with particular housing needs, including elderly, frail elderly, persons with severe mental and physical disabilities and those with HIV/AIDS. Households may have one or more persons with these special housing needs.

### Elderly

This population includes those persons 65 years of age or older, with incomes up to 80 percent of AMI (Area Median Income), spending more than half of their incomes on housing. For the elderly, the high percentage of cost burdens is usually due to a dependency on insufficient Social Security income, pensions or personal retirement accounts. As Figure 5.15 indicates, very-low-income renter elderly households (earning 31 to 50 percent of the AMI) experienced the highest percentage of housing problems at 60.7 percent, followed by extremely-low-income elderly renters and owners alike.



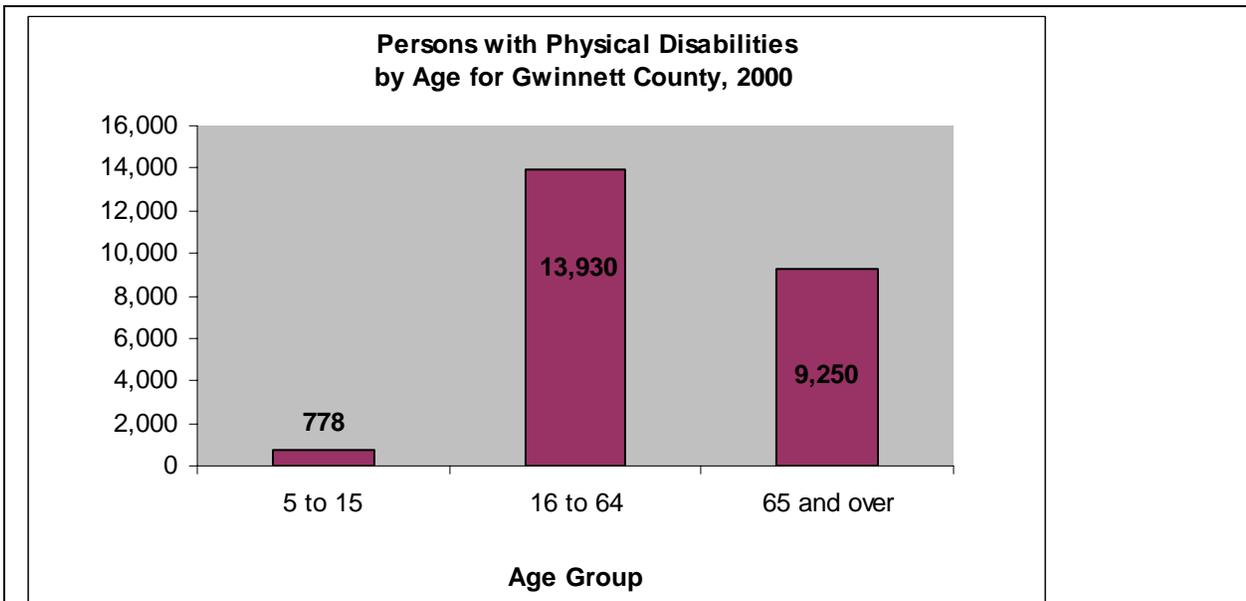
\*Defined as severe cost burdens, overcrowding, or physical defects

Source: Comprehensive Housing Affordability Strategy Databook; Bay Area Economics, 2006

**Figure 5-15 Percent of Elderly Households with Housing Problems, 2000**

### Persons with Disabilities

The 2000 U.S. Census presents an array of data on those with sensory, physical, mental, self-care, go-outside-home, and employment disabilities. Gwinnett County's mentally and physically disabled population includes 40,449 individuals (7 percent of the county's total population).



Source: US Census 2000; Bay Area Economics, 2006

**Figure 5-16 Persons with Physical Disabilities by Age for Gwinnett County, 2000**



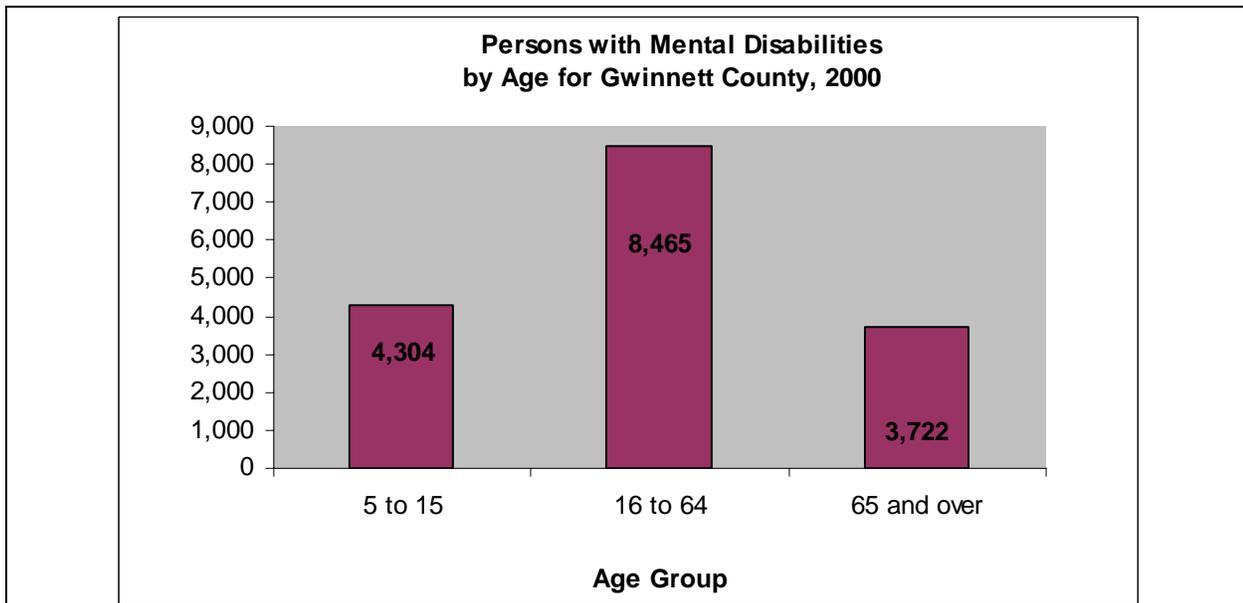
Gwinnett County had 23,958 physically disabled individuals (4 percent of the entire county population). Those aged 16 to 64 years are 58.1 percent of this total. Elderly residents (aged 65 years and older) are 38.6 percent of the disabled population, followed by 3.2 percent for those aged 5 to 15 years.

### Frail Elderly

Frail elderly is defined as individuals 65 years of age or older with two or more “personal care limitations”. These are physical or mental disabilities that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. Frail elderly often require some type of supportive living arrangement such as an assisted living community, skilled nursing facility, or an independent living situation with in-home health care. Gwinnett County had 7,322 frail elderly residents in 2000—18.1 percent of the total disabled population (40,449 residents).

### Persons with Mental Disabilities

The U.S. Census defines persons with mental disabilities as those with a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating. This definition is quite broad, encompassing all types of individuals with varying degrees of mental ability. Figure 5.17 provides data on persons with mental disabilities by age. There are a total of 16,491 persons with mental disabilities, representing 3 percent of the population. Those aged 16 to 64 years again made up the majority at 51.3 percent. However, unlike those physically disabled, those mentally disabled aged 65 years of age or older comprised a comparatively smaller share of 22.6 percent, followed by 26.1 percent of those aged 5 to 15 years.



Source: US Census 2000; Bay Area Economics, 2006

**Figure 5-17 Persons with Mental Disabilities by Age for Gwinnett County, 2000**



**Persons with Alcohol or Substance Abuse Problems**

Individuals with chemical dependencies are often unable to maintain permanent housing. Without supportive services to help them beat their addictions, many are at risk of becoming homeless. Gwinnett/Rockdale/Newton (GRN) Community Service Board—a provider of comprehensive mental health and substance abuse services to all citizens of Gwinnett County. --currently offers an array of housing services including structured 24 hours/day care to individuals in transitional housing. Along with group home services, GRN leases apartments to house clients who are suited to supportive independent living.

**Persons with HIV/AIDS**

Using current national statistics which estimates that 1 in every 250 persons is HIV-positive, the estimated number of HIV-positive persons in Gwinnett County would be approximately 1,800.

AID Gwinnett, Inc. (AGI) is a service organization for individuals with AIDS/HIV and their families and friends and provides services to approximately 200 persons and 50 families annually, including counseling, case management, transportation, medical services, and most importantly -- housing. There are no specific housing facilities for persons with AIDS/HIV. AGI is challenged by the lack of housing subsidies available and the substandard condition of existing affordable inventory.

**Special Needs (Non-Homeless) Population Synopsis**

Table 5.16 addresses Special Needs Housing projected over the 5-year Plan period. The needs data were derived from projections from the Comprehensive Housing Affordability Strategy (CHAS) Table 1B, adjusted with additional estimates since Census 2000. Cost data were developed using average rents of \$750 per month for 1-Bedroom Apartments over the 5-year Plan period.

<b>Table 5-16 HUD Special Needs (Non-Homeless) Population</b>				
<b>(HUD Table 1B): Special Needs (Non-Homeless) Population</b>				
Special Needs Populations	Priority Needs Level (High, Medium, Low)	Unmet Needs	Dollars to Address Unmet Needs	Goals*
Elderly	H	4,000	\$180,000,000.00	100
Frail Elderly	H	2,000	\$90,000,000.00	20
Severe Mental Illness	H	500	\$22,500,000.00	50
Developmentally Disabled	H	2,000	\$90,000,000.00	25
Physically Disabled	H	3,000	\$135,000,000.00	3,000
Persons with Alcohol/ Other Drug Addictions	H	2,000	\$90,000,000.00	500
Persons with HIV/AIDS	H	500	\$22,500,000.00	100
Others	N	0	\$0.00	0
Total			\$630,000,000.00	3,795
Source: US Census 2000; Comprehensive Housing Affordability Strategy Databook 2000; Claritas, Inc. 2000				
*Note: More information is needed to make a sufficient estimate				



### **Gwinnett County Continuum of Care (Homeless)**

The fundamental components of the Continuum of Care Plan address the needs of the homeless individuals and families. They include:

1. Outreach to homeless and near-homeless individuals and families, combined with a comprehensive intake, assessment, and referral system.
2. Emergency Shelter as a safe, decent alternative to life on the streets.
3. Permanent Transitional Housing with Supportive Services is provided by THE IMPACT! GROUP [12 units], Rainbow Village (14 units), and Travelers Aid (1 unit). All twenty-seven (27) units serve families with children.
4. Permanent housing or permanent supportive housing is provided by THE IMPACT! GROUP, which owns and operates more than 250 low cost rental units for low income families. GHRP also maintains a list of apartments which are “more affordable” and refers clients to facilitate placement.
5. Follow-up with families is performed by each of the housing-related agencies (THE IMPACT! GROUP, Rainbow Village, Travelers Aid, Partnership Against Domestic Violence, and GRN Community Service Board), once the families secure permanent housing.

**Table 5-17 Continuum of Care Homeless Population and Subpopulation**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	295	0	705
	Transitional Housing	255	0	345
	Permanent Supportive Housing	0	0	25
	Total	550	0	1075
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	615	0	698
	Transitional Housing	130	0	257
	Permanent Supportive Housing	0	0	50
	Total	745	0	1005

**Continuum of Care: Homeless Population and Subpopulations Chart**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	2000	200	1200	3400
1. Number of Persons in Families with Children	500	200	500	1200
2. Number of Single Individuals and Persons in Households without children	2000	200	3000	5200
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>4000</b>	<b>400</b>	<b>4200</b>	<b>8600</b>
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	700		500	1200
b. Seriously Mentally Ill	50			
c. Chronic Substance Abuse	50			
d. Veterans	125			
e. Persons with HIV/AIDS	50			
f. Victims of Domestic Violence	2500			
g. Unaccompanied Youth (Under 18)	2000			

Source: Gwinnett County Continuum of Care, 2006; Bay Area Economics, 2006

Subpopulations of homeless persons [veterans, persons with mental illness, substance abuse, or HIV/AIDS] represent a very small part of the Gwinnett County homeless problem. The predominant homeless population in Gwinnett County is families, mostly headed by a single-parent, usually female.



## 5.11 Jobs-Housing Balance and Affordable Housing

In 2000, Gwinnett County jobs-housing balance ratio was 1.4. (Generally, a ratio above 1.5 means that a community has more jobs than dwelling units and more than likely imports its workers.) Consequently, Gwinnett is neither jobs-rich nor a pure bedroom community. In 2000, 45.3 percent of working residents commuted out of Gwinnett County, while 38.7 percent of workers living elsewhere commuted into the County.

### *Supply of Affordable Housing*

Although the data above suggests a relative balance of workers compared to housing units, this measure does not consider the affordability of the existing stock, especially for low-income County residents. Table 5.18, for example, illustrates affordability mismatch statistics regarding the demand and supply of rental units based on income level. For units affordable to very low-income households, over one-third was occupied by very low-income households with 33 percent built before 1970 and 39 percent having some problem. Vacancy rates for all unit sizes were higher than accepted levels, which is inconsistent with the county's housing assistance needs data for this income group. Over 7,200 households are of very low-income, yet the rental market for this income group appears soft with very high vacancy rates.<sup>3</sup> Additionally, the majority of housing stock affordable to those making less than 80 percent of AMI is mature (built before 1970) and two out of every five low-income units have some problem.

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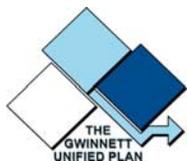
<sup>3</sup> This could be for two reasons: (1) the majority of very low-income households earn closer to 31 percent of AMI and need tenant-based assistance to afford their homes or (2) the majority of this income group is concentrated in one particular submarket that is less affordable than other areas in the County. If the latter is true, then outreach efforts are needed to inform those in this income group of affordable housing opportunities in other areas.

**Table 5-18 Affordability Mismatch for Gwinnett County, 2000**

Housing Units by Affordability	Rental Units by Number of Bedrooms				Owned or For-Sale Units by Number of Bedrooms			
	0-1	2	3+	Total Units	0-1	2	3+	Total Units
<b>Extremely Low Income (&lt; 30% of AMI)</b>								
No. of Occupied Units	690	910	1,345	2,945	n/a	n/a	n/a	n/a
%Occupants <=30%	63%	37%	22%	36%	n/a	n/a	n/a	n/a
% built before 1970	16%	35%	33%	30%	n/a	n/a	n/a	n/a
% with some problem	30%	26%	10%	20%	n/a	n/a	n/a	n/a
No. of Vacant Units	30	55	50	135	n/a	n/a	n/a	n/a
% Vacant	4%	6%	4%	5%	n/a	n/a	n/a	n/a
<b>Very Low Income (31 to 50% of AMI)</b>								
No. of Occupied Units	635	2,505	2,000	5,140	540	3,615	9,560	13,715
%Occupants <=30%	57%	39%	26%	36%	35%	32%	21%	24%
% built before 1970	24%	34%	34%	33%	18%	28%	20%	22%
% with some problem	64%	39%	31%	39%	25%	9%	2%	5%
No. of Vacant Units	90	490	200	780	0	155	225	380
% Vacant	14%	20%	10%	15%	0%	4%	2%	3%
<b>Low Income (51 to 80% of AMI)</b>								
No. of Occupied Units	14,420	18,845	8,220	41,485	795	4,790	64,365	69,950
%Occupants <=30%	56%	46%	41%	48%	52%	41%	22%	23%
% built before 1970	34%	24%	18%	44%	18%	16%	7%	7%
% with some problem	48%	40%	37%	42%	10%	3%	1%	1%
No. of Vacant Units	810	1580	330	2720	15	115	865	995
% Vacant	6%	8%	4%	7%	2%	2%	1%	1%
<b>Moderate to Upper (&gt; 80% of AMI)</b>								
No. of Occupied Units	3,010	1,315	1,855	6,180	1,313	2,695	58,895	62,903
No. of Vacant Units	90	15	20	125	20	24	770	814
% Vacant	3%	1%	1%	2%	2%	1%	1%	1%

\*AMI represents Area Median Family Income

Source: Comprehensive Housing Affordability Databook; Bay Area Economics, 2006



### **Barriers to Affordability**

Gwinnett County faces several barriers to affordable housing that hinder and/or stall the provision of housing for those earning lower incomes (80 percent of AMI or below).

#### **Increasing Land Prices and Costs of Development**

Escalating land prices, the increasing cost of development codes and fees, the profitability of higher priced homes, and the strong demand for more expensive homes have all combined to push the cost of housing out of the affordable range for a substantial segment of the population.

#### **Local Building Requirements**

Current codes and zoning classifications offer developers in Gwinnett County limited flexibility to produce adequate housing that is affordable to many moderate- and low-income families. Code items which are seen as having the most impact on housing costs include: minimum square footage; minimum lot size requirements; and certain infrastructure requirements. .

#### **Burdensome Federal and State Regulations**

Federal and state programs and regulations often place requirements on local jurisdictions that drive up the cost of development. They frequently do not allow the flexibility needed for local communities to devise cost efficient solutions to their particular affordable housing problems.

#### **Historically Weak Policies to Preserve Existing Housing Stock**

Gwinnett 2020, A Comprehensive Plan for Gwinnett County, Georgia addresses preservation of existing housing stock for affordable housing. Many inhabited units suffer from deferred maintenance and continue their decline until rehabilitation is not feasible. Some vacant and abandoned units go unattended. In 2005, Gwinnett County implemented a concentrated code enforcement program in certain targeted areas and has subsequently expanded the program countywide.

#### **Lack of Public/Private Partnerships with Financial Institutions**

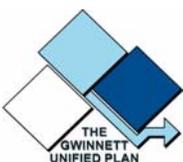
More lender involvement in affordable housing efforts is needed.

#### **Need for More Affordable Housing Community Awareness and Homebuyer Education**

Many residents of Gwinnett County hold misperceptions of affordable housing and are not aware of the critical needs in the county. Homebuyer Education programs are growing, but need to be strengthened and expanded.

#### **Other Obstacles**

The County faces obstacles ranging from general NIMBY ["Not in My Back Yard"] attitudes to technical issues such as limited numbers of existing nonprofit housing developers or private developers willing to construct affordable housing for low-income homebuyers. Financial resources are extremely limited to help nonprofits developers enhance their internal capacity building and housing initiatives.



### **Predatory Lending**

Predatory lending practices present real hindrances to the homeownership market as overextended residents pay extraordinarily high interest rates and/or ultimately lose their homes through foreclosure. The state of Georgia has been committed to regulating the most prevalent terms of subprime loans, including points and fees, prepayment penalties, flipping projections, high-cost loan protections and loan coverages. It has seen a considerable drop in subprime loan volume from 1999 to 2004.

