



GWINNETT COUNTY
BOARD OF COMMISSIONERS

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GwinnettCounty.com

Nicole L. Hendrickson, Chairwoman

Kirkland Dion Carden, District 1

Ben Ku, District 2

Jasper Watkins III, District 3

Marlene M. Fosque, District 4

Official

**Joint Meeting of the Gwinnett County Board of Commissioners
and Planning Commission Minutes**

August 13, 2022 – 9:00 AM

Present-Board of Commissioners: Nicole L. Hendrickson, Kirkland D. Carden, Ben Ku,
Jasper Watkins III, Marlene M. Fosque

Present-Planning Commission: Imran Niazi, Michael Park, Anthony Crotser,
Richard Edinger, Ben Archer, Glen Williams, LaShaun Lovett, Gabe Okoye

Not Present-Planning Commission: Jerry James

Led by Planning and Development staff, the Board of Commissioners and Planning Commission discussed the Unified Development Plan and Unified Development Ordinance. The meeting was held at the Gwinnett Environmental and Heritage Center, 2020 Clean Water Drive in Buford. No official action taken.

Joint Meeting of the Gwinnett County Board of Commissioners and Planning Commission

August 13, 2022



Agenda

- 9:00 AM: Welcome
Opening Remarks, Chairwoman Hendrickson
- 9:15 AM: 2040 Unified Plan Character Area Revisions (Minor Update)
Overview
Activity
Recommended Updates
- 10:15 AM: Break
- 10:30 AM: 2040 Unified Plan Future Development Map Revisions (Minor Update)
Recommended Updates
Activity
- 11:30 AM: Unified Development Ordinance (UDO) Amendments
- 11:50 AM: Closing Remarks, Chairwoman Hendrickson
- 12:00 PM: Adjourn



Opening Remarks

Chairwoman Hendrickson



2040 Unified Plan Character Area Revisions



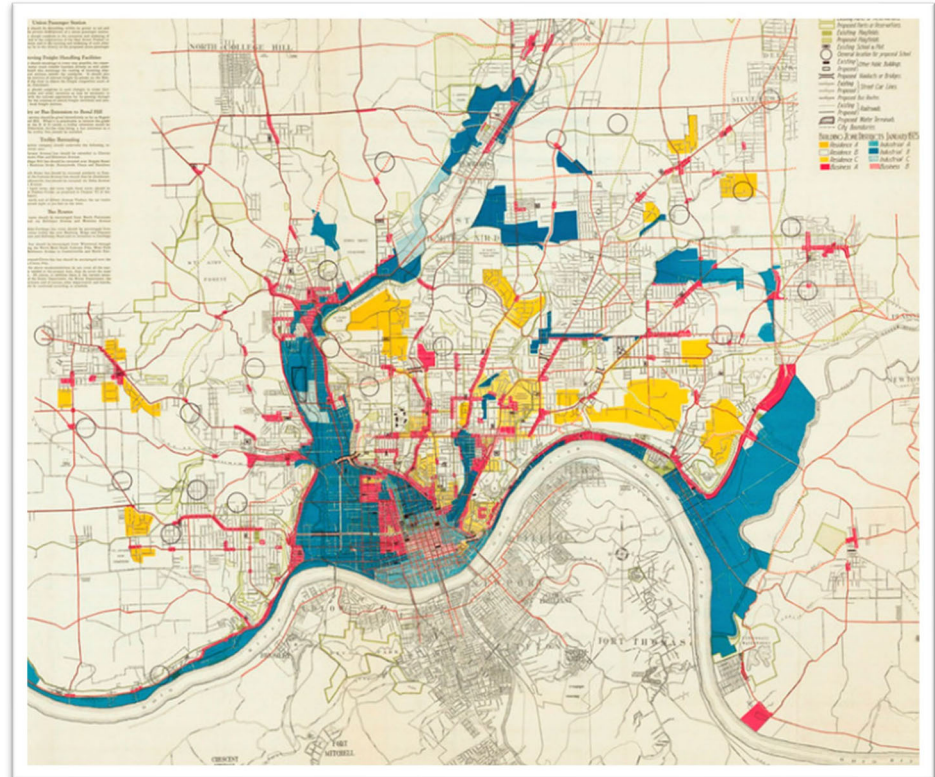
The Role of the Comprehensive Plan

What is a Comprehensive Plan?

A comprehensive plan contains a map of future land uses for an entire planning jurisdiction (like a city or a county), addressing all of the physical elements in the area, for a long time period (usually around 20 years).

History of Comprehensive Planning

- First Comprehensive Plan in the United States
- The Cincinnati Plan of 1925
- “Plan for the orderly development of the city during the fifty years to come”
- “foresee and make provision for those things which shall tend to increase the public health, safety, convenience, comfort, prosperity, beauty, and general welfare of Cincinnati as a home for its citizens.”



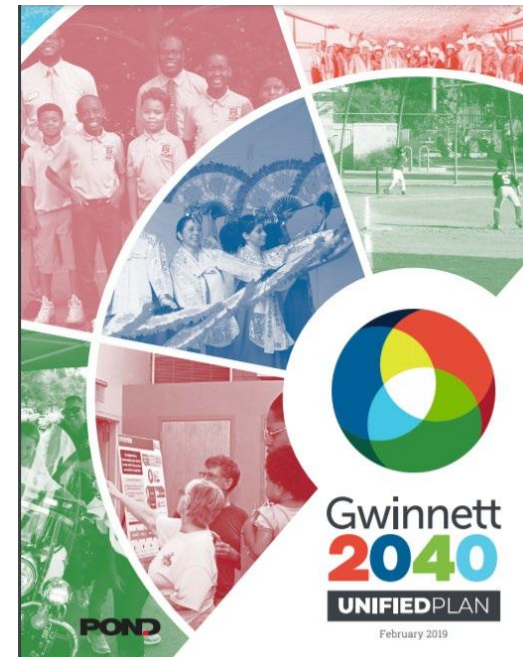
Georgia Planning Act

Georgia Planning Act:

- **Home Rule (vs. Dillon Rule):** granted by state constitution or state statute that allocates some autonomy to the local government. In Georgia, the local level of government makes all land use decisions;
- Adopted in 1989;
- Requires every local government to complete a Comprehensive Plan;
- 2014 update requires updates at least once every five years;
- Required to maintain Qualified Local Government (QLG) Status.

2040 Unified Plan

- Adopted in February 2019
 - Economic Development
 - Housing
 - Infrastructure and Community Amenities
 - Transportation
 - Water and Sewer
 - Community Services
 - Broadband Access
 - Land Use
- Future Development Map and Character Areas
- Community Work Program (CWP)





Understanding Zoning

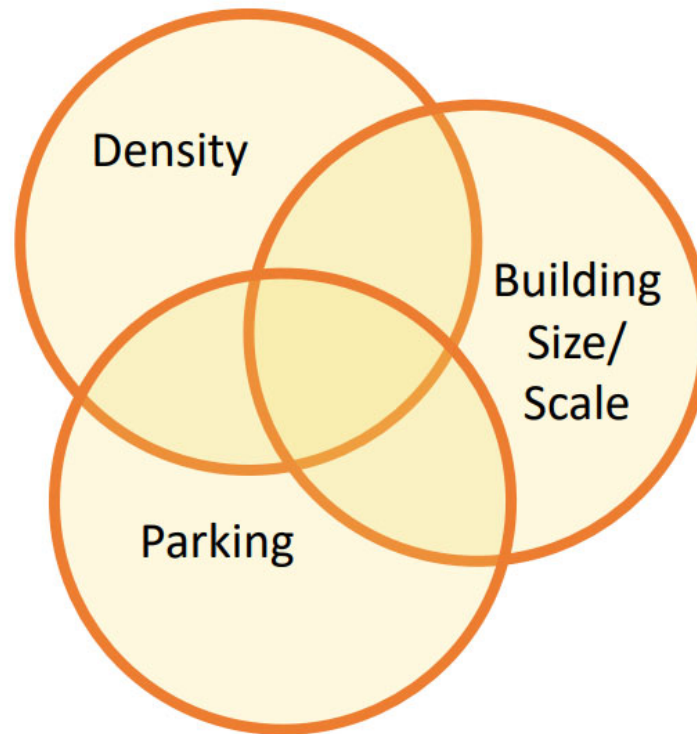
Zoning is an umbrella term for a (usually) vast set of regulations that determine where you can build, what you can build, and what activities you can engage in on your property.

Nuisance Law

Police Power

Health, safety, and general welfare

Understanding Zoning



Understanding Zoning



Barrier: Existing zoning systems assume high density = very big building



918 26th Avenue, Sacramento, CA
Lot: 80' x 80'
Height: 2 stories
Units: 16 units
Parking: 0 per unit
Resultant Density: 109 du/acre





Density Quiz

Q1. What is the density of your neighborhood?

1. 0.1 – 1.9 units per acre
2. 2.0 – 3.9 units per acre
3. 4.0 – 7.9 units per acre
4. 8.0 – 11.9 units per acre
5. 12 + units per acre

Density Quiz

Q2. What is the ideal density for Gwinnett Place Mall?

1. 0.1 – 4.9 units per acre
2. 5.0 – 9.9 units per acre
3. 10.0 – 14.9 units per acre
4. 15.0 – 29.9 units per acre
5. 30 + units per acre

Density Quiz

Q3. Rank the following factors when considering the quality of a proposed development?

1. Scale/Size of Buildings
2. Architecture/Design of Buildings
3. Amount of Open Space/Landscaping
4. The Use of the Property
5. Amenities for Residents and the Public
6. Density



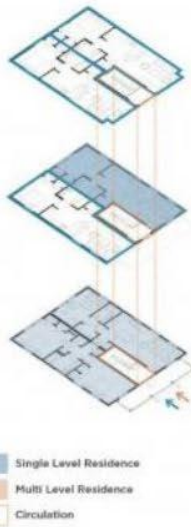
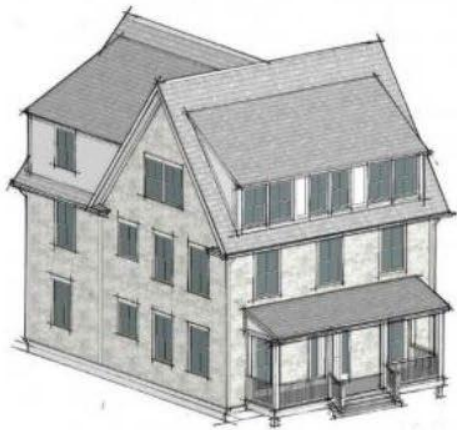
Density-Based Zoning

Density-based zoning discourages missing middle housing.

A system based on allowed densities and minimum unit sizes inherently discourages developers from creating residential products in a range of sizes and leads to the largest units that the market will accept. This skews the market towards more expensive, high-end units and adversely impacts housing attainability, while reducing the available options for many demographic groups that are looking to downsize or live in smaller units.



A Manor House is a small-scale multi-family dwelling that looks like a larger home



- **Typical Size:** Usually 2 or 3 stories
- **Considerations:** Designed to look like a large single-family home
- **Density:** 4 to 6 units per building / 10 to 20 dwelling units per acre



Figure 6-1. Main Street, Sandwich



Figure 6-2. Pleasant Street, Sandwich



Figure 6-3. West Falmouth Hwy, Falmouth



Figure 6-4. Sandwich manor house presents a strong face to the street and discreetly shields parking behind.



Figure 6-5. Falmouth manor house showcases a classic single-family type elevation and sits back from the main thoroughfare.