## **5.12 Natural and Cultural Resources**

### **Hydrologic Features**

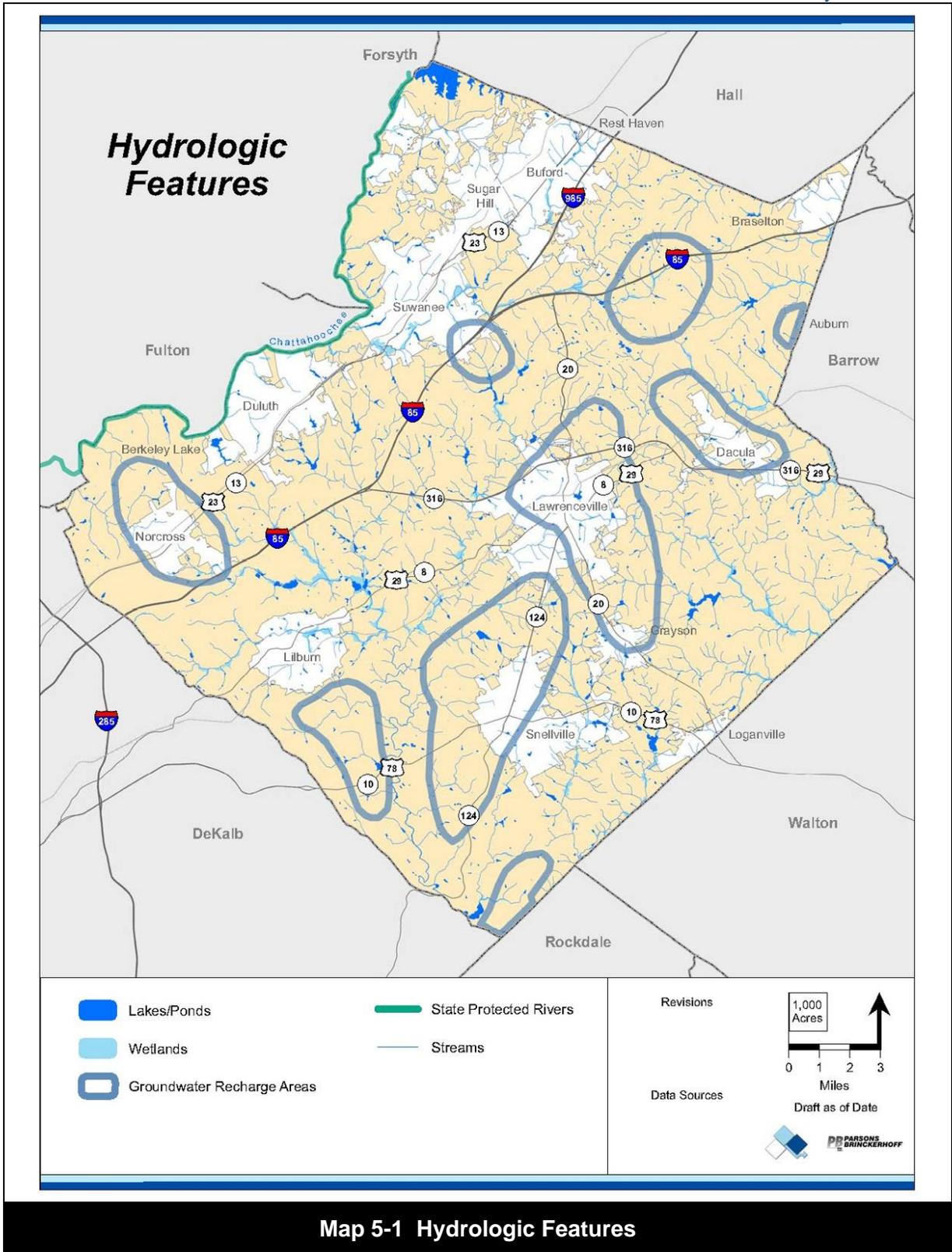
Map 5.1 shows the various hydrologic features of Gwinnett County.

The only protected river in the County is the Chattahoochee River and its tributaries which fall under the protection of the Chattahoochee River Tributary Protection Ordinance that restricts development along streams and ensures a 50-foot natural, vegetative buffer along water bodies.

Groundwater recharge areas are geologic formations where water is taken into the ground to replenish aquifers, the underground holding tanks of groundwater. These areas are especially sensitive to hazardous substances, as their pollution could contaminate local drinking water. (The nine groundwater recharge areas are shown in green.) These areas cover almost one fifth of the County. All of Gwinnett's groundwater recharge areas have low pollution susceptibility and are protected by various restrictions enforced by the Georgia Department of Natural Resources.

There are several wetlands systems spanning Gwinnett County. Wetlands provide a natural system of erosion control and flood protection, but development patterns and land reclamation threaten their viability. In 2006, Gwinnett County began planning for a Stream and Wetlands Mitigation Bank that would offer developers and county agencies credits and incentives for improving wetlands in the County. Restoration and mitigation projects can be used to offset the impact of development near wetlands. The Mitigation Bank proposal is under review with the Army Corps of Engineers.

Groundwater recharge areas and rivers are protected through Gwinnett's 2004 Buffer, Landscape, and Tree Ordinance. This ordinance seeks to protect the County's natural features through development regulations and landscaping plan specifications.



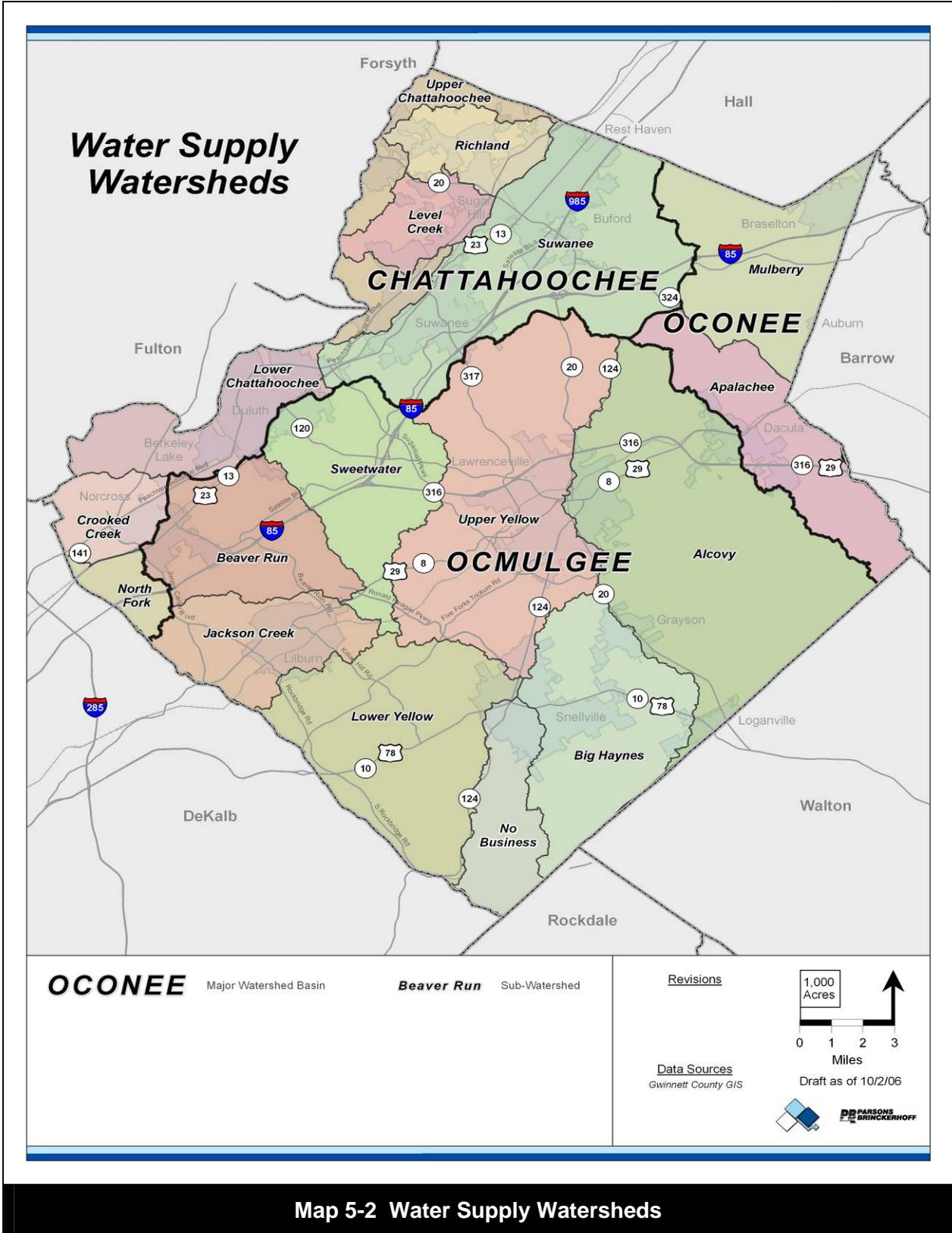
Map 5-1 Hydrologic Features

Some 32 of the County's streams are on Georgia's 303(d) list of impaired and polluted streams. Most do not reach pollutant standards for Fecal Coliform Bacteria. Twenty-three of these bodies of water are classified as "not supporting", meaning they do not meet the standards for their designated use (fishing, swimming, recreational use). A variety of measures to better protect such water bodies have been enacted since 2000.

### **Water Supply Watersheds**

Map 5-2 shows three main water supply watersheds in the County for which development restrictions and buffer requirements are enforced to protect water quality. Fourteen Cities, both within Gwinnett County and outside the County, get their water from Gwinnett's water supply areas. A number of ordinances protect the County's watersheds.





Map 5-2 Water Supply Watersheds



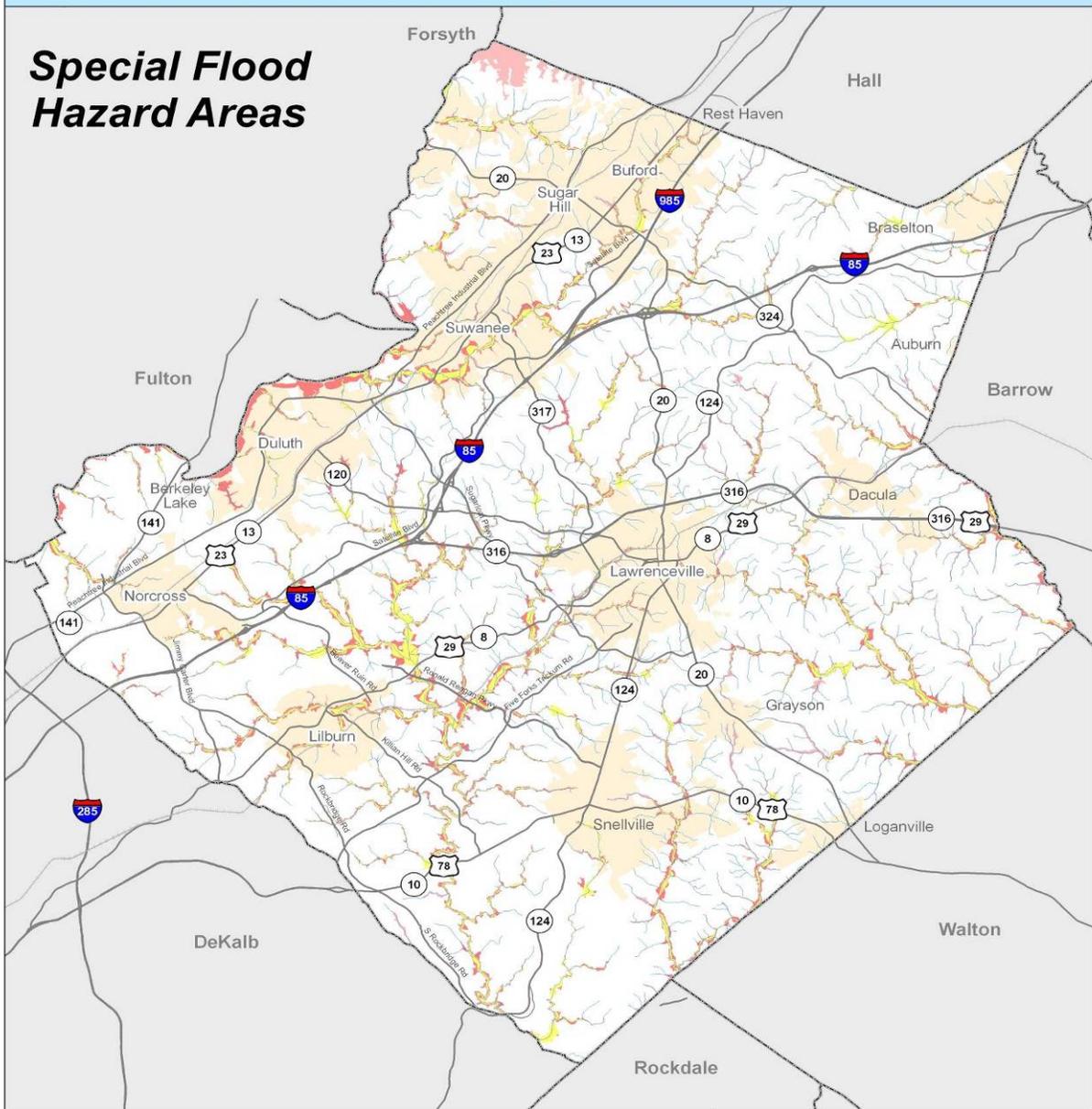
## **Other Environmentally Sensitive Areas**

### **Flood Plains**

Floodplains are any area susceptible to flooding with at least a 1% probability of flooding in any given year. Approximately 23,000 acres or eight percent of Gwinnett County fit this definition. Construction and development within floodplains is restricted to the following uses: public parks, agriculture, dams, bridges, parking areas, public utility facilities, and outdoor storage. No construction is allowed that would change the flood characteristics of the area or create hazardous velocities. Suwanee, Lilburn, and Buford have a significant amount of floodplains and will need to manage their natural hazard mitigation plans and environmental protection policies with floodplains in mind.



# Special Flood Hazard Areas



— Rivers

**Special Flood Hazard Areas**

- 1 Percent Annual Chance Floodplain Future Conditions
- Zone A-1 Percent Annual Chance Floodplain
- Zone AE-1 Percent Annual Chance Floodplain with Base Elevations
- Zone AE with Floodway

\*The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHA includes Zones A, AO, AH, AI-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/AI, VO, V1-30, VE, and V2.  
(Source: <http://www.fema.gov/NFIPKeywords/description.jsp?varkey=D85>)

Revisions

Data Sources  
Gwinnett County 2006  
Digital Flood Insurance  
Rate Map (DFIRM) Data File

1,000 Acres

0 1 2 3  
Miles

Draft as of 10/05/06

Map 5-3 Floodplain



### **Steep Slopes**

Development on slopes greater than 12% is restricted by the County. Steep slopes are found throughout the County but are especially prevalent west of I-85 due to the stream valley topography of this area. According to Gwinnett's 2003 Development Regulations, cut and fill grading has a maximum slope of 2:1, as most soils can be stabilized at that ratio.

### **Agricultural Land and Soils**

Some prime agricultural soils as defined by the United States Department of Agriculture (USA) and agricultural land are located in the southeastern part of the County as well as near the Chattahoochee River. There are several areas of interspersed prime farmland soil throughout the County. Since 1972, Gwinnett County's Soil Erosion and Sediment Control Ordinance regulates erosion control practices on parcels where land is being disturbed and protect streams from excessive sediment by requiring "best management practices" to minimize the disruption of soils and control erosion.

## **5.13 Parks and Recreation Facilities**

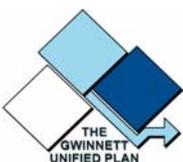
Map 5.4 locates the major recreation facilities and scenic sites in the County. These resources include County Parks, City Parks, and Federal lands, which are located throughout the Gwinnett.

The last Comprehensive Parks and Recreation Master Plan (2004) cited 55 designated parks and recreational areas in Gwinnett totaling 8,157 acres. The largest of these are Harbins/Alcovy River Park, a 1700 acre site located in the southeastern portion of the County, Little Mulberry Park, a 900-acre park between Dacula and Braselton, and Tribble Mill Park, a 700-acre public park adjacent to the city of Grayson. The parks are spread throughout the County, with the largest parks along the northwestern and southeastern borders of Gwinnett. County parks are distributed within five Recreation Planning Areas..

The 2004 Master Plan also listed 45 City owned parks totaling 916 acres and 10 federal owned parks with a total of 1,553 acres. The total park acreage –City, County and Federal—cited in the Master Plan was 10,626 acres. A number of privately run recreation facilities—golf courses, tennis clubs, skate parks, etc.—also are available to the general public.

City parks tend to be smaller and more "walk to" or "bicycle to" accessible to the populations they serve. They tend to attract shorter visits (e.g. playgrounds) than the County parks. Many city parks were established years ago while the County system is largely a product of the past two decades.

There have been a few changes since the 2004 plan. As of November 2006 there were 60 County Parks, 49 City Parks, and 7 federal holding, which are located throughout the Gwinnett. (There are no State Parks in Gwinnett.) The reduction in federal holdings came about through consolidation of several holdings into one unit.



A key park planning concern is keeping the supply of parkland in balance with Gwinnett's rapidly growing population. According to the County's 2004 Comprehensive Parks and Recreation Master Plan the ratio of approximately 12.5 acres of parkland to 1,000 residents is under the intended ratio of 15 acres per 1000 residents with the bulk of this deficiency in relation to Community Parks and Passive Community Parks. In addition to the lower than desired aggregate amount of parkland, the Master Plan also targets providing needed parkland for areas of the County that have parkland service gaps—i.e. are beyond a 2 mile radius of larger parks (more than 20 acres) or a 1 mile radius from parks under 20 acres. The Areas of Special Attention map shows the approximate extent of these underserved areas.





## 5.14 Significant Cultural Resources

The historic and cultural landmarks in Gwinnett range from schools to churches to mines. Lawrenceville, as the County seat, has a concentration of historic resources along East Crogan Street. Other notable features include the Old Native American Quarry in the southernmost part of the County; historic Swann's Mill located between Dacula and Lawrenceville, and McDaniel's Bridge along Route 78 west of Snellville. Gwinnett County has conducted an historic sites inventory and identified 297 churches, schools, bridges, cemeteries, old towns and Native American trails. These sites are shown on Map 5.5.

There are seventeen (17) sites within Gwinnett County on the National Register of Historic Places (NHRP): Isaac Adair House, Alcovy Road Grist Mill, Bona Allen Shoe and Horse Collar Factory, Bona Allen House, John Quincy Allen House, Robert Craig Plantation, Gwinnett County Courthouse, Hudson-Nash House and Cemetery; Mechanicsville School, Norcross Historic District; Old Seminary Building, Parks-Strickland Archaeological complex, The Superb, William Terrell Homeplace, Clarence R. Ware House, Elisha Winn House and Thomas Wynne House.<sup>4</sup>

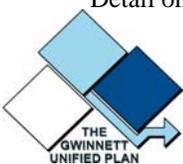
Although the sites listed above represent those properties that have been nominated and accepted for listing on the *National Register of Historic Places*, many other sites, properties, and objects within the county and its communities may also be eligible for potential listing. Furthermore, *NRHP* properties and those not considered eligible for federal *NRHP* listing may warrant special local protections to ensure their preservation.

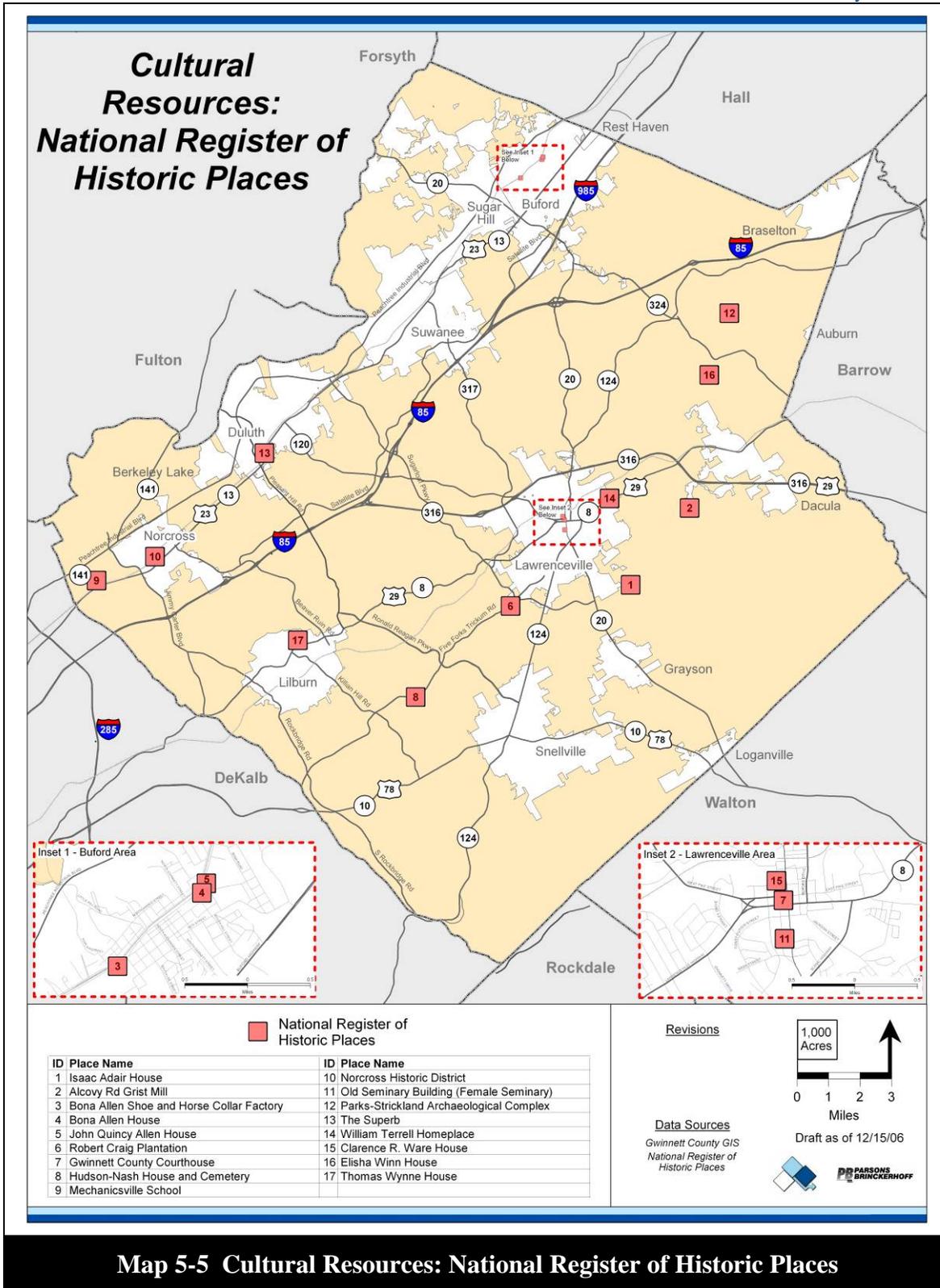
Besides those resources already listed on the *National Register*, there are many other sites and buildings in the county that have no official designation, yet their presence provides the community with an opportunity to build a larger and better historic legacy for future generations. In 2006, the county was surveyed by the FindIt! Historic Resources Survey Partnership which documented only 236 properties and included cemeteries which had generally been omitted from earlier surveys.