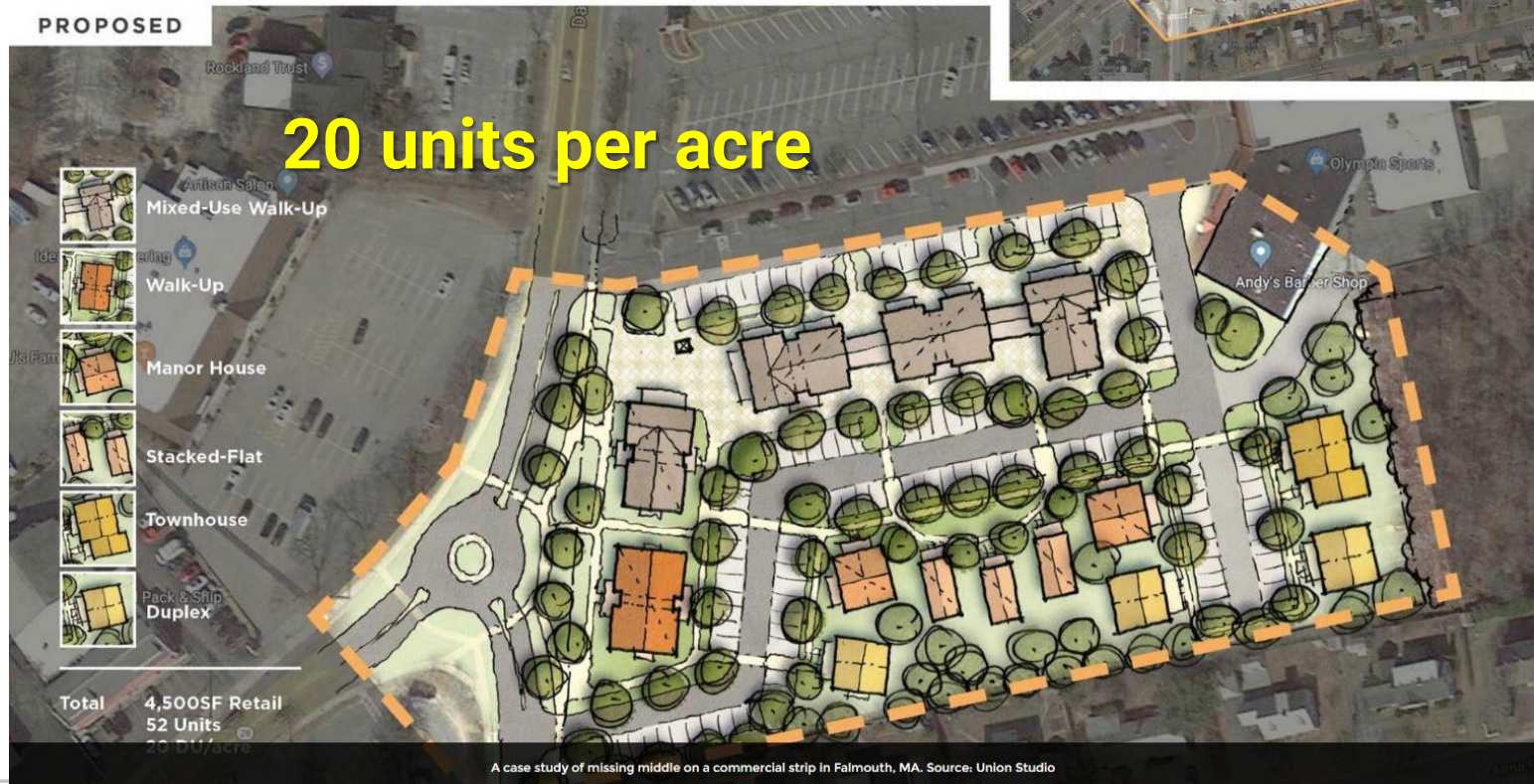
Falmouth, MA

ILLUSTRATIVE CASE STUDY
SITE PLAN



PROPOSED

20 units per acre



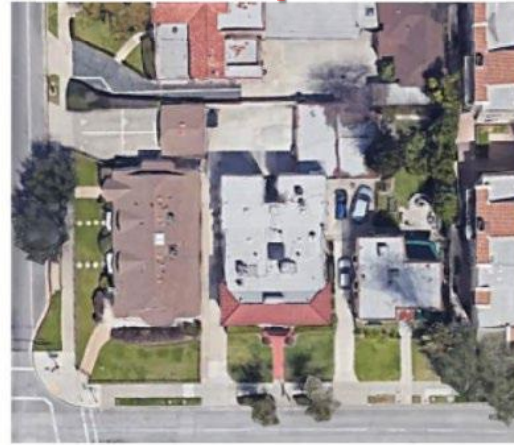
A case study of missing middle on a commercial strip in Falmouth, MA. Source: Union Studio



30 units per acre



29 units per acre



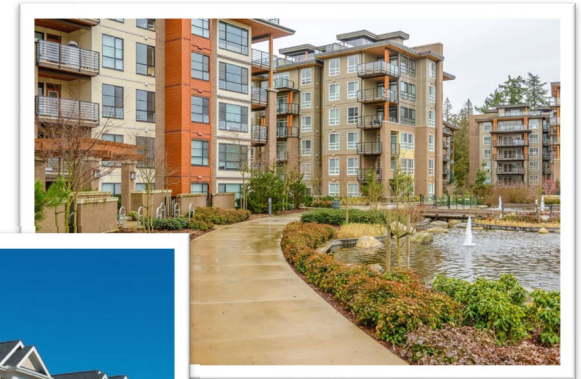
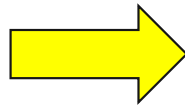
Housing Choice



Historic Neighborhood



Village/Town



Housing Choice

Question:

Would you rather live in a house or an apartment?

Would you rather live in a large apartment complex or a...