Tracts with archaeological significance are located throughout the County and are especially concentrated along the Chattahoochee River in the northwestern part of Gwinnett. There is also a trail of archaeologically significant tracts along Sugarloaf Parkway stretching between Lawrenceville, Suwanee, and Duluth, and a grouping of tracts in the southwestern part of Gwinnett near the border with DeKalb. The largest concentration of sites is in the Hog Mountain-Dacula area where prehistoric mounds have been discovered, containing the only archeological site on the National Register of Historic Places in Gwinnett County.

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<sup>4</sup> Detail on each of these 17 sites can be found in the Technical Addendum.





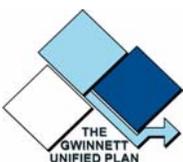
**Map 5-5 Cultural Resources: National Register of Historic Places**

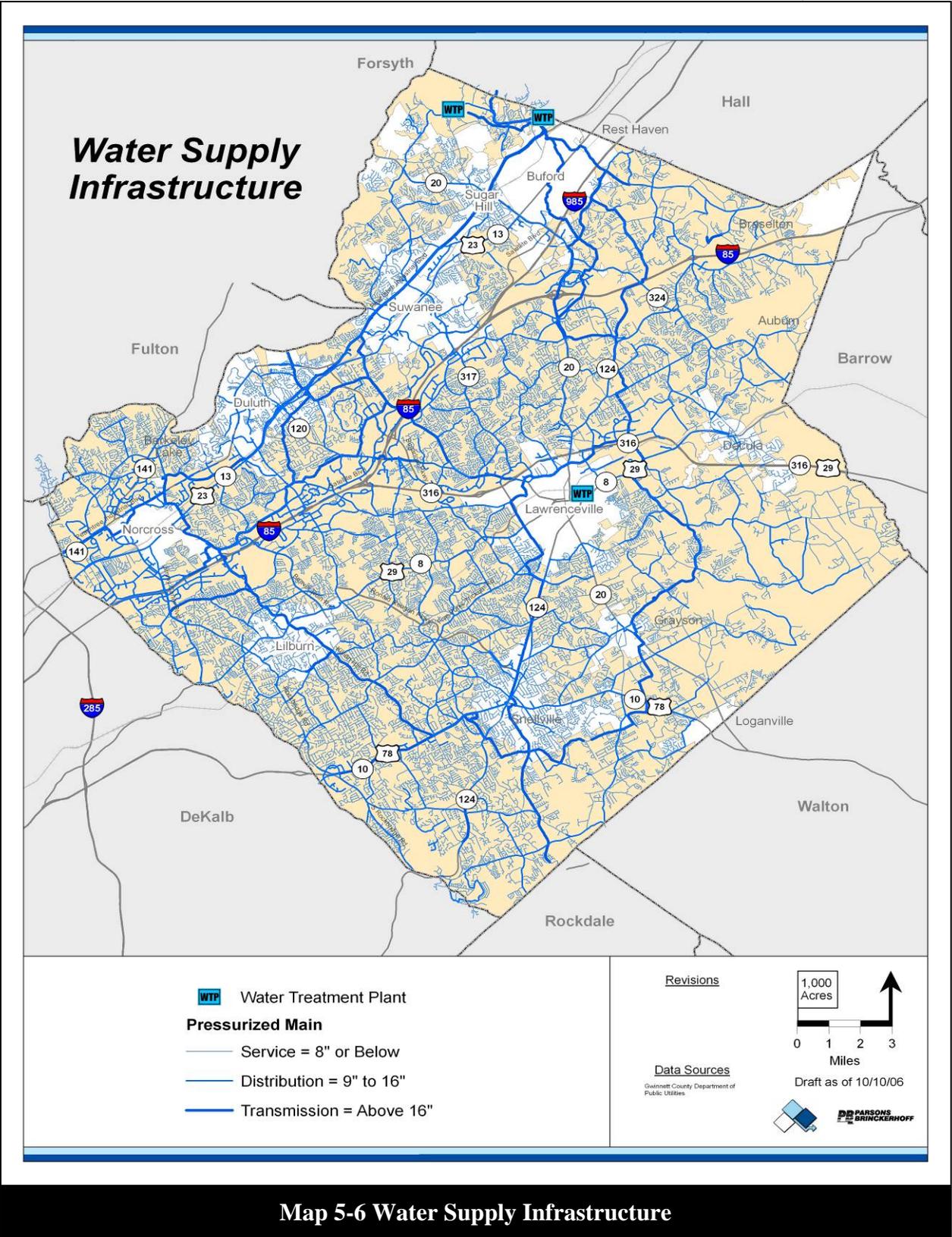
## **5.15 Water Supply and Treatment**

The County's Department of Water Resources manages drinking water, stormwater, and wastewater. Gwinnett County provides direct water delivery service to the unincorporated areas of the County and some of the Cities. The County supplies wholesale water service to the remainder of the Cities, including Lawrenceville, Buford, Norcross, and Suwanee. The County relies on Lake Lanier to supply its fresh water for residential and commercial customers.

Gwinnett County provides direct water delivery service to the unincorporated areas of the County and some of the Cities. The County supplies wholesale water service to the remainder of the Cities, including Lawrenceville, Buford, Norcross, and Suwanee. The County relies on Lake Lanier to supply its fresh water for residential and commercial customers. In 2006, the County is averaging withdrawals of approximately 90 million gallons per day. The County supplies water to its 225,000 customers through two Water Filtration Plants, each of which can draw water from two separate Raw Water Intakes located on Lake Sydney Lanier. Water is conveyed throughout the County via a looped system of primarily 48" water transmission mains. There are approximately 3,271 miles of water lines in the County, ranging in size from 2" to 78". Map 5.6 shows the distribution of water mains in the County,.

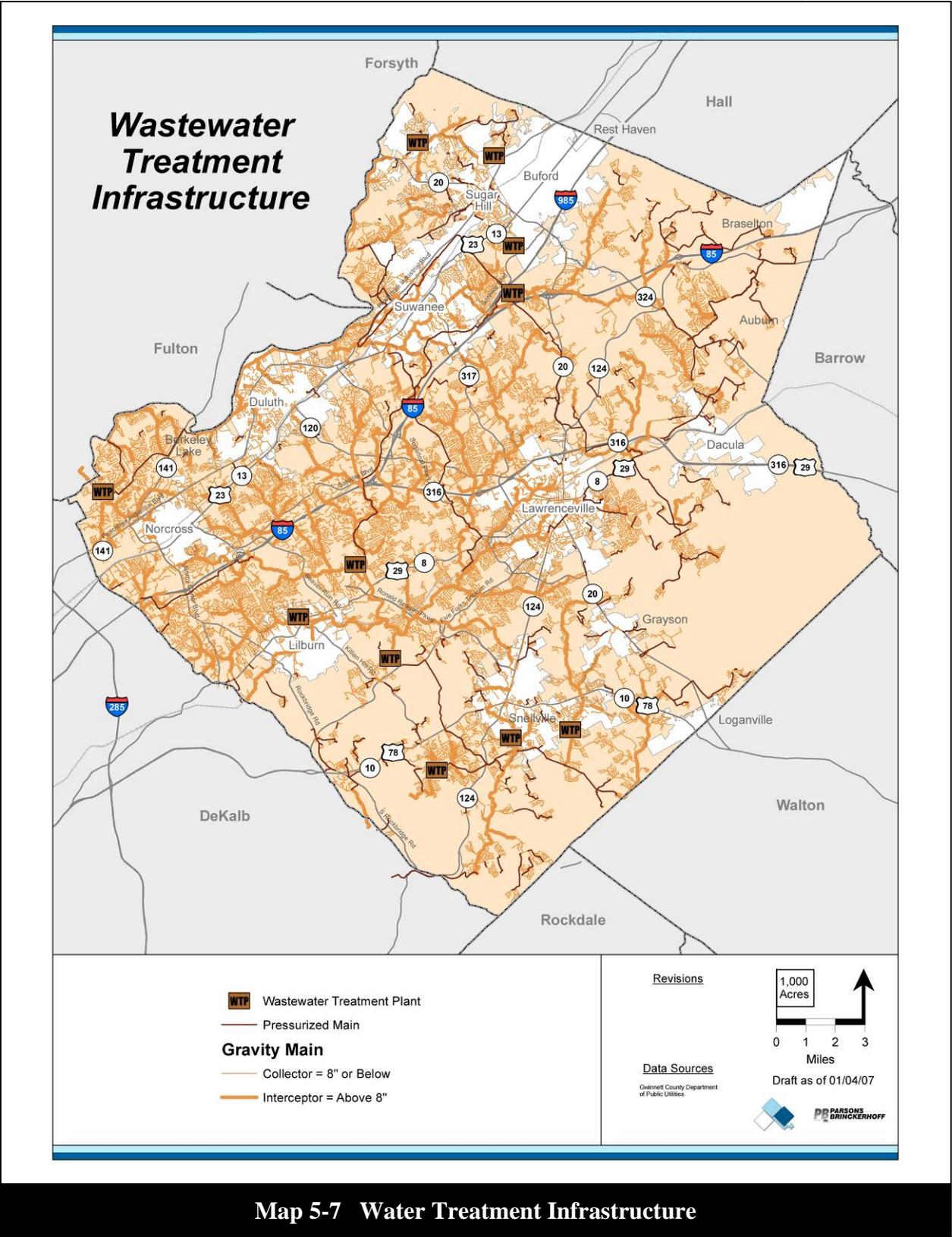
Gwinnett County currently provides wastewater treatment for its 140,000 customers at six active Water Reclamation Facilities located in the County and one facility located in neighboring DeKalb County. (See Map 5.7) Discharge permits for these facilities total 63 million gallons per day (mgd), with an additional 9 mgd of discharge temporarily permitted at the F. Wayne Hill Water Reclamation Center, pending final issuance of an additional 40 mgd of permitted discharge from that facility. The County serves its customers through a complex array of approximately 2,456 miles of pipeline (both gravity and force mains), and over 200 wastewater pumping stations ranging in size from 0.2 mgd to 40 mgd.





Map 5-6 Water Supply Infrastructure



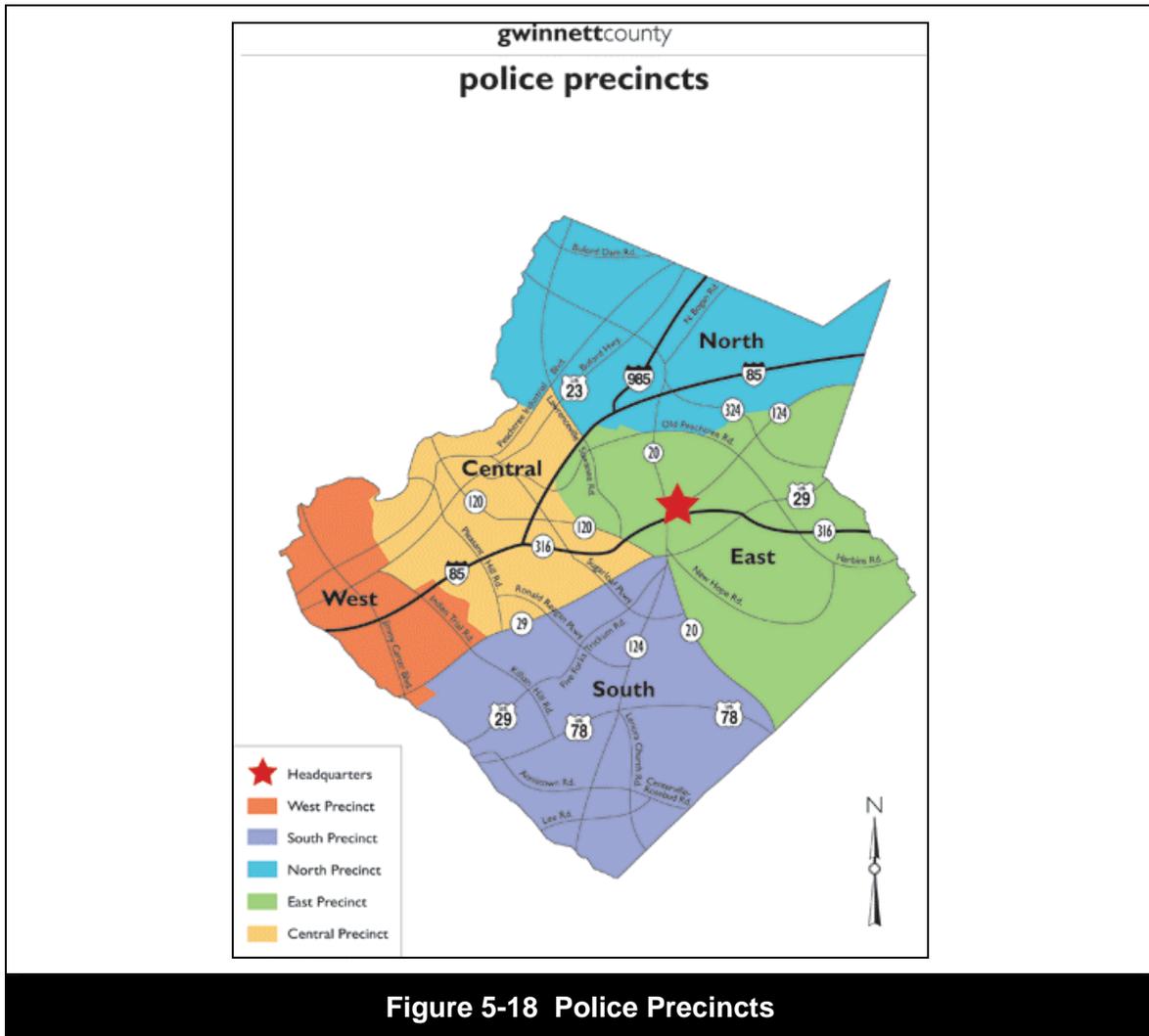


Map 5-7 Water Treatment Infrastructure

### Other Facilities and Services

Gwinnett County is served by a variety of public facilities, including ten police stations, over twenty fire stations, and four hospitals. Map 5.8 shows the locations of the public safety facilities in Gwinnett County.

The Gwinnett County Police department employs 656 sworn officers and 266 non-sworn support personnel. The County is divided into five precincts, shown in Figure 5.18.



There are also city police departments in Snellville, Lawrenceville, Suwanee, Duluth, Norcross, and Lilburn. A sheriff's office is located in Lawrenceville. There are city jails co-located with the city police departments in Snellville, Lawrenceville, Suwanee, Duluth, Norcross, and Lilburn. A state prison is located in the northeastern part of the County, between Buford and Braselton.

Table 5.15 shows the volumes of calls and arrests handled by each precinct in the County. The West precinct is the smallest but busiest, while the East precinct is the largest but less busy than any other precinct.

**Table 5.15 Police Precinct Volumes**

<b>Police Precinct Volumes</b>			
	<b>Calls for Service</b>	<b>Citations</b>	<b>Criminal Arrests</b>
<b>West</b>	107,500	15,300	2,909
<b>South</b>	86,859	19,916	2,524
<b>North</b>	69,814	9,898	2,348
<b>East</b>	46,000	8,313	1,146
<b>Central</b>	97,300	17,204	3,255

Map 5.9 shows the locations of the County fire stations and hospitals. Fire stations are relatively evenly spaced across the County for minimum response times in emergency situations. There are four hospitals in Gwinnett County, three with emergency rooms. Columbia Eastside Medical Center, Gwinnett Medical Center, and GHS/Joan Glancy Memorial Hospital have emergency rooms. Summitridge Hospital, located directly south of the Lawrenceville fire station on the map, is a psychiatric hospital and does not have an emergency room.

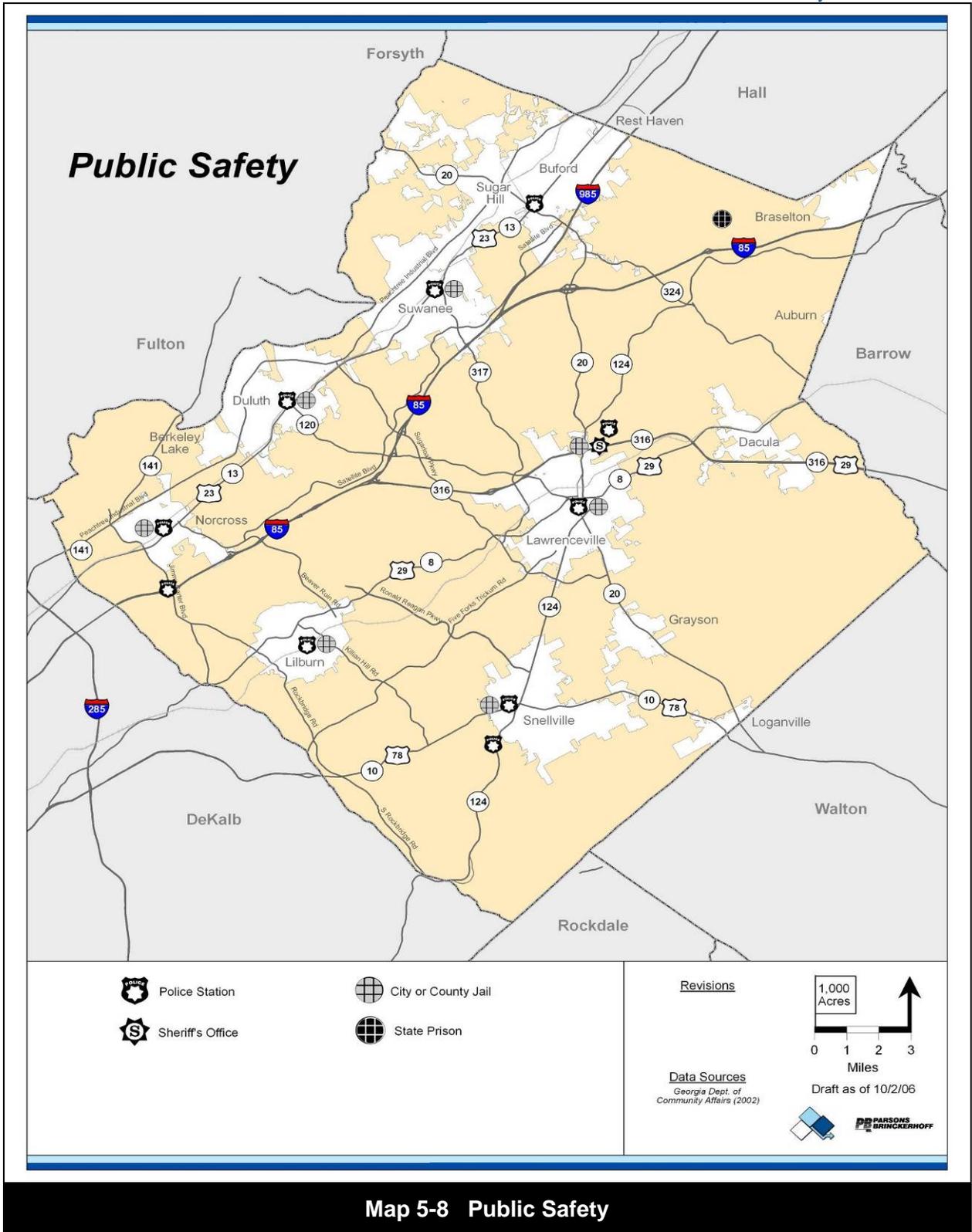
The Gwinnett County Fire Department has 670 full-time employees working at twenty-five (25) stations. The Fire Department provides fire and rescue service to unincorporated Gwinnett and all of the fifteen (15) Cities within the County, and it is the largest fire service district in Georgia. The department responds to over 58,000 calls annually, and has specialized forces for heavy rescue, hazardous materials, and swift-water rescue situations. The Gwinnett County Fire Department operates:

- 25 strategically placed fire stations
- 25 engine companies
- 7 ladder trucks
- 18 advanced life-support medical units
- 25 advanced medical care companies

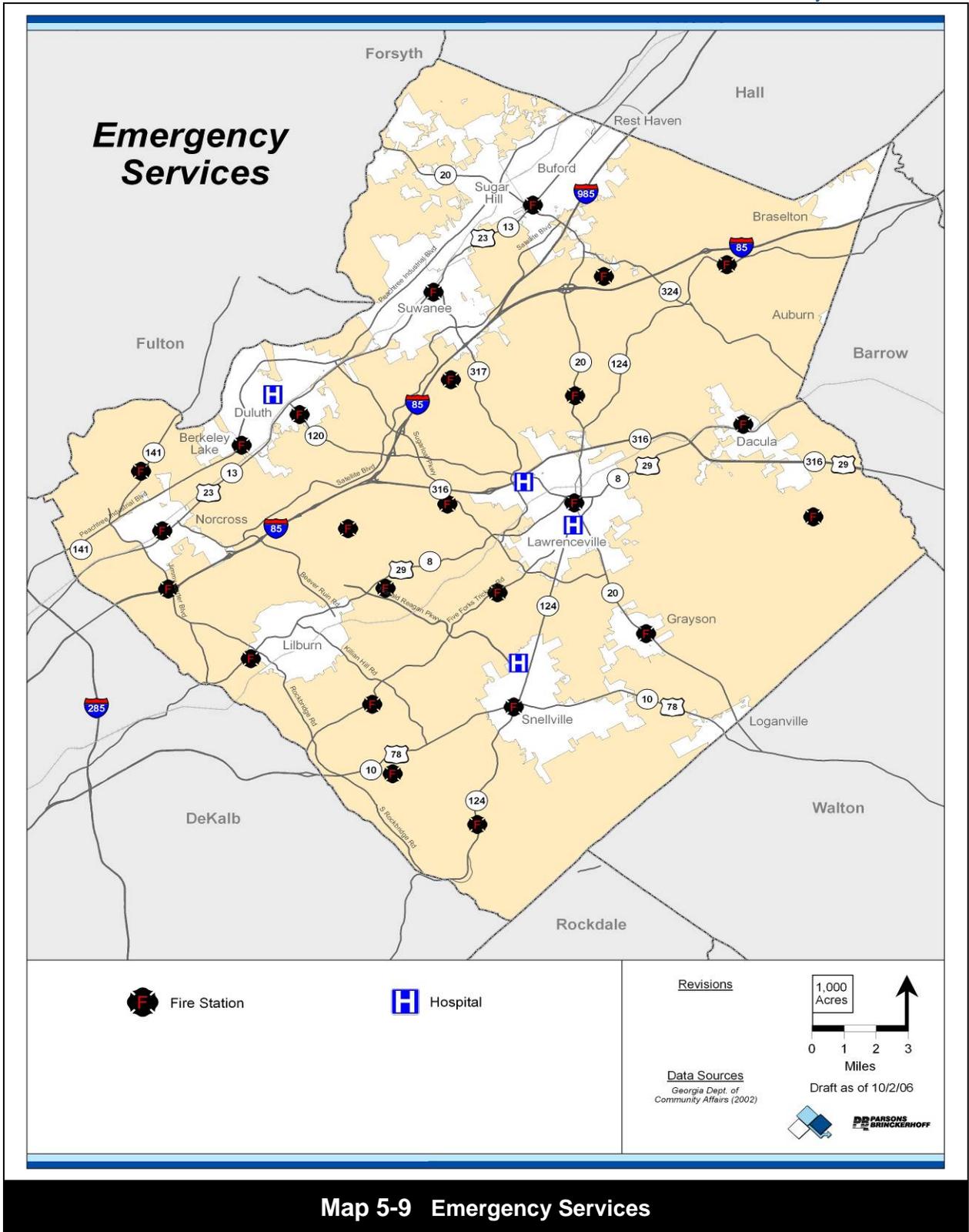
The Gwinnett Coalition for Health and Human Services is a public/private partnership that was founded in 1989 in response to the County’s unprecedented growth and resulting strain on County services. The Coalition focuses on improving the health of Gwinnett residents, providing positive child and youth development programs, and strengthening families and communities. The Coalition’s Board of Directors has representatives from a variety of community groups: Gwinnett County government, state government, health service providers, schools, corporate and professional services, funders, and other community groups.

In addition to county-wide health services, Buford, Norcross, and Centerville have human services centers. The County also provides a center with services targeting the senior population, and the City centers offer programs for seniors.





Map 5-8 Public Safety



Map 5-9 Emergency Services

## **5.16 Hospitals and Other Public Health Facilities**

There are four hospitals in Gwinnett County, three with emergency rooms. Emory Eastside Medical Center, Gwinnett Medical Center (GMC), and Gwinnett Health System (GHS) /Joan Glancy Memorial Hospital have emergency rooms; SummitRidge Hospital, located directly south of the Lawrenceville fire station on the map, is a psychiatric hospital and does not have an emergency room.

Gwinnett Health System, located in Lawrenceville, is a not-for-profit healthcare network that includes three hospitals and other support facilities.

The Gwinnett Coalition for Health and Human Services is a public/private partnership that was founded in 1989 in response to the County's unprecedented growth and resulting strain on County services. The Coalition focuses on improving the health of Gwinnett residents, providing positive child and youth development programs, and strengthening families and communities. The Coalition's Board of Directors has representatives from a variety of community groups: Gwinnett County government, state government, health service providers, schools, corporate and professional services, and other community groups.

The Gwinnett Hospital System Foundation provides financial support to the hospital system for projects that address community needs in areas of awareness, health care, preventive medicine, health education and indigent care. Projects sponsored by the Foundation include the "Let's Talk" Family Communication Workshops, the Care-a-Van, the Parish Nursing Outreach Program, and the Marion Allison Webb Center for Mammography Screening.

Gwinnett County operates public health centers in Buford, Lawrenceville and Norcross. Public health advocates at these centers educate residents on medical issues ranging from wellness to the use of infant car seats. In addition, they provide informational resources and referrals to healthcare agencies serving the County.

In addition to county-wide health services, Buford, Norcross, and Lawrenceville have jurisdictional human services centers. The County also provides a countywide program of services targeting the senior population, and the jurisdiction centers has a number of centers located throughout the County which provide programs and services for seniors.

## **5.17 Educational Facilities**

The Gwinnett County Board of Education Public provides public education in Gwinnett County is to all Cities and the unincorporated areas of the County with the exception of the City of Buford, which operates its own independent public education system. The Gwinnett County Public Schools (GCPS) is the largest school system in Georgia with 106 schools and other educational facilities. Enrollment in 2006-07 was projected to be 151,903 students, an increase of 7,304 students from the 2005-06 school year. By 2010-11, student enrollment is projected to be 174,073.



The GCPS system currently has 63 Elementary (K-5), 20 Middle (6-8), and 16 High (9-12) school facilities for a total of 99 schools. To accommodate projected enrollments and programs, the GCPS has embarked on an extensive building program.

School attendance zones are organized by geographic boundaries called clusters. In each school cluster, there are three to six elementary schools, one to two middle schools and one high school.

### **City of Buford**

The City of Buford provides public education independent of the GCPS. Within the City, there is Buford Elementary, Buford Academy, Buford Middle School, and Buford High School. Enrollment in the 2005-06 year was 2,471 students.

### **Higher Education and Technical Training**

The Gwinnett University Center, located in Lawrenceville, currently serves an enrollment of over 6,300 students. Currently in the process of being transformed into a free-standing "state college" from what has heretofore been called the Gwinnett University Center,

Georgia Gwinnett College, which will admit its first students in fall 2006, is the 35th institution in the University System and the first USG institution to have been created in Georgia since Bainbridge, East Georgia and Waycross colleges were authorized in 1970.

GGC already ranks as the ninth-largest institution in the University System of Georgia, with more than 8,000 students from Georgia Perimeter College (GPC), the University of Georgia (UGA), the Medical College of Georgia (MCG) and Southern Polytechnic State University (SPSU) enrolled in courses on its Gwinnett County campus.

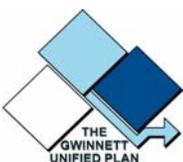
Gwinnett Technical College provides forty-five degree programs to students seeking technical training. The College is located in Lawrenceville.

## **5.18 Libraries and Other Cultural Facilities**

### **Gwinnett County Public Library System**

The Gwinnett County Public Library system is governed by the Gwinnett County Public Library Board of Trustees that is appointed by the Gwinnett County Board of Commissioners. There are currently thirteen branch libraries in the library system located throughout the County, with library headquarters located in Lawrenceville. A new branch library is anticipated to open in Grayson in late 2006. A future branch is programmed for the Hamilton Mill Branch.

In FY 2006, the library had over 5,000,000 visitors to the system, including 1.9 million virtual on-line branch visits. Library programs generated community interest with over 100,000 residents in attendance.



## **Cultural Facilities**

Cultural facilities within Gwinnett are varied. Gwinnett's close proximity to Atlanta offers even more opportunities to attend museums, concerts and local art exhibits.

The Gwinnett Civic and Cultural Center contains a 700 seat Performing Arts Center and a 50,000 square foot exhibition hall, allowing the facility to serve many functions throughout the year. An expansion is planned for this facility that will include a 21,600 square foot ballroom and 11,600 multi-purpose room.

The Jacqueline Casey Hudgens Center for the Arts and A.L. Week Sculpture Garden is located near the Gwinnett Civic Center and provides exhibit space for artists. The Pinckneyville Arts Center is located in Norcross and offers cultural arts classes for all age groups. The Vines Botanical Gardens, located in Loganville on twenty-five acres of land, contains a folk art garden, antique rose garden, and other botanical gardens that are open to the public.

There are several museums the County including the Southeastern Railway Museum, Children's Art Museum, Lanier Museum of Natural History and the Gwinnett History Museum.

The new Gwinnett Environmental & Heritage Center will feature exploration and learning through hands on science exhibits. The 59,000 square-foot science and cultural center located on 233 acres near the Mall of Georgia, is surrounded by an area that is rich in both natural and cultural history.

## **5.19 General Government**

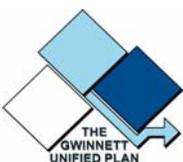
Gwinnett County has a five-member Board of Commissioners, comprised of a full-time chairman who is elected countywide and four part-time, district commissioners. An appointed County Administrator oversees the day-to-day operations of 11 executive departments.

In addition to the commissioners, other elected County officials include: Tax Commissioner, District Attorney, Sheriff, Solicitor, Clerk of Court and various judges, and the five members of the Board of Education.

The Gwinnett County Government headquarters is located in the Gwinnett Justice and Administration Center (GJAC). The offices of the County Commissioners, County Administrator, county records, county court system, Tax Commissioner, the Sheriff's Department, Transportation Department, Community Services Department, and all other county administrative offices.

## **5.20 Intergovernmental Coordination**

This section describes how local governments and government agencies in Gwinnett County coordinate their activities.



## **Gwinnett County 2020 Comprehensive Plan**

The Gwinnett County 2020 Comprehensive Plan includes a goal on intergovernmental coordination:

*Gwinnett County is committed to working with local, state and federal governments on planning issues in a spirit of cooperation to allow for the proper coordination of public services, to mitigate the adverse effects of any land use decisions, and to achieve mutually beneficial goals and objectives.*

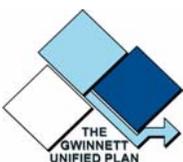
The four policies that follow from this goal require coordination between the County Department of Planning and Development and municipalities within Gwinnett:

- The Department of Planning and Development must notify a City of any upcoming zoning cases within its sphere of influence, areas outside of the its boundaries that affect the quality of life within the City.
- The Gwinnett County Planning and Development staff coordinates with representatives of the corresponding municipality any changes to the County's Comprehensive Plan or "Long Range Road Classification Map" within the municipality's sphere of influence.
- Cities within the county may send one representative (appointed in accordance with Section 1-5028 of the Gwinnett County Code) to the Municipal-County Planning Commission, to vote on land use issues that affect their City. The City also may send a representative to a Planning Commission public hearing to speak on a pending case, in accordance with the Planning Commission By-Laws.
- To seek and maintain the participation of City, regional, and state agencies in the preparation of comprehensive plan elements, the Gwinnett County Department of Planning and Development sponsors and requests active participation from other government agencies in the Gwinnett County Planning Committee (GPC). The GPC meets regularly to discuss land use, environmental, and public service issues of countywide concern.

### **City-County Coordination within Gwinnett**

There are fifteen (15) municipalities within Gwinnett County. The cities of Berkeley Lake, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Norcross, Rest Haven, Snellville, Sugar Hill, and Suwanee fall entirely within the boundaries of Gwinnett County. Most of the city of Buford is located in Gwinnett County, although a portion is located in Hall County. The city halls of Auburn, Braselton, and Loganville are located in adjacent counties and only portions of their municipal boundaries extend into Gwinnett County.

Integrating the comprehensive plans of the Cities follows the intent of the Local Government Service Delivery Strategy Act (House Bill 489), enacted in 1997 by the Georgia General Assembly. A principal goal of the Service Delivery Strategy Act adopted by the State Legislature in 1997 is to increase cooperation between local governments in developing compatible land use plans and resolving potential land use disputes. Largely in response to this legislation, the Gwinnett County Department of



Planning and Development has implemented additional procedures to promote land use compatibility between unincorporated areas and Gwinnett Cities.

The Gwinnett Planning Committee (GPC) meets monthly to share information, discuss issues of mutual concern, and provide technical assistance related to comprehensive planning activities in the county and individual Cities within the county. These efforts include maintaining a database of municipal annexations and showing changes in municipal land use plans on the county's Land Use Plan Map. These procedures are intended to resolve potential land use disputes that result from annexations, re-zonings, or land use plan updates.

While the County provides many services to the various Cities within Gwinnett, the Cities themselves may offer their own range of services to their citizens. Table 5.16 lists these municipal services.

### **Water and Utility Authorities**

The Local Government Service Delivery Strategy Act encourages utility authorities to work with local governments as they develop their service delivery strategies, since they will typically have essential background information necessary to establish rational infrastructure policies and plan future service expansion projects.



**Table 5.16 City-Provided Services in Gwinnett County**

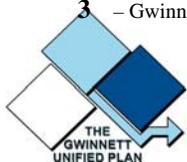
	Public Utilities						Sanitation/Solid Waste Management	Parks & Recreation <sup>1</sup>	Schools	Transportation/Public Works <sup>2</sup>	Sheriff's Department	Police Department <sup>3</sup>	Fire	Planning & Development/Inspections/ Permitting/Zoning/Code Enforcement Land Use Compatibility
	Electrical	Gas	Water Distribution	Water Treatment	Wastewater Treatment	Wastewater Collection								
<b>Berkeley Lake</b>							✓	✓		✓				✓
<b>Buford</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓
<b>Dacula</b>							✓			✓				✓
<b>Duluth</b>							✓	✓		✓		✓		✓
<b>Grayson</b>							✓	✓		✓				✓
<b>Lawrenceville</b>	✓	✓	✓	✓			✓	✓		✓		✓		✓
<b>Lilburn</b>							✓	✓		✓		✓		✓
<b>Norcross</b>	✓		✓	✓	✓		✓	✓		✓		✓		✓
<b>Rest Haven</b>							✓			✓				✓
<b>Snellville</b>							✓	✓		✓		✓		✓
<b>Sugar Hill</b>		✓			✓		✓	✓		✓				✓
<b>Suwanee</b>			✓				✓	✓		✓		✓		✓

✓ – City provides service.

<sup>1</sup> – Gwinnett County provides recreation county-wide funded by a special tax district. The checked cities provide an additional higher level of service.

<sup>2</sup> – Gwinnett County maintains county roads that run into city limits and cities listed maintain city streets/roads.

<sup>3</sup> – Gwinnett County provides this service in the unincorporated areas and in those cities that chose not to directly provide the service. The checked cities provide service within the incorporated limits at a higher level of service.



### **Board of Education/Board of Commissioners Coordination Committee**

The 2003 Update to the Gwinnett County 2020 Comprehensive Plan created a Board of Education/Board of Commissioners Coordination Committee. , This included members of the Board of Commissioners, Board of Education and a representative from the Chamber of Commerce. This group eventually issued eight recommendations:

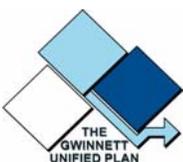
1. Jointly lobby the local delegation to the General Assembly to support legislation that would allow school overcrowding to be the sole criterion for denying rezoning requests, when certain conditions are met;
2. Evaluate using greenspace and conservation easements as measures to manage school growth and protect greenspace;
3. Promote mandatory training in the planning process for county commissioners, school board members, and planning commission appointees;
4. Expand on-going discussions among planning staff from the county, the school system, and various other community entities and the representatives of land owners and developers;
5. Support the formation of “functional councils” in human resources, information management, and facilities maintenance that would be able to share best practices, develop preferred vendor lists, and engage in benchmarking;
6. Collaborate on cost saving ventures such as a joint vendor/purchasing network, an on-line catalog, and reverse auctions;
7. Appoint a group of individuals to track progress on the recommendations and communicate that to citizens and stakeholders;
8. Invite municipal officials and economic development staff of the local Chamber of Commerce to participate in the recommendations above.

### **Board of Commissioner’s Revitalization Task Force**

In 2001, the Gwinnett County Board of Commissioners established the Revitalization Task Force to address areas of economic blight, neighborhood decline, and social problems and to support, incubate, and coordinate public and private sector redevelopment of areas designated as Revitalization Areas by the Board of Commissioners. The Redevelopment Authority issues bonds to assist in financing both infrastructure and private development, when appropriate. The task force initiates, collaborates with the Department of Planning and Development, and hires consultants to develop a parallel zoning code and set of development regulations aimed at encouraging redevelopment of Revitalization Areas. Once approved by the Board of Commissioners, these parallel regulations may replace the existing regulations within designated Revitalization Areas, if the property owners choose to opt for the new regulations.

The Executive Director and staff of the Redevelopment Authority act as an ombudsman with County departments on behalf of developers and individuals seeking to redevelop property located within the designated Revitalization Areas.

The three areas so far designated as revitalization areas are:



- Stone Mountain Highway 78 as an example of a commercial corridor
- Gwinnett Place Mall as an example of a “retail” or activity center
- Beaver Ruin as an example of a residential area with an aging housing stock

### **Community Improvement Districts**

Community Improvement Districts (CID) status allows local business organizations to obtain self-taxing powers to raise revenues and fund improvements to the designated area. Three Community Improvement Districts (CIDs) in Gwinnett County are the Gwinnett Place CID, Gwinnett Village CID, and Highway 78 CID.

The Gwinnett Place CID, which encompasses 190 parcels owned by 160 companies in the Gwinnett Place Mall area, was formed in April 2005. Gwinnett Village CID, with a total property assessed value just under \$700 million, includes more than 400 property owners, representing just fewer than 600 commercial parcels. Gwinnett Village CID was formed in March 2006 and is more than three times as large as its neighboring Gwinnett Place CID. The Highway 78 CID includes a 7-mile corridor of Highway 78 from Stone Mountain to Snellville and contains more than 380 properties and 750 businesses, was formed in April 2003.

### **Coordination under the Consolidated Plan**

The Consolidated Plan addresses the federal Department of Housing and Urban Development and Community Development Block Grant fund requirements.

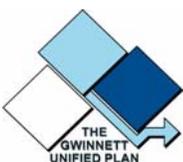
Coordination of housing programs, infrastructure improvements, and facility investment decisions are administrated by the Gwinnett County Department of Community Services and are designed to benefit qualifying low and moderate income neighborhoods. The housing policies and strategies support neighborhood preservation and property values by following the policies of the “Gwinnett County Land Use Plan” when making land use decisions.