Cottage Court
Townhouse
Duplex
Fourplex
Multiplex: Small

Missing Middle Housing

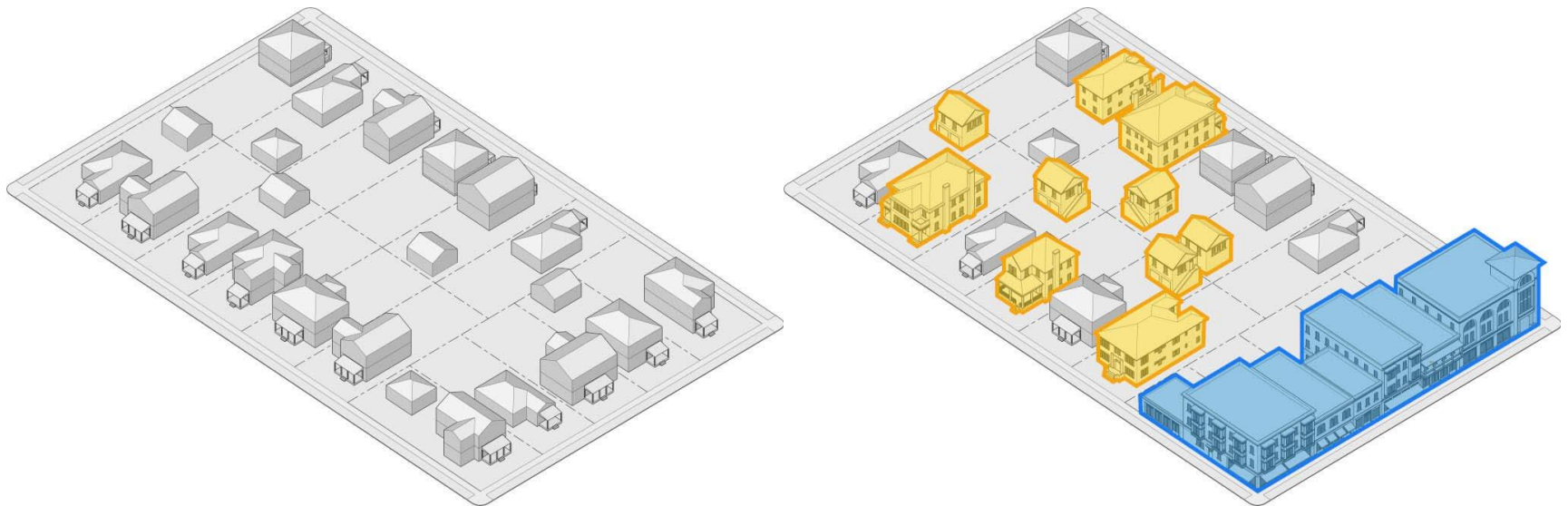


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Gentle Density

Gentle Density: Lower Perceived Density



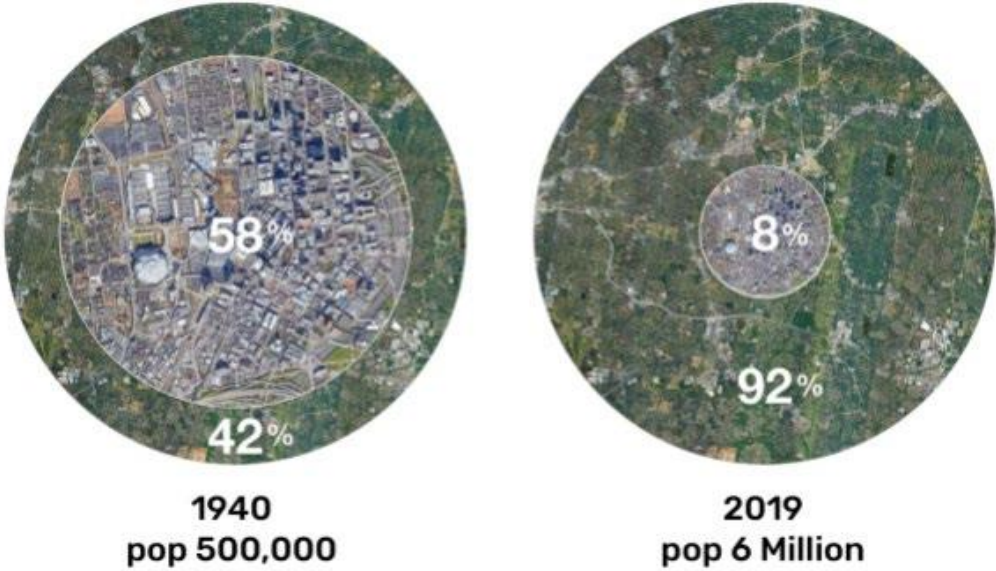


Growth Management

Urban Sprawl is the result of unrestricted and rapid expansion of development into the periphery of metropolitan areas. In the United States, sprawl is most often characterized by single-family residential housing, the separation of residential neighborhoods from retail and commercial land uses, and the increased reliance on the private automobile for transportation.

Growth Management

Share of metro population in Atlanta vs. the suburbs



Suburban population boom // Graphic by Sam Baskin

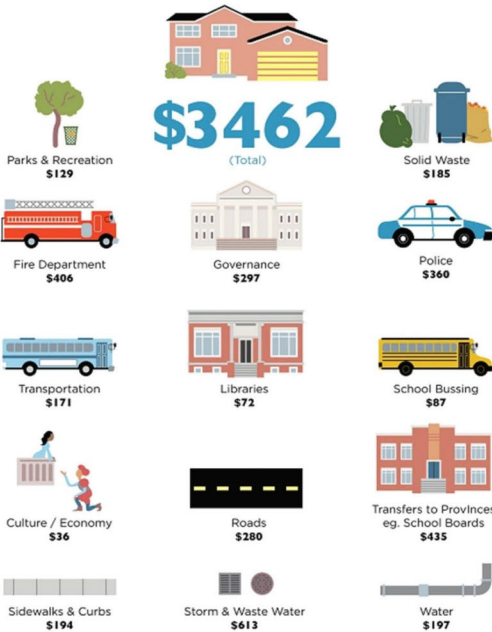
Growth Management

Urban Sprawl (Auto-Oriented Development)

1. Largest financial experiment of mankind;
2. Built it everywhere at once without testing it;
3. Infrastructure will need to be replaced all at once;
4. Estimated \$5 trillion need to maintain major infrastructure (not including minor streets, curbs, sidewalks, pipes, etc.)

Infrastructure

Suburban City's Annual Cost, per Household



Urban City's Annual Cost, per Household



SP Sustainable Prosperity

For more data and more reports, visit thecostofsprawl.com
Data based on Halifax Regional Municipality

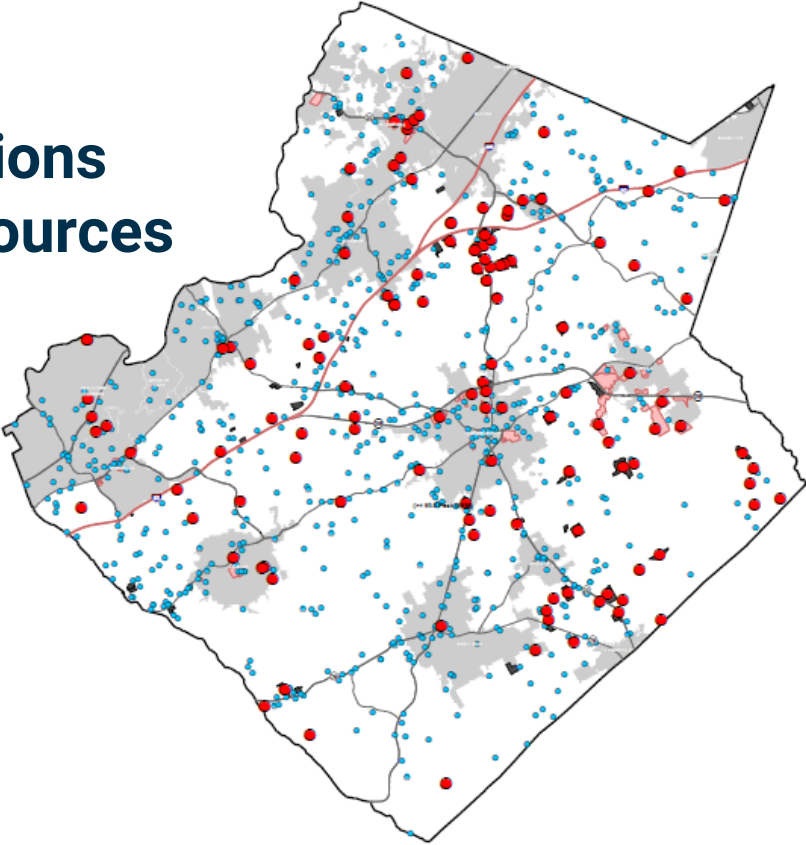
SP Sustainable Prosperity

For more data and more reports, visit thecostofsprawl.com
Data based on Halifax Regional Municipality

Infrastructure

Sewer Capacity Certifications Department of Water Resources

- 2020 - 2022 Proposed Developments**
- Large Sewer Capacity Certifications (since July 2020)
≥ 85.0 Peak GPM
 - Smaller Sewer Capacity Certifications (since July 2020)
< 85.0 Peak GPM
 - Large Rezoning Cases (since July 2020)
≥ 125 residential units or ≥ 285,000 Sq Ft commercial
 - City Future Developments

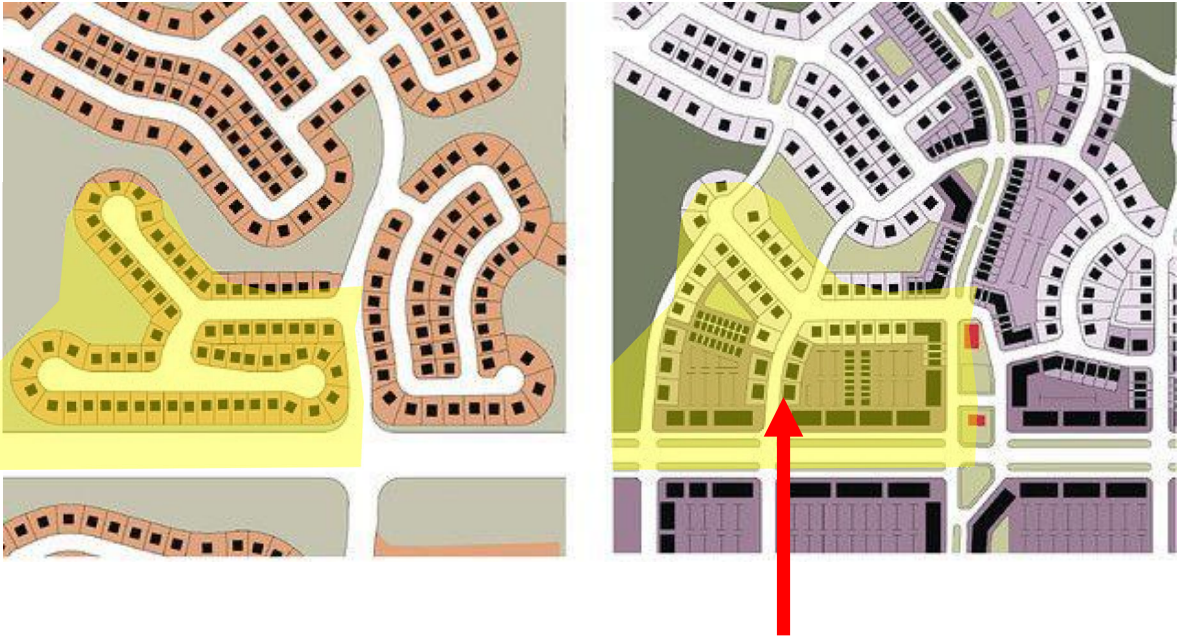


Infrastructure



County Subsidized Driveway

Infrastructure

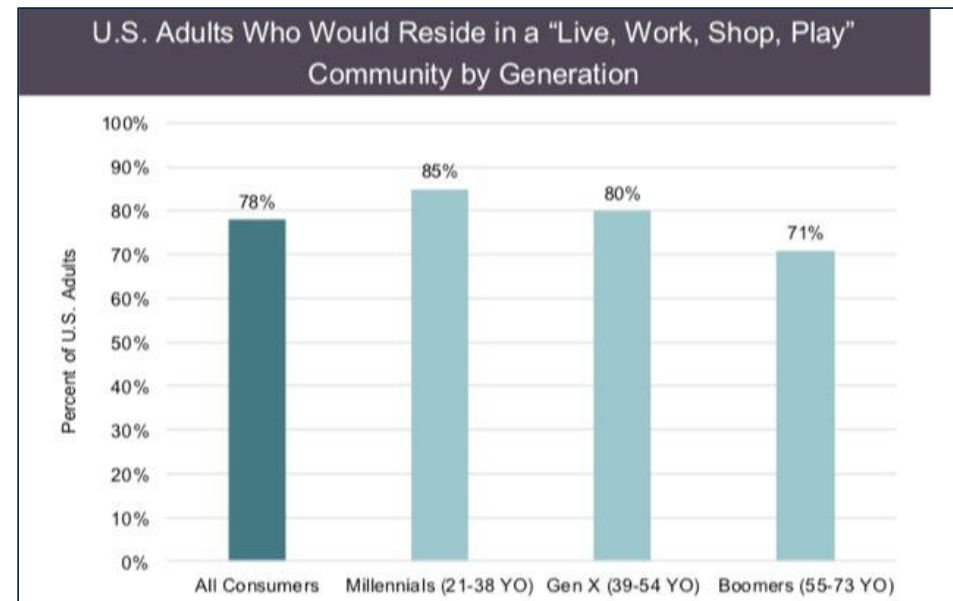


**Economic Generator:
Mixed-Use Development**

Mixed-Use Development

Benefits:

- Preferred over traditional development
- Promotes pedestrian and bicycle travel
- Provides more housing opportunities and choices
- Promotes a sense of community/place
- Promotes efficient use of land and infrastructure
- Increases local government revenues
- Guides development toward established areas
- Economic generators



ICSC 2019

Where are Gwinnett's economic generators to offset the cost of sprawl?



2040 Unified Plan

Activity Centers

The Activity Center Character areas on the Future Development Map are those areas where the most intensive forms of future development are suggested. Broadly related to those areas of the County where redevelopment should be focused, these places are envisioned as walkable districts of varying intensities with the development scale achieved through three Character Areas:

- Regional Activity Centers
- Community Mixed Use
- Neighborhood Nodes



7.4% of Unincorporated Gwinnett

2040 Unified Plan

Regional Activity Center

Area Narrative

The Regional Activity Center character area is intended for areas that have intense commercial and office/employment activity, as well as some residential elements. The dominant focus of Regional Activity Centers are major activity centers for Gwinnett County and the broader region and would include a combination of retail, office, and residential uses and possibly transit. To encourage a pedestrian friendly, walkable, live/work/play environment around these activity centers, developments can be achieved using a variety of building types. Specifically, residential development should encompass mid to high rise buildings.

Urban Scale



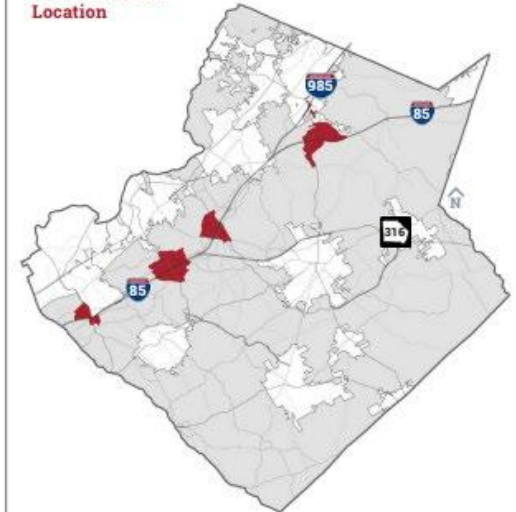
2.6% of Unincorporated Gwinnett

Potential Development Types

- Large Scale Mixed-Use Developments that include:
 - Apartments/townhomes/condos
 - Single-family homes
 - Retail
 - Large-scale office
- Shopping plazas
- Large, multi-story office buildings



Character Area Location



Regional Activity Center

Zoning Approvals (January 2020 – May 2022)

Cases: 14

Area: 170 acres

Nonresidential SF: 419,312

Single-family: 116 units (attached)

Multifamily: 2,833 units

Density Range: 5.9 – 81 units per acre

Average Density: **25.3 units per acre**

Mixed-Use Rezoning: **1**

2040 Unified Plan

Community Mixed-Use

Area Narrative

The Community Mixed-Use character area is intended for activity nodes and connecting areas located along major corridors including Jimmy Carter Boulevard, Lawrenceville Highway (US Highway 29), Scenic Highway (State Route 124), Stone Mountain Freeway/Athens Highway (US Highway 78), Buford Drive/Grayson Highway (State Route 20), and Sugarloaf Parkway. Future development and redevelopment should focus on making these corridors more pedestrian oriented with intensity focused in specific nodes. A node is defined as the area surrounding the intersection of two roadways classified as 'collectors' or higher. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium to high density residential uses concentrated at major intersections. The section of the corridors between the higher intensity nodes should redevelop as lighter intensity mixed-use centers with lower residential densities, or commercial uses integrating high quality aesthetics and site design.