### **Capital Improvement Program and the Comprehensive Plan**

Gwinnett County has established a linkage between the Comprehensive Plan and Capital Improvement Program to coordinate capital improvement expenditures in an appropriately prioritized and justified approach. The Department of Planning and Development staff works closely with the staff from the Finance Department. The Director of Planning is a permanent member of the Capital Improvement Budget Review Team.

### **Coordination between the Department of Transportation and Planning and Development**

The Gwinnett County Department of Transportation reviews newly proposed developments with the staff from the Department of Planning and Development. This



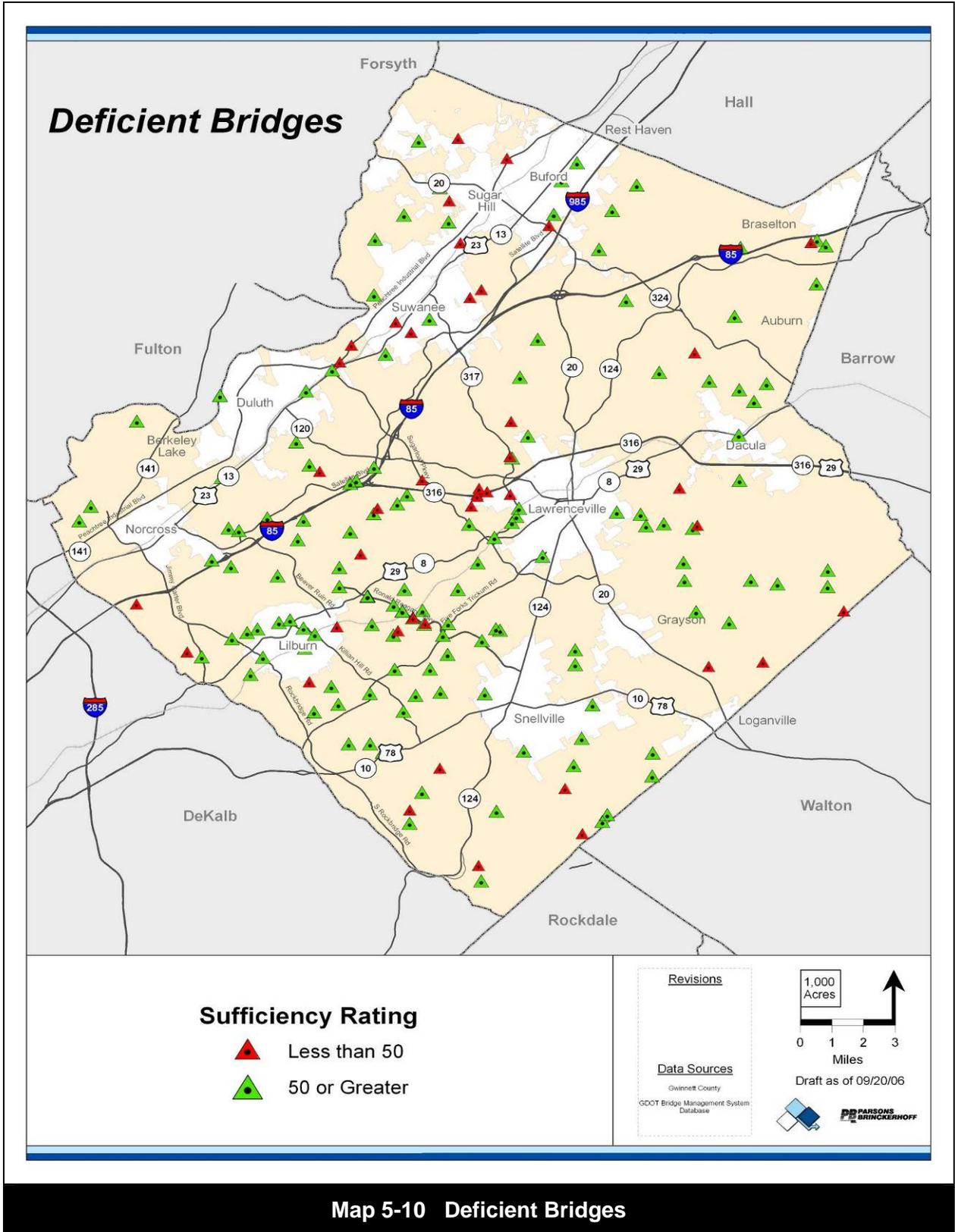
coordination strives to achieve an equitable and cost effective level of service for transportation improvements and seeks to provide the most suitable implementation of transportation systems to minimize impacts to residential, commercial, industrial, and environmentally sensitive areas throughout Gwinnett County. In addition to intra-county coordination, the County continues to be an active member of the Atlanta Regional Council (ARC) Transportation Planning Process.

## **5.21 Transportation Issues and Needs**

### **Road network**

#### **Bridges**

Deficient bridges within Gwinnett County may reduce road network capacity and pose threats to the sustainable function of the network. The Georgia Department of Transportation maintains a bridge inventory within its Bridge Management System and provides sufficiency rating reports for each bridge within the County that determines the need for maintenance, rehabilitation or reconstruction of a bridge structure. With adequate maintenance, any structure with a sufficiency rating of above 75 should maintain an acceptable rating for at least 20 years. Structures with a rating between 65 and 75 are less satisfactory. Structures with a sufficiency rating of 65 or lower have a useful life of less than twenty years and will require major rehabilitation or reconstruction work during the study horizon. Bridges with a sufficiency rating of fifty (50) or lower are identified as deficient. Map 5.10 shows such deficient bridges in Gwinnett County.



### **Arterial and Collector System**

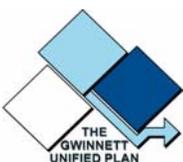
Each road has a functional class designated by the Georgia Department of Transportation (GDOT). Roadway facilities are generally classified as either urban or rural based on where they are located. The facilities are further divided into principal arterials, minor arterials, major collectors, minor collectors, and local. Principal arterials serve mostly through traffic and local roads serving which service the beginning or end of a trip. In addition, there is a separate urban freeway and expressway classification for the major limited access facilities in the county, Peachtree Industrial Blvd, I-85, I-985, and SR 316.

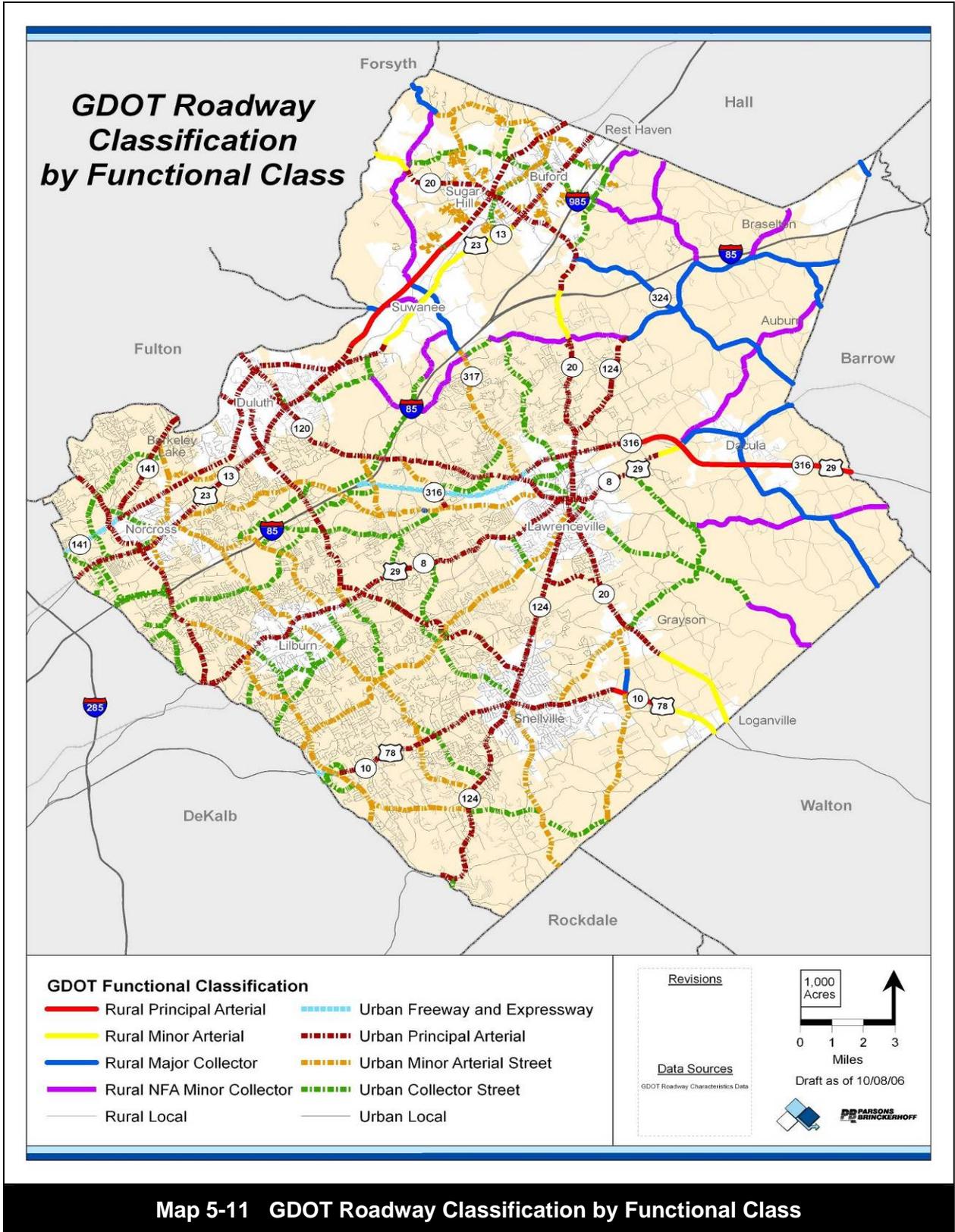
Gwinnett County's network of arterials, collectors and other roads is shown on Map 5-11 and 5-12. Several major arterials intersect in incorporated areas such as Lawrenceville, Snellville, Duluth, and Sugar Hill. The radial pattern in these cities suggests potential bottleneck areas, where traffic is concentrated on major roads and at major intersections rather than being distributed over a network.

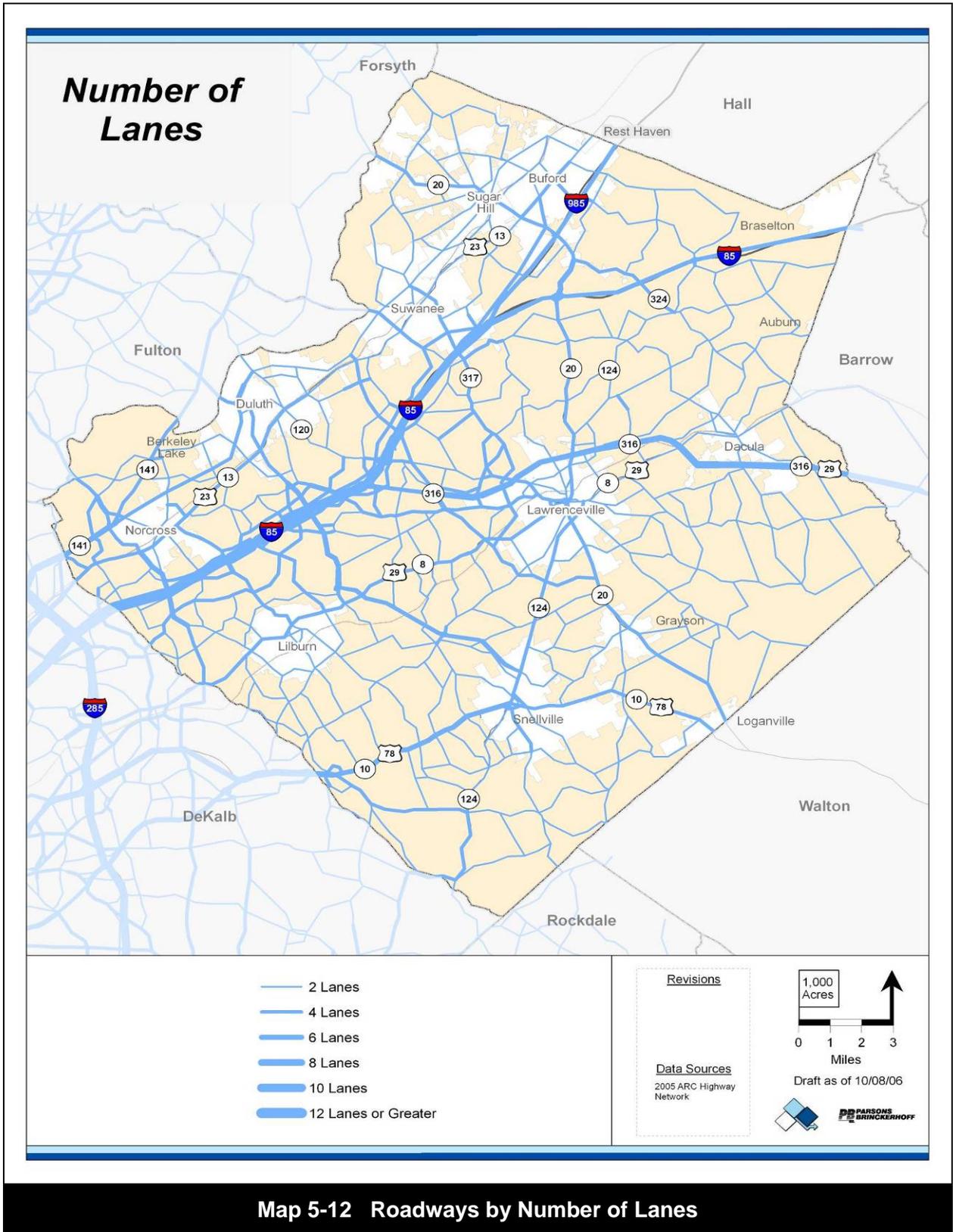
### **Traffic Safety and Operations**

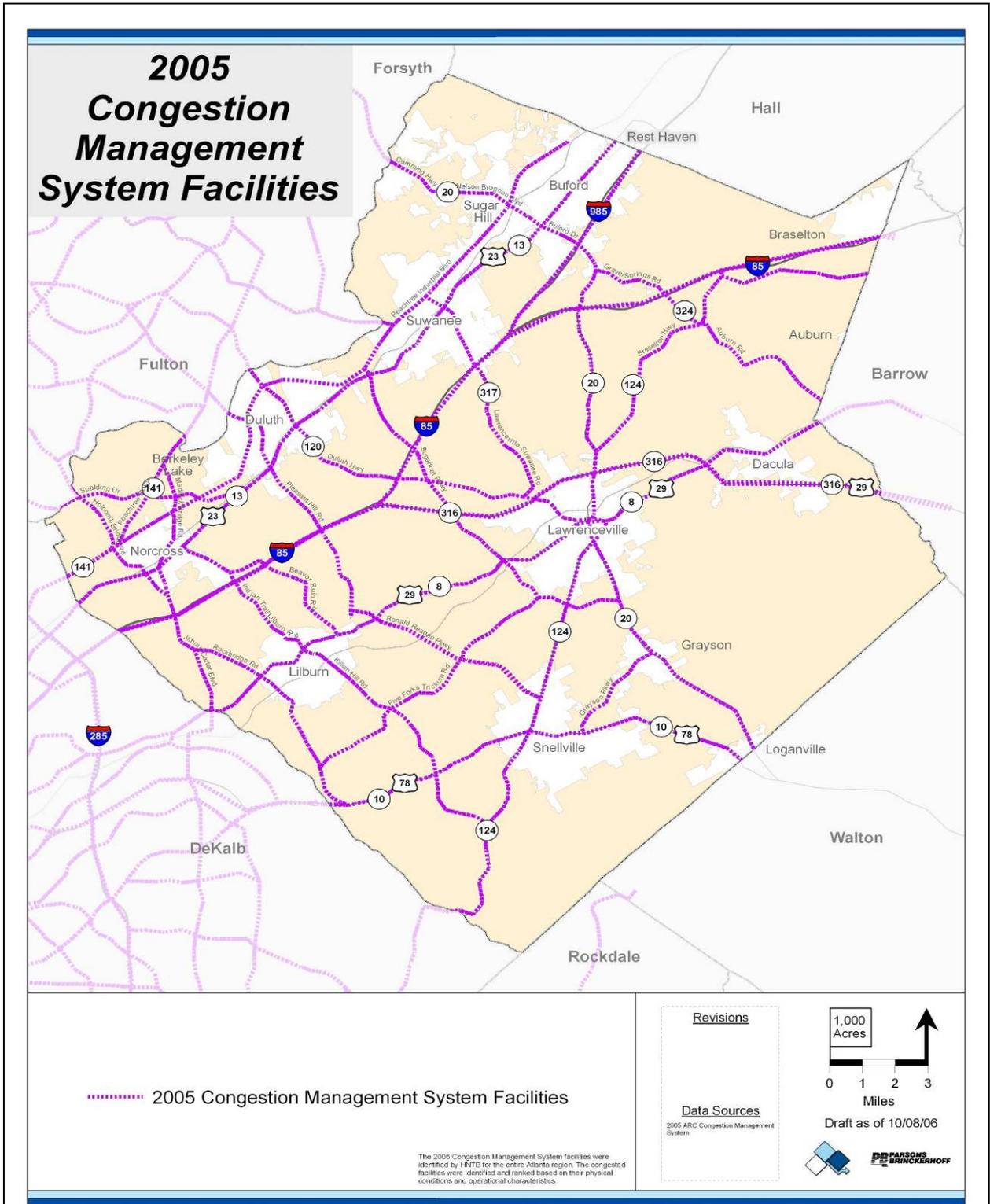
The Atlanta region's Congestion Management System (CMS) extends into Gwinnett County and includes the County's expressways and arterial roads which are shown on Map 5.13. This system evaluates congestion levels on the affected roadways and attempts to mitigate the congestion. Mitigation efforts may include minor modifications to the roadway, encouragement of alternative modes, or capacity enhancement among other strategies. ARC is responsible for creating the region's Congestion Management Process (CMP), which identifies and attempts to mitigate roadway congestion by increasing the system's efficiency and providing alternatives to single occupancy vehicle trips. As a component of the CMP, ARC maintains the CMS database of congested roadways. The following is a list of the 2005 CMS roadways in the county:

- GA 10 (Stone Mountain Hwy/Athens Hwy)
- GA 120 (Duluth Hwy/West Pike St)
- GA 124 (Scenic Hwy/Centerville Hwy/Braselton Hwy)
- GA 13 (Buford Hwy)
- GA 140 (Jimmy Carter Blvd/Holcomb Bridge Rd)
- GA 141 (P'tree Industrial Blvd/P'tree Pkwy)
- GA 20 (Cumming Hwy/Buford Dr/Grayson Hwy/Loganville Hwy)
- GA 324 (Gravel Springs Rd/Auburn Rd)
- GA 378 (Beaver Ruin Rd)
- GA 84 (Grayson Pkwy)
- GA 864 (Pleasant Hill Rd/Ronald Reagan Pkwy)
- GA 8 (Lawrenceville Hwy/Winder Hwy)
- SR 316
- I 85 NE
- I 985
- Jimmy Carter Blvd
- Pleasant Hill Rd
- Killian Hill Rd
- Lawrenceville Suwanee Rd
- McGinnis Ferry Rd
- Medlock Bridge Rd
- Peachtree Industrial Blvd
- Rockbridge Rd (one word)
- Spalding Rd
- Sugarloaf Pkwy
- Five Forks Trickum Rd









Map 5-13 2005 Congestion Management System Roadways

## **Alternative modes**

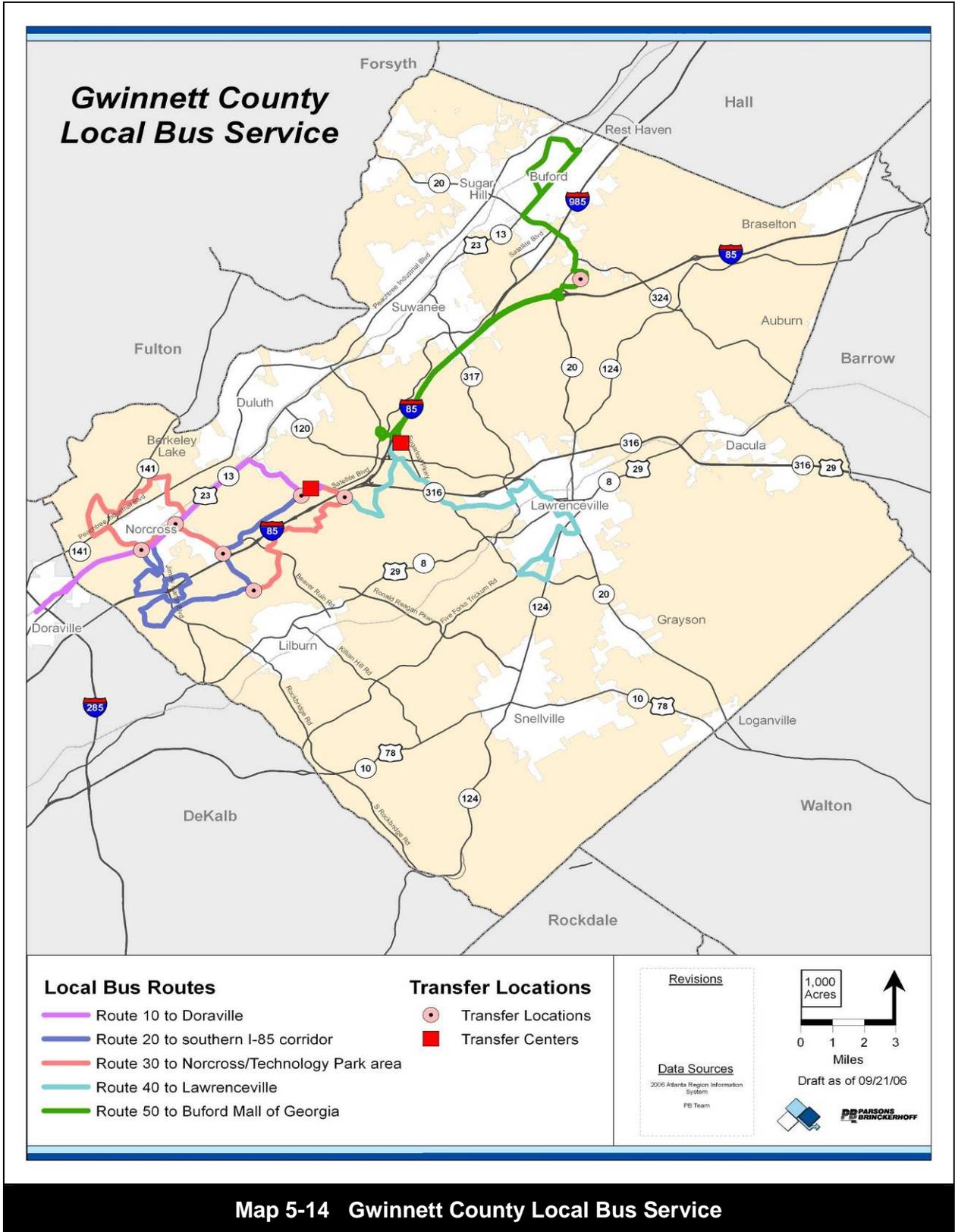
### **Local Bus Service**

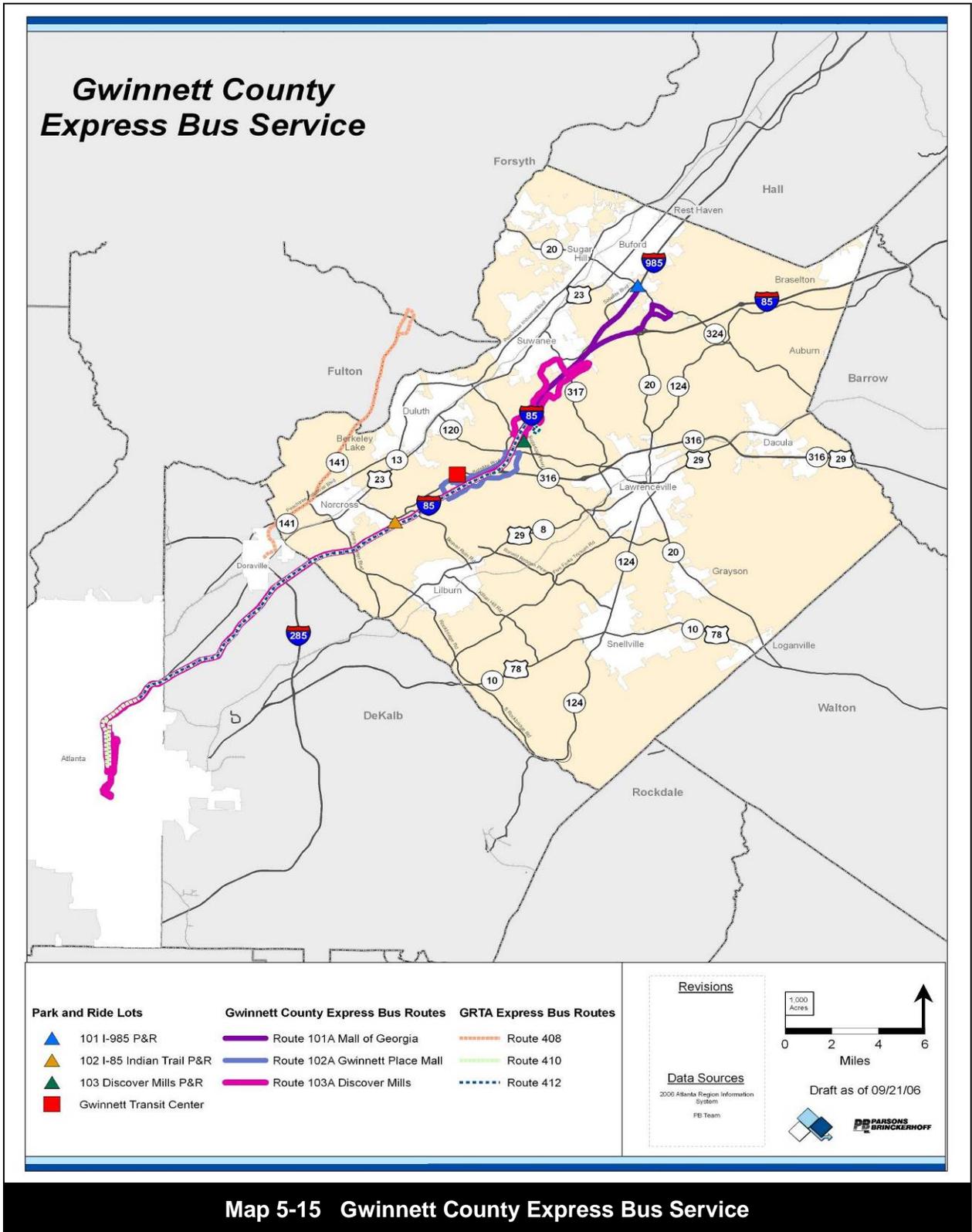
Gwinnett County provides local bus service through Gwinnett County Transit to much of the southern portion of the I-85 corridor including service to Norcross, Duluth, Lawrenceville, Buford, the Gwinnett Place Mall area, the Discover Mills Mall area, and the Mall of Georgia area which are shown on Map 5.14. Service is along five routes having headways varying from 15 minutes to 30 minutes in the peak period except for route 50 to Buford with a headway of one hour and thirty minutes. A transit center is located adjacent to Gwinnett Place Mall where transfers can be made between four of the five routes. Local service is also provided to the Doraville MARTA station in northern DeKalb County. Transit route data for the map was provided by ARC through the Atlanta Region Information System (ARIS) data CD and was verified on the Gwinnett County Transit website.

### **Commuter Bus Service**

In addition to local service, Gwinnett County along with the Georgia Regional Transportation Authority (GRTA) provide commuter bus service in the County. Gwinnett County Transit offers three commuter bus routes. These routes originate at the I-985 Park and Ride lot, the I-85 Indian Trail Park and Ride lot, and the Discover Mills Park and Ride lot and serve Downtown and Midtown with headways ranging from 10 minutes to 30 minutes. GRTA also offers three routes. Two of the routes originate at Discover Mills and one of the routes terminates service at the Lindbergh MARTA station; the other route also serves the I-85 Indian Trail Park and Ride facility and terminates service in Midtown. The third route originates from the John's Creek area near the Fulton County and Forsyth County boundary and extends through Gwinnett County to terminate service at the Doraville MARTA station; connections to local bus and heavy rail service are available at Doraville station. Express Bus Service routes are shown on Map 5.15. Headways on these routes vary between 30 minutes and 45 minutes. Data for the map was provided by ARC through the ARIS data CD and was verified on the Gwinnett County Transit and GRTA Express Bus website.







Map 5-15 Gwinnett County Express Bus Service

### **Bicycle and Pedestrian Planning**

The County currently has an *Open Space and Greenway Master Plan*. The plan is a comprehensive document intended to inform and guide the County's ongoing greenspace preservation program. As bicycle and pedestrian planning are components of the plan, the Department of Parks and Recreation coordinates with the County DOT on elements affecting transportation. There are sixteen pedestrian and multi-use path projects in Gwinnett County that are included in the 2006-2011 TIP. All are scheduled for completion between 2007 and 2010.

### **Areas with potential for alternative modes**

Areas with mixed use, residential densities above certain thresholds and infrastructure that supports alternative modes create an opportunity for residents of Gwinnett County to travel without driving. Sidewalks, trails, paths, and transit service are all infrastructure that could support the use of alternative modes.

### **Freight movement**

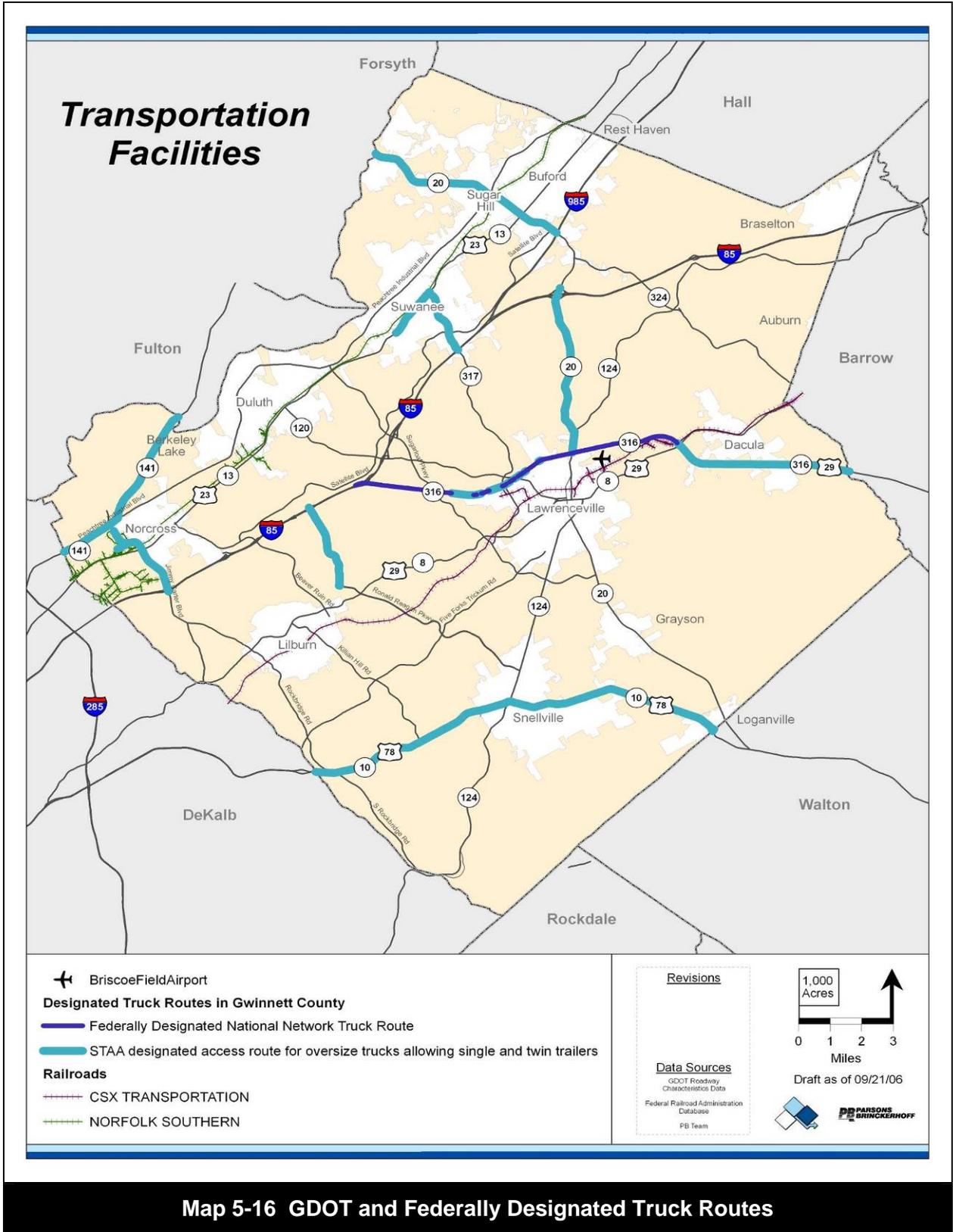
#### **Activity Centers**

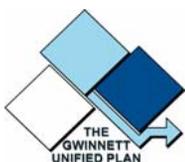
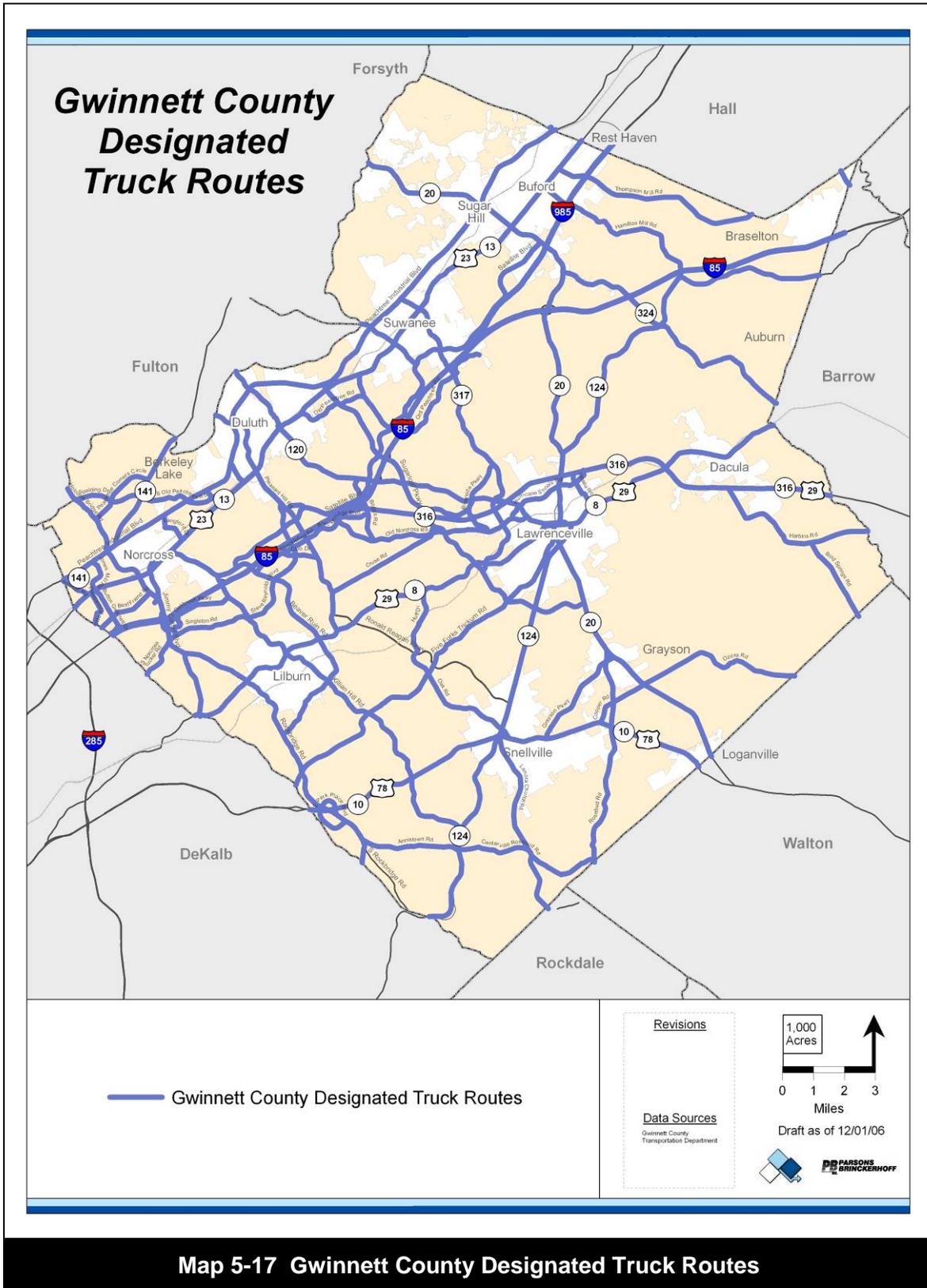
The Future Land Use Map identifies areas for industrial land uses. These areas may be future or existing centers of freight traffic.

#### **Truck routes**

Both the commissioner of GDOT and the Federal Highway Administration designate truck routes on non-interstate facilities in Gwinnett County to serve oversized single and twin trailer trucks. These routes focus on access to interstate highways, major through highways, and industrial areas (see Map 5.16). The US 78, SR 316, SR 20, and SR 141 corridors along with interstate connections in Suwanee and the Gwinnett Place area as well as industrial connections in the Norcross area are designated truck routes by GDOT or are Federally Designated National Network Truck Routes. GDOT's Road Characteristics database provided data concerning truck routes.

Gwinnett County also adopted a Truck Prohibition Ordinance and designates various roads in the County as Truck Routes. The truck route ordinance attempts to ensure that trucks are operating only on roads that have been designed and built to accommodate heavy vehicles. The ordinance is updated on an as-needed basis. The Truck Prohibition Ordinance was most recently amended and updated December 2005. (See Map 5-17)





## **Rail**

Rail freight service in Gwinnett County is provided by two Class I railroads, Norfolk Southern and CSX Transportation through separate corridors in the western and central portions of the County, shown on Map 5.18. The western corridor served by Norfolk Southern serves Norcross, Duluth, Suwanee, Sugar Hill, and Buford. The central corridor served by CSX Transportation serves Lilburn, Lawrenceville, and Dacula. Map 5.19 shows the heavily trafficked corridors carrying between 25 and 40 trains per day connecting Atlanta to the East Coast and the Northeast.