Urban Scale



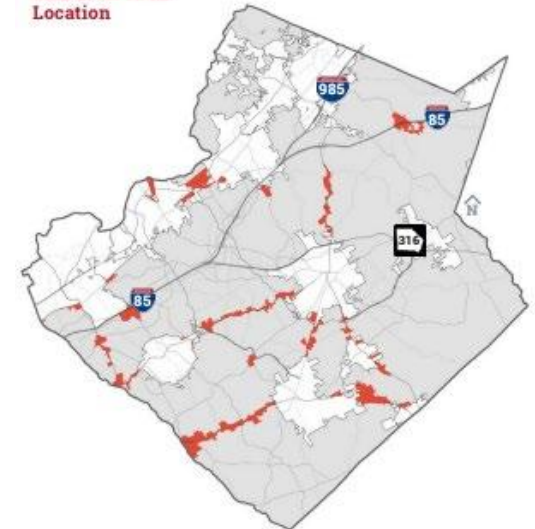
3.9% of Unincorporated Gwinnett

Potential Development Types

- Medium-Scale Mixed-Use
- Developments that include:
 - Apartments/townhomes/condos
 - Single-family homes
 - Senior living units
 - Retail
 - Small-scale office
- Shopping plazas
- Small office buildings
- Mixed residential developments
- Live-work single family homes



Character Area Location





Community Mixed Use

Zoning Approvals (January 2020 – May 2022)

Cases: 47

Area: 533 acres

Nonresidential SF: 310,064

Single-family: 2,179 units (detached & attached)

Multifamily: 2,625 units

Density Range: 0.5 – 24 units per acre

Average Density: **9.2 units per acre**

Mixed-Use Rezoning: **2**

2040 Unified Plan

Neighborhood Node

Area Narrative

The Neighborhood Node character area is intended for smaller commercial/retail nodes at various intersections located throughout the County. Mainly serving the residents of the surrounding residential neighborhoods, these nodes will most likely draw customers from the nearby area. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining retail, low intensity office uses and medium density residential uses in a pedestrian friendly environment and allowing nearby residents to safely walk to and within them. As the county continues to develop, and the comprehensive plan is updated, additions to this category should be expected as a means of creating new neighborhood nodes.

Urban Scale



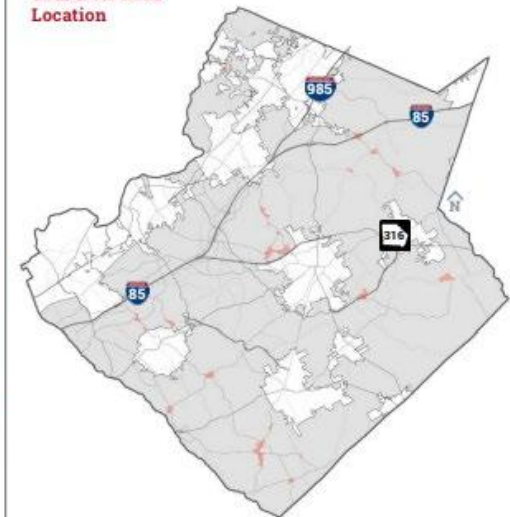
0.9% of Unincorporated Gwinnett

Potential Development Types

- Small-Scale Mixed-Use Developments that include:
 - Apartments/townhomes
 - Single family homes
 - Senior living units
 - Retail
 - Small-scale office
- Small shopping plazas/corner stores
- Mixed residential developments
- Senior living



Character Area Location



Neighborhood Node

Zoning Approvals (January 2020 – May 2022)

Cases: 7

Area: 51 acres

Nonresidential SF: 142,536

Single-family: 215 units (detached & attached)

Multifamily: 0 units

Density Range: 5.8 – 7.9 units per acre

Average Density: **6.9 units per acre**

Mixed-Use Rezoning: **0**

2040 Unified Plan

Employment Centers

The areas indicated as Employment Centers for the County are those areas that are either currently or anticipated to orient primarily towards employment uses, though other uses that are supportive should be included. Character areas include:

- Workplace Centers
- Innovation District



8% of Unincorporated Gwinnett

2040 Unified Plan

Workplace Center

Area Narrative

The Workplace Center character area is for predominantly employment oriented uses and includes office parks, industrial parks, and locations for freight oriented and logistic uses. However, focus should be put on attracting a larger share of the region's service employment in these areas to offset anticipated shrinking in manufacturing, light industrial, and retail employment and help maintain Gwinnett's overall employer variety and household incomes. While reserving these lands to focus on employment uses, these elements should be supported where appropriate by opportunities for residential uses and multi-use oriented commercial areas.

Urban Scale



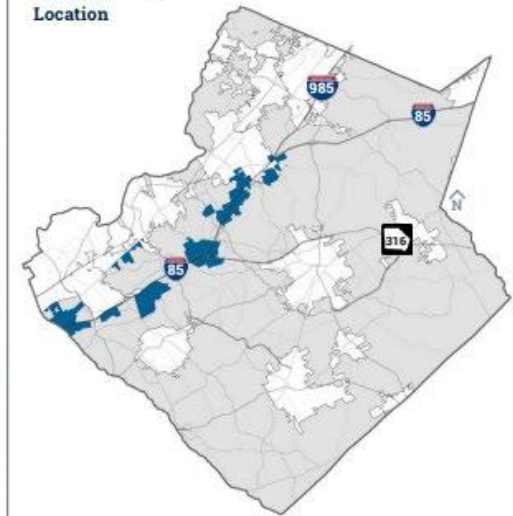
3.9% of Unincorporated Gwinnett

Potential Development Types

- Office parks
- Industrial parks
- Freight/logistics centers
- Warehouses
- Mixed-use developments
- Townhomes & apartments



Character Area Location



Workplace Center

Zoning Approvals (January 2020 – May 2022)

Cases: 6

Area: 92 acres

Nonresidential SF: 84,300

Single-family: 200 lots (attached & detached)

Multifamily: 558 units

Density Range: 3.9 – 43.4 units per acre

Average Density: 19 units per acre

Mixed-Use Rezoning: 1

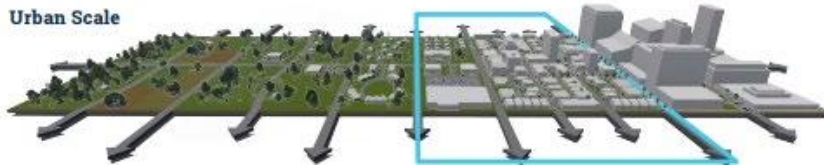
2040 Unified Plan

Innovation District

Area Narrative

The Innovation District is intended where the predominant use is research and development, technological uses, industrial parks, and areas where there are colleges and universities. Therefore, it lies predominately along University Parkway (State Route 316) which has been designated as a Research and Development Corridor by the County. This corridor includes Georgia Gwinnett College, Gwinnett Technical College, Gwinnett Medical Center, and Gwinnett County Airport with Briscoe Field, which serves mainly private aviation and corporate jets. The proximity of these elements provides the opportunity for an enterprise-type relationship between the colleges, the medical center, and research and development companies. These elements should be supported where appropriate by opportunities for uses including residential and multi-use commercial uses. The F. Wayne Hill Water Reclamation Plant and Water Innovation Resource Center is designated within the Innovation District due to its focus on development of innovative water treatment techniques.