## **Intermodal Facilities**

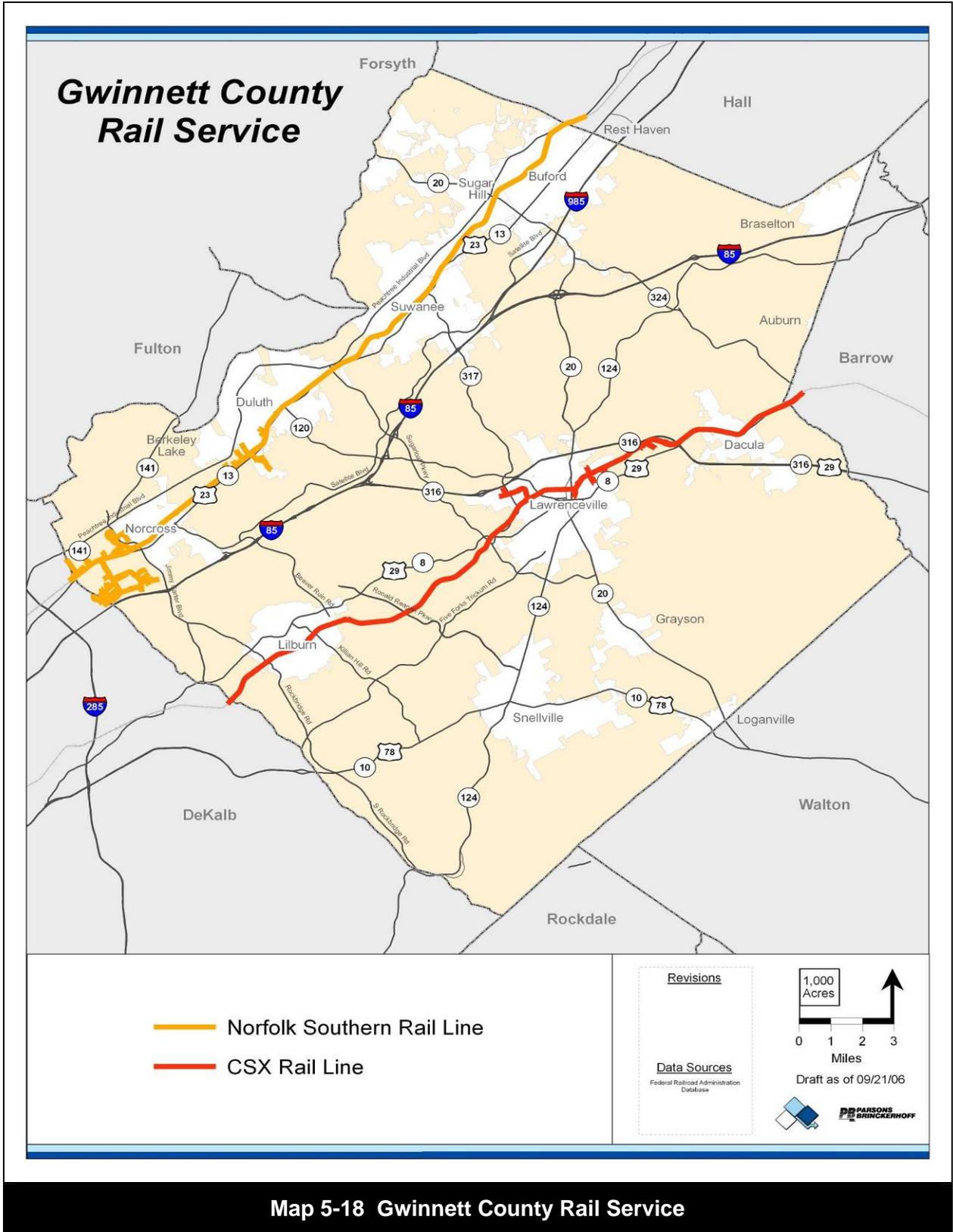
Though neither of the two railroads have major intermodal rail yards in the County, both provided a significant level of intermodal service through rail sidings that connect to area businesses. The largest collection of these rail sidings is located in the Norcross area along the Norfolk Southern line providing service to a large area of industrial and manufacturing facilities. Smaller sidings are located in the Duluth and Lawrenceville areas providing service to a variety of industries. Data concerning rail service was provided by the Federal Railroad Administration database.

## **5.22 Airport**

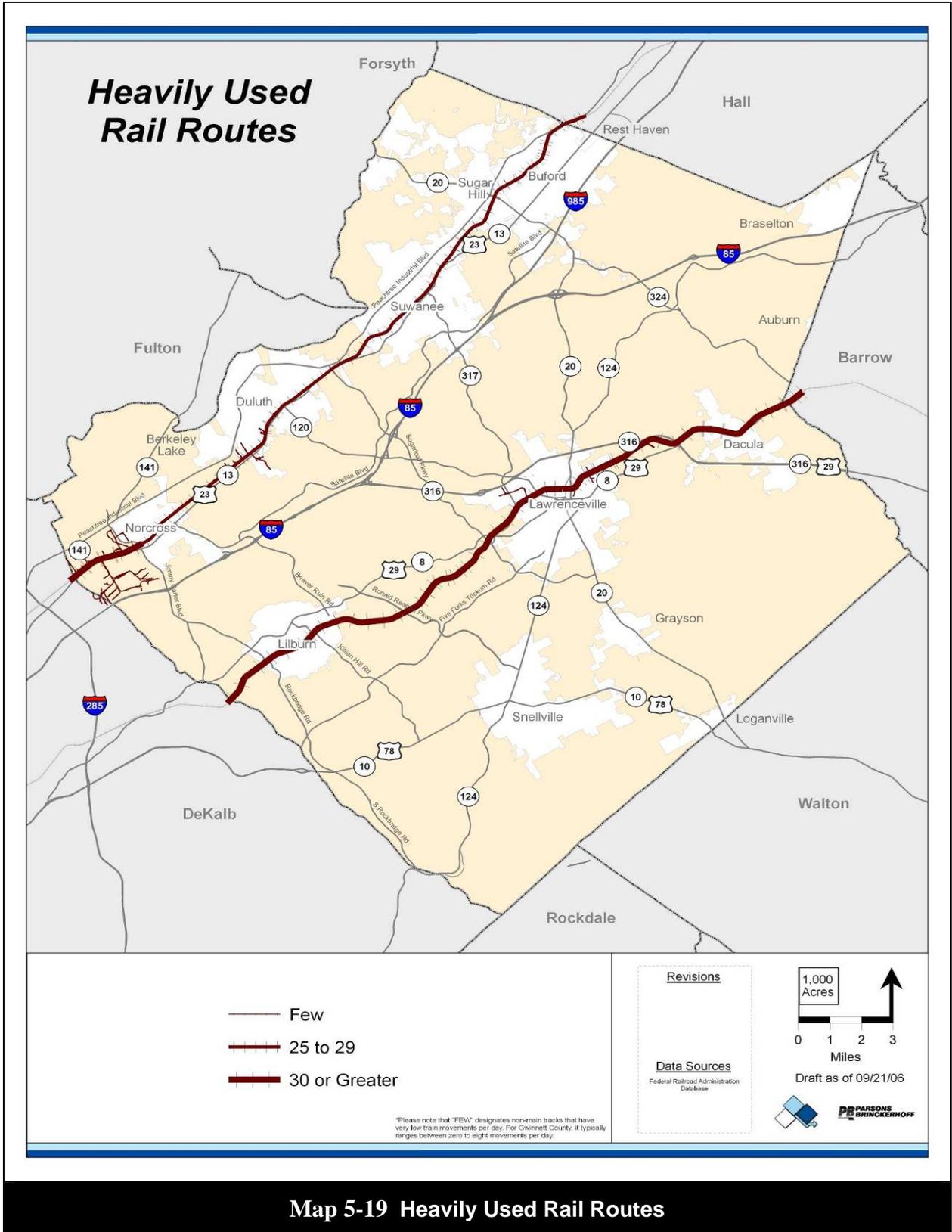
Gwinnett County's Briscoe Field is the County's only general aviation airfield (See Map 5-16). It is located on 500 acres one mile northeast of Lawrenceville. The airfield's 6,000 foot runway and air traffic control system services general aviation aircraft and most corporate jets. On average, there are approximately 300 operations per day. Charter flight services are available at the airfield as are flight schools, restaurants, fixed based operators, and hangar space. There is however no scheduled air carrier service.

## **5.23 Parking**

Though Gwinnett County is home to more than 700,000 residents, has more than 300,000 people employed in the County, and has a host of non-residents who regularly visit the county, parking is generally considered to be more than adequate to serve the present demand. Fees are almost never assessed for parking and very few parking structures exist in the County.



Map 5-18 Gwinnett County Rail Service



## 5.24 Transportation and Land Use Connection

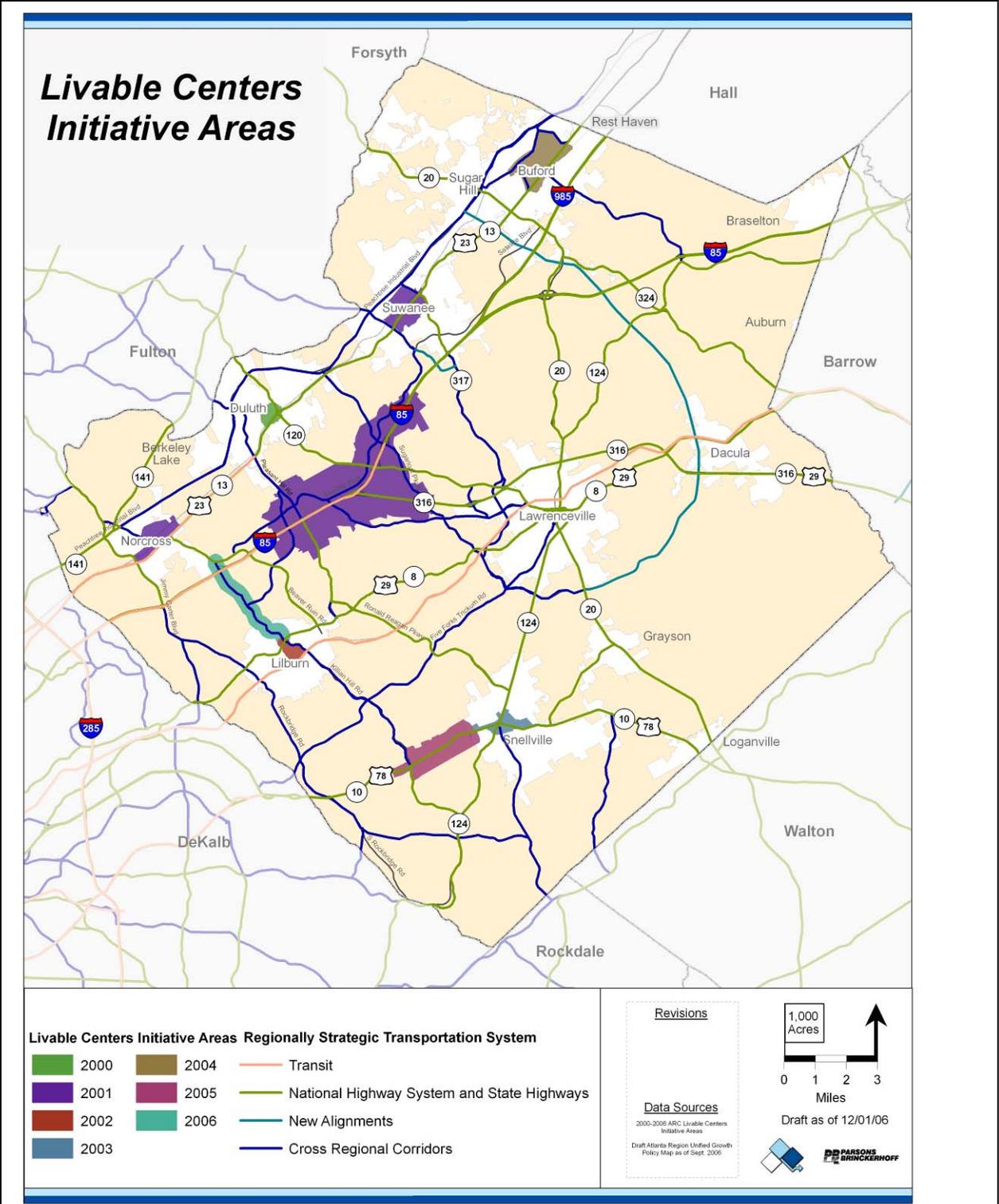
### *Gwinnett Development Patterns*

Gwinnett County has a typical suburban pattern of development. There are some small downtown areas usually focused around railroads with the vast majority of the county being developed in a pattern of relative low density. Though the general pattern of development is low density, there are more densely developed places. Development density tends to be focused around major roads. The higher the traffic volume on the road, typically the more dense the development along that road. This is particularly the case in areas surrounding interstate exit ramps where regional attractions tend to be located. Correspondingly, as traffic volume decreases, so also does the development along the road.

In general, individual developments in Gwinnett County are often not connected to adjacent developments by either pedestrian or roadway connections. Thus to access virtually all developments, an automobile trip or a relatively long and often dangerous pedestrian trip must be made. Furthermore, the trip must exit one development onto a collector or arterial street and then enter another development even though the developments are adjacent. This is almost always the case with adjacent residential developments and is usually the case with adjacent commercial developments. Where residential and commercial developments are adjacent, there is also typically no connection. This pattern of development has led to the need for an automobile in order to perform even the most basic every day functions.

### **Livable Centers Initiatives**

In effort to create places that are destinations, integrate land use and transportation, as well fight blight, seven areas in Gwinnett County have engaged in the ARC's Livable Centers Initiative (LCI) program. Within the seven studies, five downtown areas, two corridors, and a major activity center have been studied, shown on Map 5.20. From these studies, suggestions for transportation, land use, revitalization, and pedestrian improvements have been made and an action plan has been formed. Many of these areas have already implemented some of the recommendations. Information from the LCI program was obtained from ARC.



Map 5-20 Livable Centers Initiatives Areas



## 5.25 Transportation Planning Documents

### Regional Transportation Plan Projects

The Regional Transportation Plan (RTP) is the long range transportation plan for the Atlanta region's federally designated Metropolitan Planning Organization, including 13 counties and parts of 5 counties in the metro area. The current RTP, *Mobility 2030*, reflects the strategies and actions necessary to address the region's transportation needs within federal regulations for fiscal constraints over at least the next 20 years. Map 5.21 depicts the transportation improvements programmed for 2006-2011.

### Transportation Improvement Program Projects

Projects in the Transportation Improvement Program (TIP) are Regional Transportation Plan projects that are planned to receive funding for all or part of the work on the project within the short term planning horizon. Generally projects in the TIP are funded by state and federal sources with the exception of some local projects funded by local governments. The list of TIP projects was summarized from ARC's 2006-2011 TIP documentation. Map 5.22 shows those projects in Gwinnett County included in the region's TIP.

### Locally Planned Projects

In addition to funding from state and federal sources, Gwinnett County also funds some transportation projects with money collected from taxes levied locally. Usually, these funds come from a Special Local Option Sales Tax (SPLOST) which is a 1% sales tax levied on all retail sales in the County. Revenue from this tax funds improvements to local roads that have not received federal or state money for improvement. Locally planned projects are shown on Map 5.23.

### Fast Forward Projects

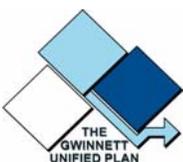
On April 14, 2004 Governor Sonny Perdue introduced the Fast Forward Congestion Relief Program (FFCRP) to address Georgia's growing congestion problems. Fast Forward is a 6-year, \$15.5 billion transportation program intended to relieve congestion and spur economic growth through the acceleration of existing projects. GDOT is the primary agency responsible for implementing the program, along with cooperation from local governments. Projects in the State Transportation Improvement Program (STIP) are typically assigned to the FFCRP.

### ARC Regionally Strategic Transportation System

*Envision6*, the ARC's latest transportation and regional development planning effort, recommends focusing our limited transportation funds on a Regionally Strategic Transportation System (RSTS).

The regional systems that form the RSTS are designed to include the region's infrastructure:

- Interstate freeways and highways,
- Existing and future regional transit service, and

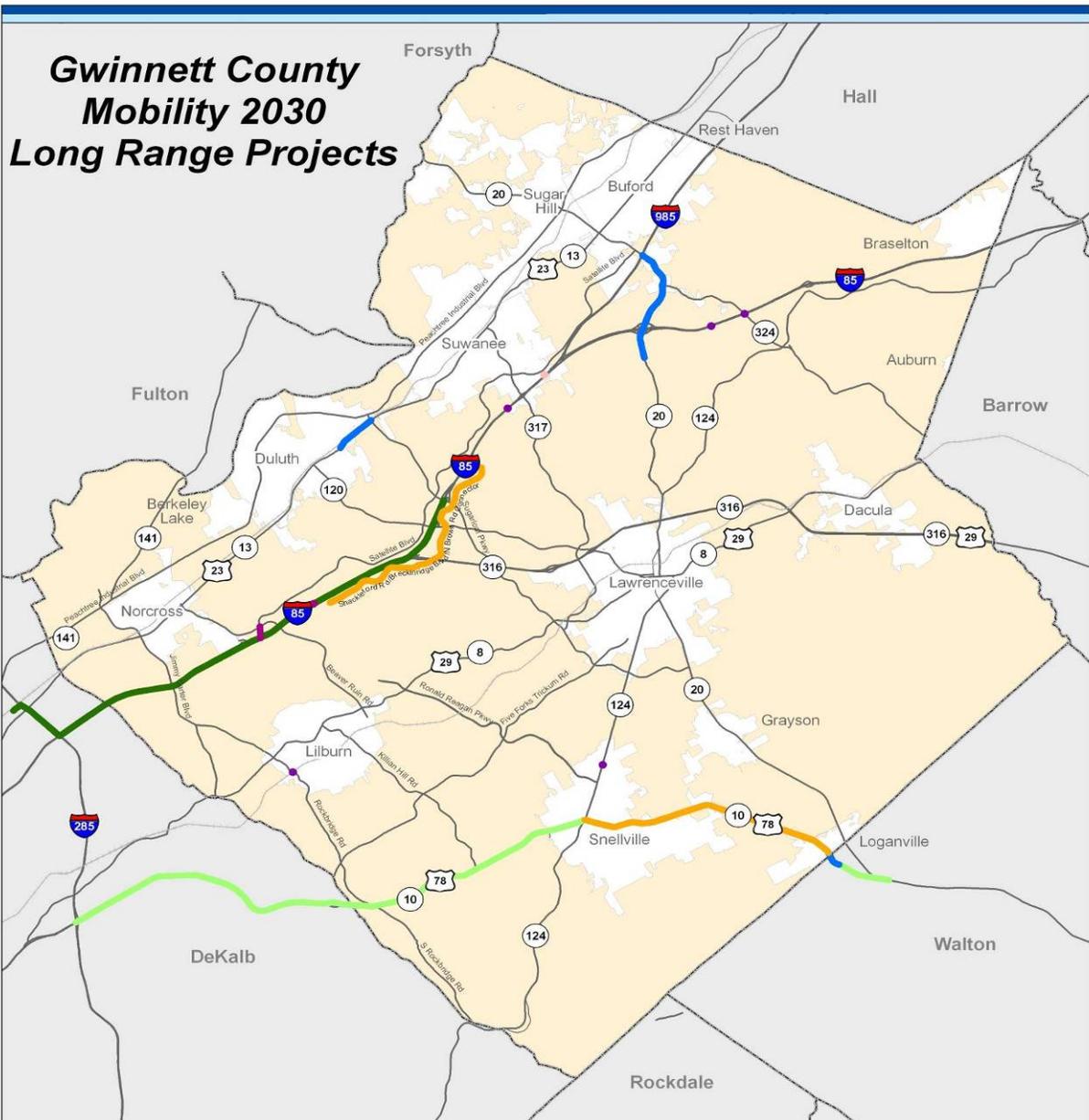


- Important principal arterials and other facilities that provide continuous, cross-regional mobility ensure adequate spacing of major roadways and connect regional activity centers, town centers and freight corridors.

According to an ARC fact sheet as of September 2006 “While all levels of the transportation system – interregional, regional, and local – are considered important, *Envision 6* identifies the RSTS as a strategic tool to help focus limited transportation funding.” Gwinnett County contains several corridors that are part of the RSTS and are therefore likely to be priority corridors in the regional planning process, shown on Map 5.24.



# Gwinnett County Mobility 2030 Long Range Projects



**RTP Roadway Projects**

- Bridge Capacity
- Interchange Capacity
- Roadway Capacity
- Roadway Operations
- Transit Facility
- Study
- Other

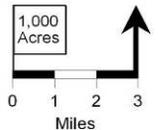
**ARC ID**

GW-309B	GW-020D
GW-316	GW-078D
AR-926	GW-078E
GW-137C	GW-099A
GW-310	GW-319
GW-AR-250	GW-320
GW-AR-186B	GW-078B
GW-020B	AR-905A
GW-020C	AR-905B

**Revisions**

**Data Sources**

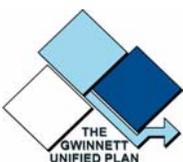
2030 ARC Regional  
Transportation Plan

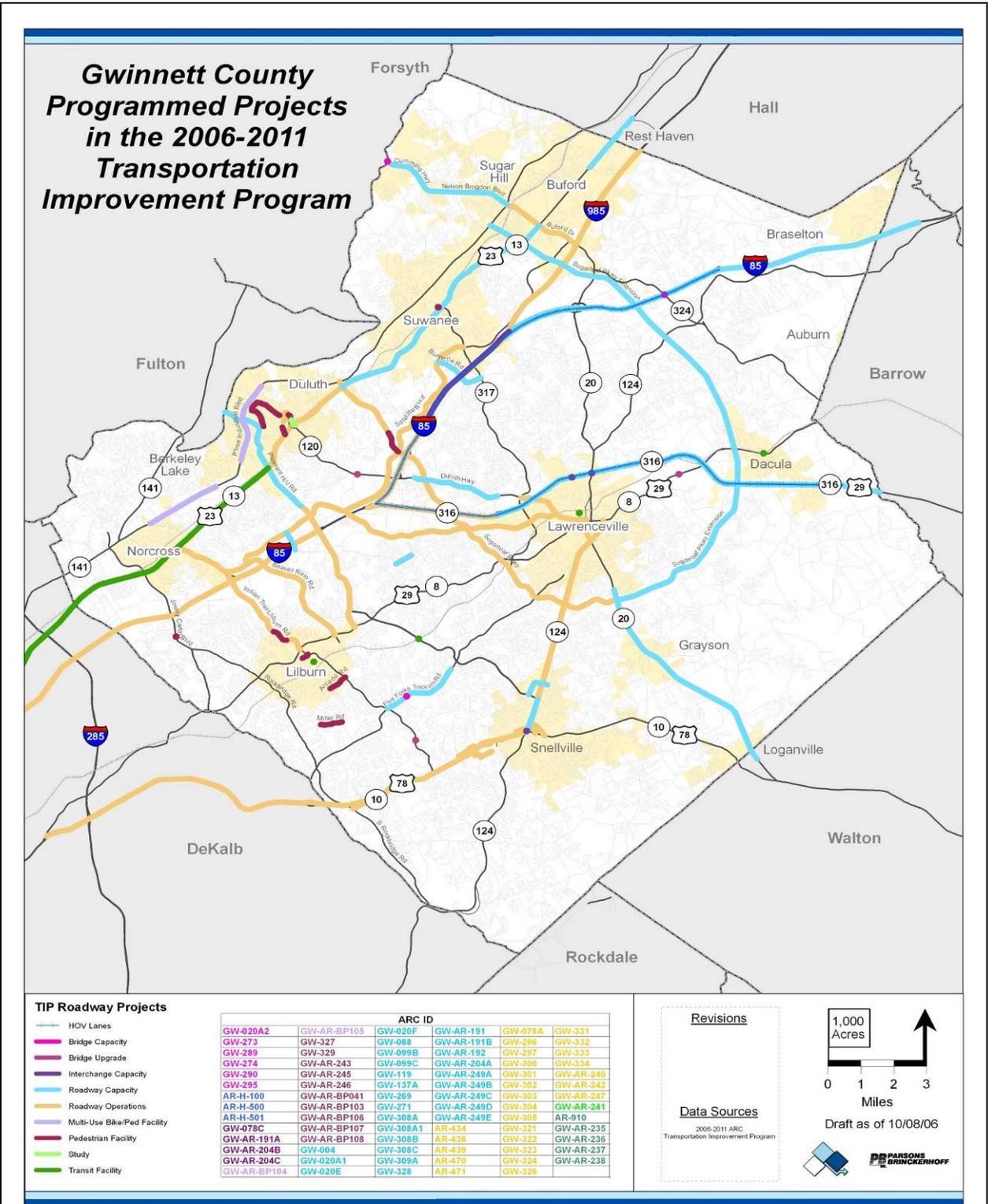


Draft as of 10/11/06



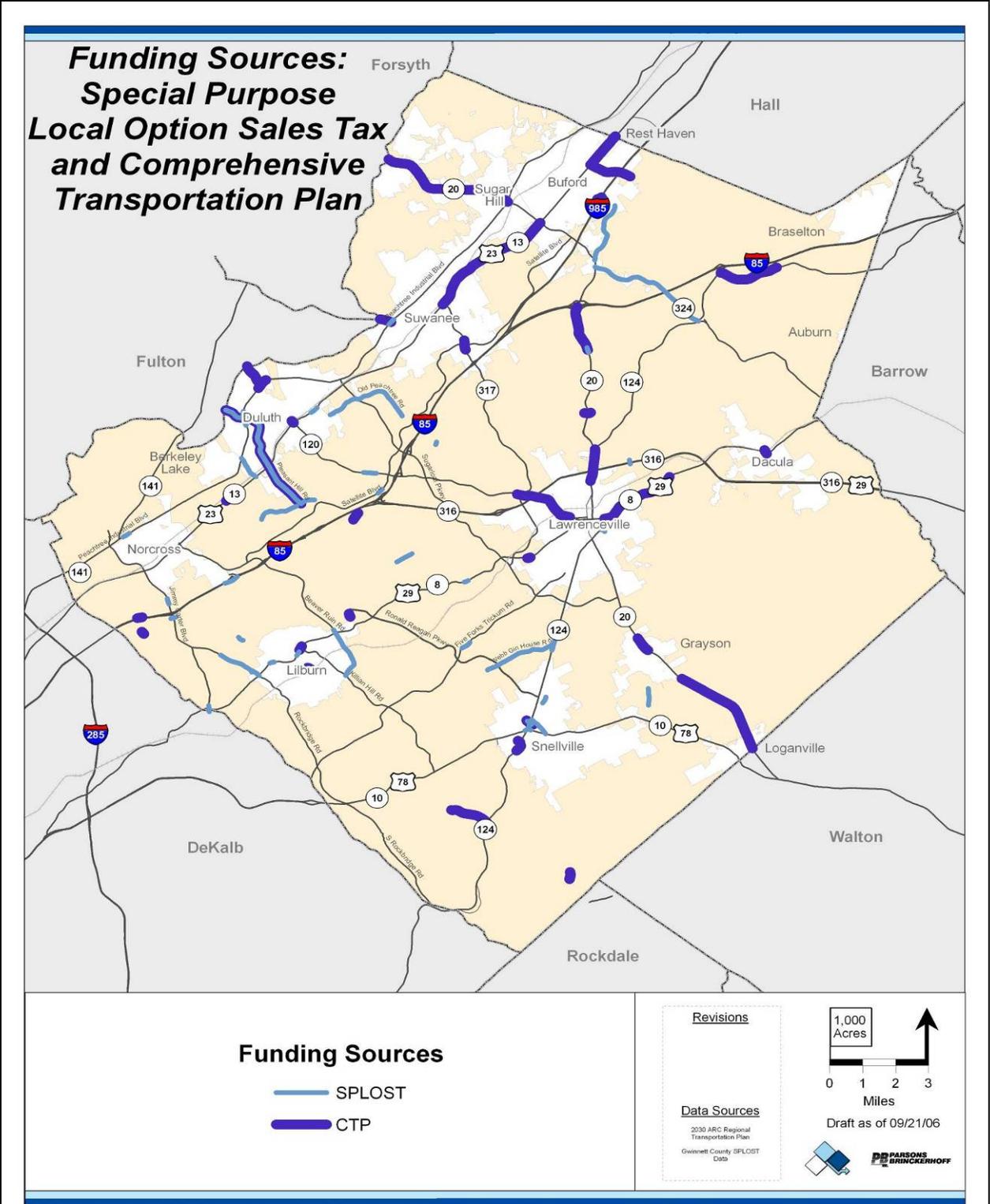
Map 5-21 2030 Regional Transportation Plan Long Range





Map 5-22 2006-2011 Transportation Improvement Program Programmed



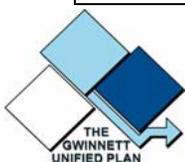


Map 5-23 Funding Sources: Special Purpose Local Sales Option and Comprehensive Transportation Plan



**Table 5-19 Gwinnett County SPLOST Projects**

<b>Gwinnett Project ID</b>	<b>Project Name</b>	<b>Start Point</b>	<b>End Point</b>	<b>Improvement Type</b>	<b>Completion Date</b>
9613	Beaver Ruin Rd Turn lanes			Interchange Capacity	0
9648	Buford Highway Turn lanes			Interchange Capacity	0
9628	Harbins Road turn lanes			Interchange Capacity	0
9610	Jimmy Carter Blvd. Turn lanes			Interchange Capacity	0
9618	Jimmy Carter Blvd. Turn lanes			Interchange Capacity	0
9611	Jimmy Carter Right Turn lane	Oakbrook Pkwy	I-85	Interchange Capacity	0
9670	Lebanon Road	Sever Road	SR 120	Pedestrian Facility	0
9535	North Berkeley Lake Road	US 23	Peachtree Industrial	Roadway Capacity	0
9608	Pleasant Hill Road turn lanes			Interchange Capacity	0
9531	SR 324	Camp Branch	SR 20	Roadway Capacity	0
9532-00	SR324	Morgan Road	SR 124	Roadway Capacity	0
9649	US 29 at Arnold Road			Interchange Capacity	0
9622	US 29 @ Harbins Road Turn lanes			Interchange Capacity	0
4116	Arcado Road	US 29	Killian Hill Road	Roadway Capacity	0
4132	Jackson Street Turn Lanes			Roadway Capacity	0
4123	Lawrenceville Hwy dual lefts			Roadway Capacity	0
4113	Oak Road Right Turn Lane				2006
4129	Peachtree Industrial Blvd dual lefts			Roadway Capacity	0
4102	Pleasant Hill Road	Old Norcross Road	Chattahoochee River	Roadway Capacity	0
4107	Rockbridge Road	Williams Road	US 29	Roadway Capacity	0
4108	S. Bogan Road	Hamilton Mill Road	SR 20	Roadway Capacity	0
4109	Wisteria Drive	E. of North Road	SR 124	Roadway Capacity	0
N/A	Arcado Road			Interchange capacity	0

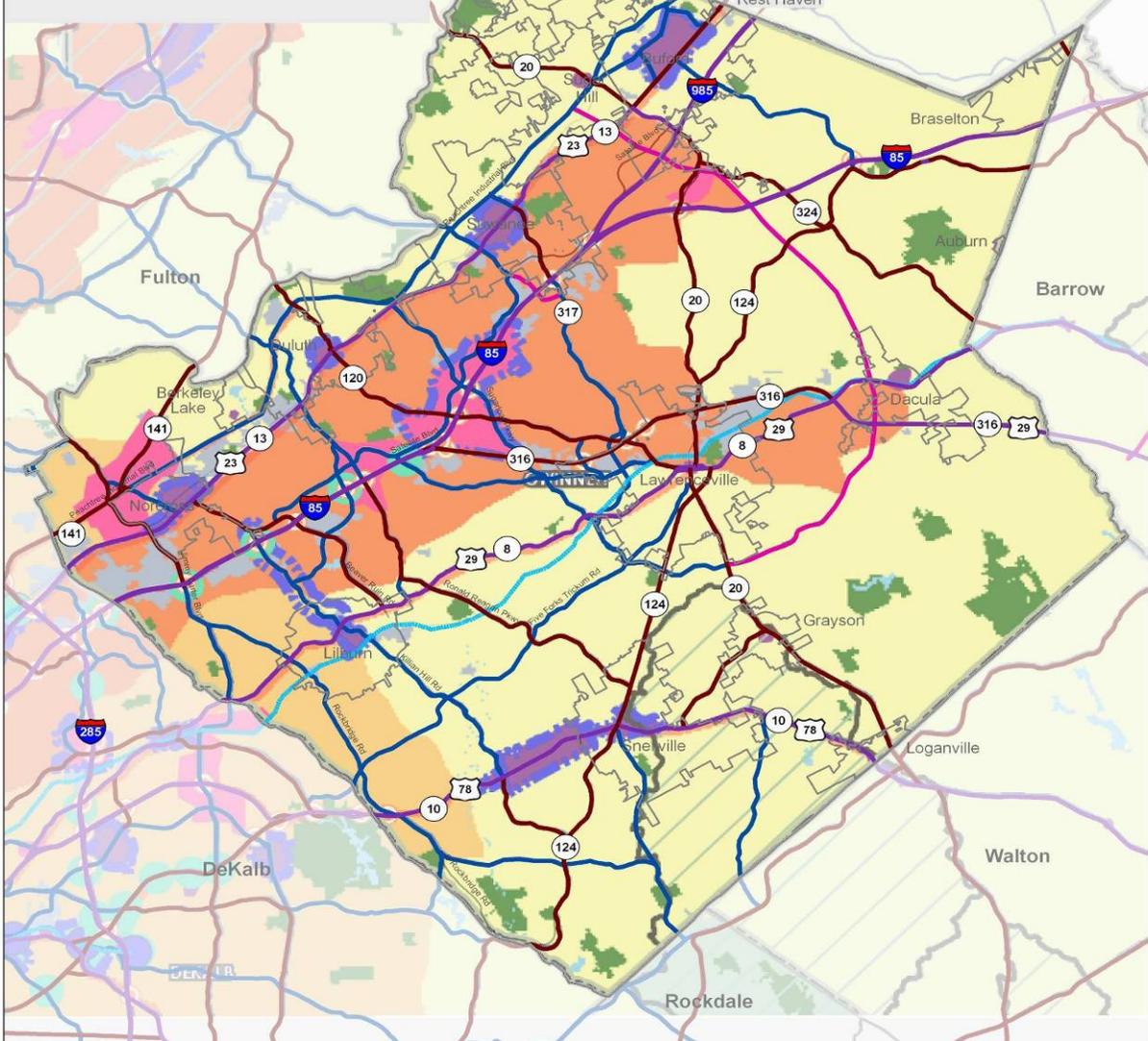


**Table 5-19 Gwinnett County SPLOST Projects**

N/A	Woodward Mill Road			Interchange capacity	0
N/A	Cruse Drive	Club Drive	Bethesa Church Road	Roadway Capacity	0
N/A	Five Forks Trickum Road			Interchange capacity	0
N/A	Indian Trail			Interchange capacity	0
N/A	North Road			Interchange capacity	0
N/A	Old Norcross Road	Pleasant Hill Road	McDaniels Road		0
N/A	Old Norcross Road	Steve Reynolds Blvd	Landington Way	Roadway Capacity	0
N/A	Old Peachtree Road	Bunton Road	Meadow Church Road	Roadway Capacity	0
N/A	Peachtree Industrial Blvd			Interchange capacity	0
N/A	Peachtree Industrial Blvd			Interchange capacity	0
N/A	Pleasant Hill Road	Old Norcross Road	Buford Highway	Roadway Capacity	0
N/A	Rosebud Road				0
N/A	Satellite Boulevard			Interchange capacity	0
N/A	SR 120			Interchange capacity	0
N/A	SR 124			Interchange capacity	0
N/A	SR 124			Interchange capacity	0
N/A	SR 20			Interchange capacity	0
N/A	SR 316 @ Airport Road			Interchange capacity	0
N/A	US 78			Roadway Capacity	0
N/A	Webb Gin House Road	SR 124	Dogwood Road	Roadway Capacity	0



# ARC's Unified Growth Policy Plan



## ARC's Draft Strategic Transportation System as of August 2, 2006

- State Highways (not on NHS)
- National Highway System
- Cross-Regional Arterials
- New Roadways
- Transit Lines

MARTA Stations	City Center
Future Transit Stops	Regional Center
Stream/River	Town Center
Interchange Nodes	Station Communities
Regional Water Resources	Mega Corridors
Interstates & Ltd Access Facilities	Urban Neighborhoods
Regional Strategic Facilities	Suburban Neighborhoods
High Capacity Regional Transit	Rural Areas
Strategic New Alignments	Regional Parks
Environmental Areas	Right-of-Way
	Urban Redevelopment Corridors
	CI Areas 2000-2006

**Revisions**

**Data Sources**

ARC's Envision 6  
 "Atlanta Region Growth Policy Map"  
 (downloaded 09/08/06)

1,000 Acres

0 1 2 3  
Miles

Draft as of 10/09/06

Map 5-24 ARC's Unified Growth Policy Plan



## 5.26 Commuting Patterns

The large majority of Gwinnett County residents traveled no more than 60 minutes to work in 1990 and 2000. In 1990, more than 50 percent of residents in nearly all jurisdictions traveled less than 30 minutes to work. By 2000, only Buford, Duluth, Lawrenceville and Norcross continued that trend, as more and more residents chose to live longer distances from their place of work. Unincorporated Gwinnett County had roughly equal percentages of those traveling less than half an hour to work and those traveling 30 minutes or more to their place of employment for both 1990 and 2000. This is not uncommon in expansive metropolitan areas with a large regional draws. In contrast, Berkeley Lake revealed a high percentage of residents working from home in 2000 at 10.1 percent. The jurisdiction with the next highest percentage of residents working from home in 2000 was Suwanee at 4.6 percent and Unincorporated Gwinnett County at 4.0 percent.

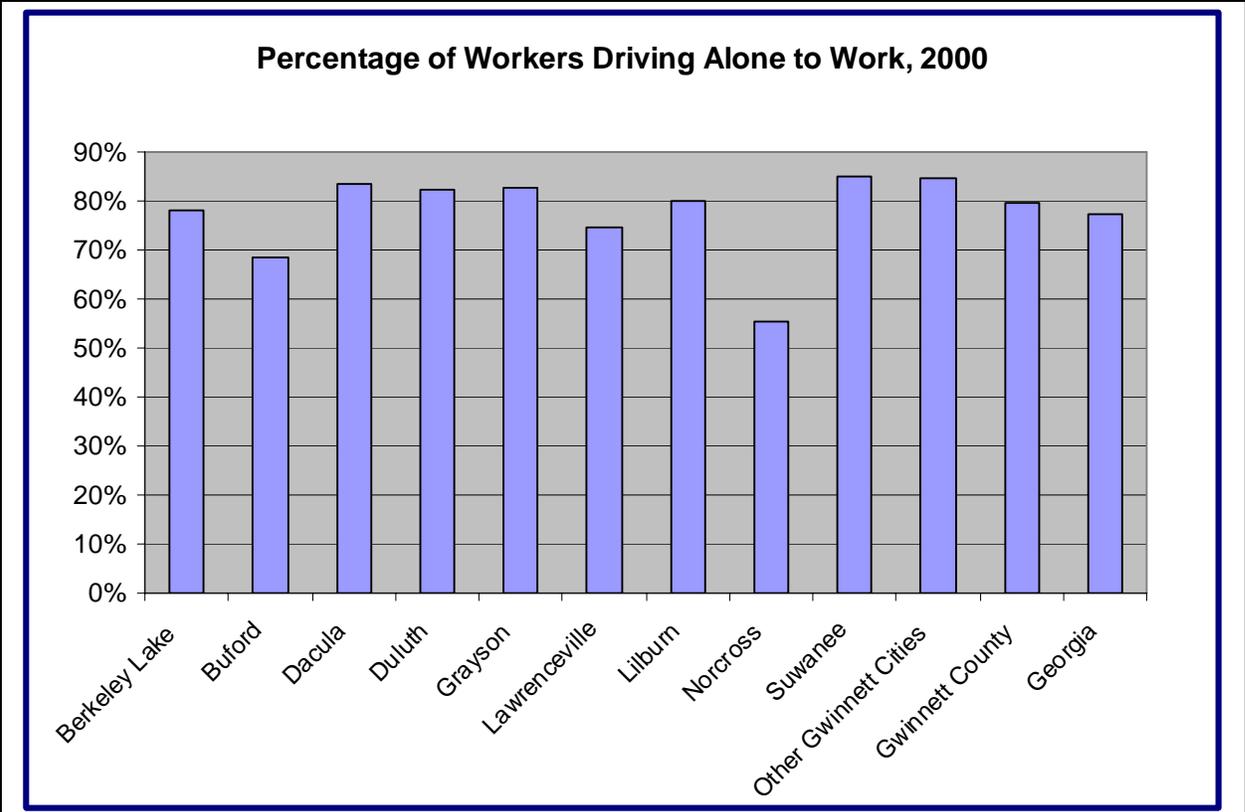
### Commuting Patterns

More than three-quarters of Gwinnett residents drove alone to work in 2000, with most of the remainder carpooling. Table 5.20 below shows slight changes in Gwinnett County commuting patterns between 1990 and 2000.

<b>Table 5-20 Commuting Patterns 1990 and 2000</b>				
	<b>1990</b>	<b>Percent 1990</b>	<b>2000</b>	<b>Percent 2000</b>
<b>Drove Alone</b>	169,048	84.1%	246,884	79.7%
<b>Carpooled</b>	22,888	11.4%	43,689	14.1%
<b>Public Transportation</b>	1,313	0.7%	2,632	0.8%
<b>Biked/Walked</b>	1,373	0.7%	2,656	0.9%
<b>Worked at Home</b>	4,781	2.4%	11,704	3.8%
<b>Total</b>	<b>200,970</b>		<b>309,797</b>	

Source: 1990 and 2000 Census

Commuting modes for the Cities within Gwinnett County mostly follow the trends of the County as a whole, with some variations. Buford and Norcross have higher-than average carpooling shares (27% and 36%, respectively). Berkeley Lake and Norcross have higher-than average shares of public transportation riders. Lilburn, Norcross, and Suwanee have higher concentrations of walkers and bicyclists.



Source: 2000 Census (SF3)

**Figure 5-19 Percentage of Workers Driving Alone to Work, 2000**



**SEE APPENDIX FOR QUALITY COMMUNITY OBJECTIVE CHECKLIST**