Urban Scale



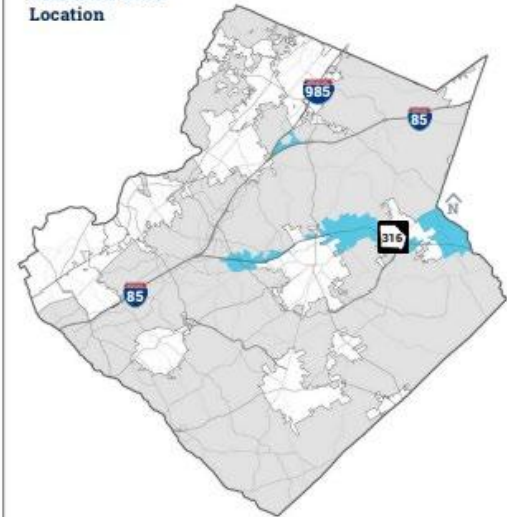
4.1% of Unincorporated Gwinnett

Potential Development Types

- Research & Development
- Technology-related businesses
- Office parks
- Industrial parks
- Mixed-use developments
- Townhomes & apartments



Character Area Location



Innovation District

Zoning Approvals (January 2020 – May 2022)

Cases: 2

Area: 25 acres

Nonresidential SF: 0

Single-family: 39 (attached)

Multifamily: 361 units

Density Range: 5.7 – 20.1 units per acre

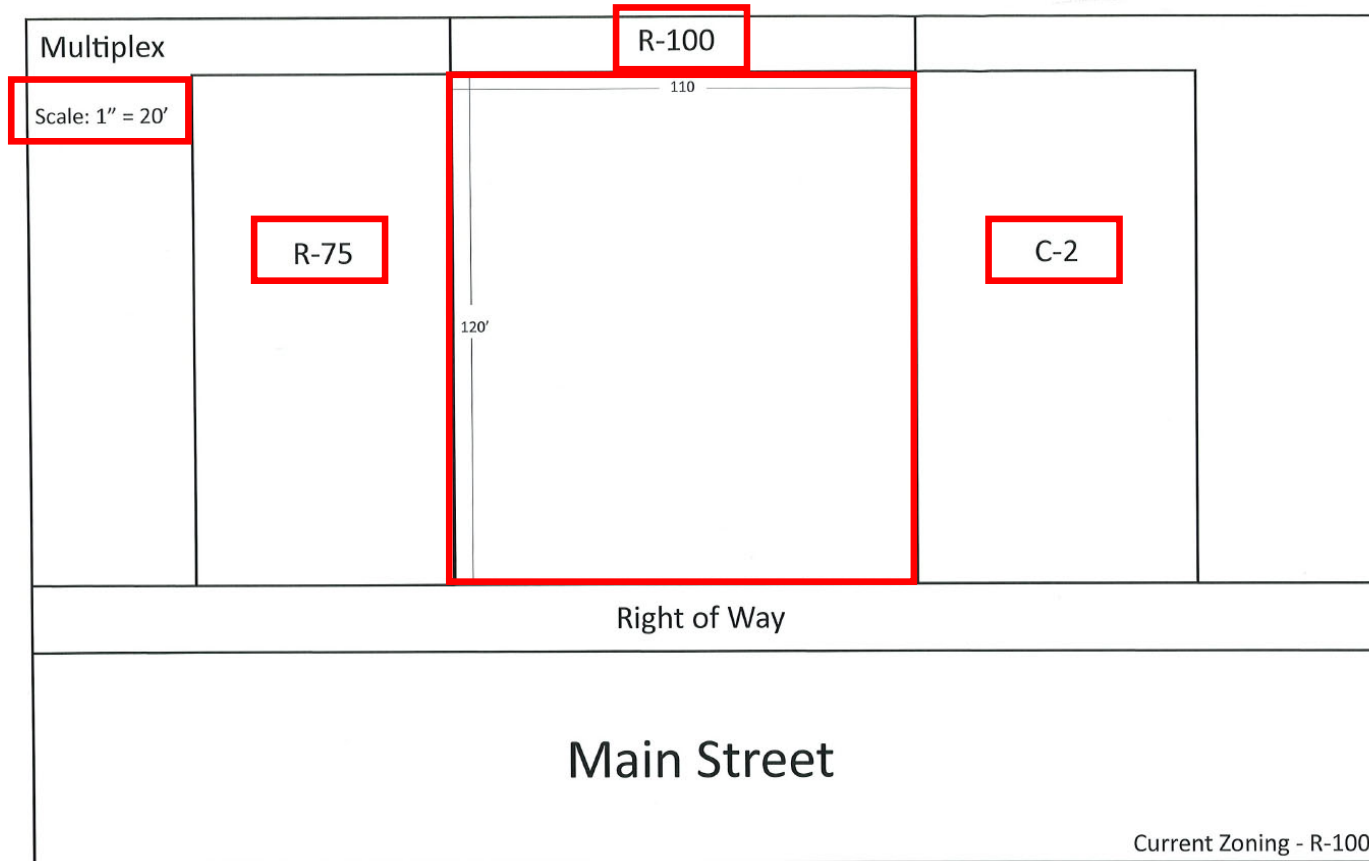
Average Density: 12.9 units per acre

Mixed-Use Rezoning: 0



Activity

Builder for the Day



Builder for the Day

Multiplex: Medium

A detached (2 to 2.5-story) structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and does not include a rear yard.

Lot	Front Loaded	Alley Loaded
Width	95 – 120 feet	75 – 100 feet
Depth	100 – 150 feet	100 – 150 feet
Area	9500 – 18,000 sq. ft. 0.22-0.41 acres	7500 – 15,000 sq. ft. 0.17 – 0.34 acres
Unit Number	5 – 12 units	5 – 12 units
Unit Size	500 – 1,200 sq. ft.	500 – 1,200 sq. ft.
Gross/Net Density	12 – 55 du/acre	14 – 70 du/acre
Density	10 – 50 du/acre	12 – 63 du/acre
Setbacks		
Front	10 – 25 feet	10 – 25 feet
Side	0 – 12 feet	0 – 12 feet
Rear	30 – 60 feet	30 – 60 feet
BM & AC	10 – 20 feet	10 – 20 feet
Parking	1 – 1.5 per unit	1 – 1.5 per unit
On Street	3 – 4	3 – 5
Off Street	1.25 per unit max	1.25 per unit max
Building Size		
Width	50 – 80 feet	50 – 80 feet
Depth	35 – 75 feet	35 – 75 feet
Height	25 – 40 feet	25 – 40 feet
Floors	2 – 2.5 stories	2 – 2.5 stories



Builder for the Day

Unified Development Ordinance (Dimensional Standards)

Zoning	Min. Lot Size	Max. Net Density	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Mn. Common Area	Max. Building Height	Parking	Driveway
R-TH	None	Detached: 8 units per acre Attached: 10 units per acre	None	10 ft *	20 ft	20 ft	1,000 sq ft 1,200 sq ft 1,400 sq ft	15%	65 ft	3 min. 6 max.	10-12 ft wide for one way 22-24 ft wide for two way
RM-13	1,800 sq ft	13	100 ft	15 ft	30 ft	40 ft	450 sq ft 600 sq ft 800 sq ft 1,000 sq ft 1,200 sq ft	15%	50 ft	1.5 min. 3 max.	10-12 ft wide for one way 22-24 ft wide for two way
R-100	15,000 sq ft sewer 25,500 sq ft septic	NA	100 ft	35 ft	10 ft one yard 25 ft two yards	40 ft	1,400 sq ft	N/A	35 ft	2 min. 6 max.	10-12 ft wide for one way 22-24 ft wide for two way

Zoning	Undisturbed Zoning Buffer	Landscape Strip / Landscape Setback
R-TH	Up to a Maximum of 4 Units Per Acre: 35 ft Buffer Adjacent to RA-200 Greater Than 4 Units Per Acre: 40 ft Buffer Adjacent to RA-200 Up to a Maximum of 4 Units Per Acre: 30 ft Buffer Adjacent to R-100 Greater Than 4 Units Per Acre: 35 ft Buffer Adjacent to R-100 Up to a Maximum of 4 Units Per Acre: 25 ft Buffer Adjacent to R-75 Greater Than 4 Units Per Acre: 30 ft Buffer Adjacent to R-75	*Front of Building Faces External Street - 10 ft Landscape Setback Rear of Building Faces External Street - 30 ft Landscape Setback
RM-13	50 ft Zoning Buffer adjacent to RA-200, R-100, R-75	10 ft Landscape Strip Along External Road Frontage
R-100	N/A	N/A

Builder for the Day





Draft Character Area Updates

Key Issues to Address

1. Overly Broad and Unclear Development Types
2. Contradictory Development Type Recommendations

Draft Character Area Updates

Overly Broad and Contradictory Development Types:

Regional Activity Center

Potential Development Types

- Large Scale Mixed-Use
 - Developments that include:
 - Apartments/townhomes/condos
 - Single-family homes
 - Retail
 - Large-scale office
- Shopping plazas
- Large, multi-story office buildings

Community Mixed-Use

Potential Development Types

- Medium-Scale Mixed-Use
 - Developments that include:
 - Apartments/townhomes/condos
 - Single-family homes
 - Senior living units
 - Retail
 - Small-scale office
- Shopping plazas
- Small office buildings
- Mixed residential developments
- Live-work single family homes

Workplace Center

Potential Development Types

- Office parks
- Industrial parks
- Freight/logistics centers
- Warehouses
- Mixed-use developments
- Townhomes & apartments

Draft Character Area Updates

Proposed Solution:

Land Use	Residential Density	Uses	Recommended Zoning Districts
Large Lot Residential	Less than 3 units per acre	Single-family detached housing and agricultural	RA-200, R-LL, R-100
Low-Density Residential	3 - 7 units per acre	Single-family detached housing	R-100, R-75, OSC, R-60, MH, R-SR
Medium-Density Residential	8 - 12 units per acre	Single-family attached housing, multifamily housing, and live-work units	R-TH, TND, RM-13
High-Density Residential	13-34 units per acre	Multi-family housing and live-work units	RM-24, HRR
Commercial	N/A	Retail, restaurants, and services	C-1, C-2, C-3
Industrial	N/A	Industrial uses, warehousing, and supportive office and retail uses.	M-1, M-2
Office	N/A	Privately-held spaces for business, professional, financial, and non-profit organizations.	C-1, C-2, C-3, O-I
Medium-Density Mixed-Use	6 - 13 units per acre	Any combination of residential, commercial, office, and public/ institutional uses.	MU-N, MU-C
High-Density Mixed Use	14 - 34 units per acre	Any combination of residential, commercial, office, and public/ institutional uses.	MU-R
Transit-Oriented Development	35 + units per acre	Transit supportive mixed use	MU-R, HRR
Public/ Institutional	N/A	Publicly or institutionally-held schools, places of worship, assisted living facilities, medical facilities, libraries, and county, state, or federal services.	Any zoning district that permit these uses.

Draft Character Area Updates

Contradictory and/or Outdated Development Type Recommendations

- Confusing Mixed-Use Recommendations
- Should Townhouses be Recommended for Established Neighborhoods?
- Workplace Centers seems to encourage outdated office park development.
- Vibrant Communities should be more conducive to missing middle housing types and located more logically.

Draft Character Area Updates

Confusing Mixed-Use Recommendations:

Community Mixed-Use

Area Narrative

The Community Mixed-Use character area is intended for activity nodes and connecting areas located along major corridors including Jimmy Carter Boulevard, Lawrenceville Highway (US Highway 29), Scenic Highway (State Route 124), Stone Mountain Freeway/Athens Highway (US Highway 78), Buford Drive/Grayson Highway (State Route 20), and Sugarloaf Parkway. Future development and redevelopment should focus on making these corridors more pedestrian oriented with intensity focused in specific nodes. A node is defined as the area surrounding the intersection of two roadways classified as 'collectors' or higher. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium to high density residential uses concentrated at major intersections. The section of the corridors between the higher intensity nodes should redevelop as lighter intensity mixed-use centers with lower residential densities, or commercial uses integrating high quality aesthetics and site design.

Urban Scale

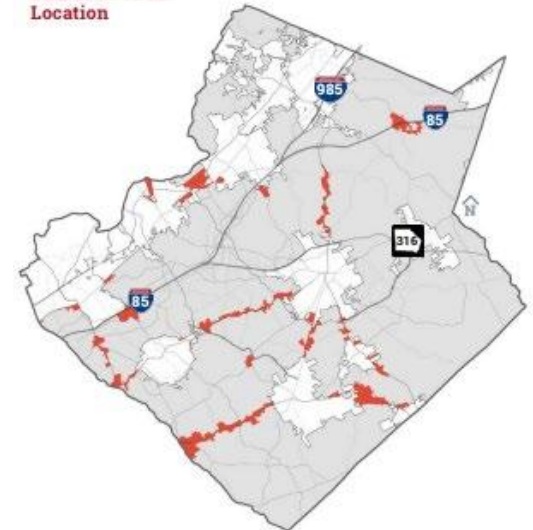


Potential Development Types

- Medium-Scale Mixed-Use Developments that include:
 - Apartments/townhomes/condos
 - Single-family homes
 - Senior living units
 - Retail
 - Small-scale office
- Shopping plazas
- Small office buildings
- Mixed residential developments
- Live-work single family homes



Character Area Location



Draft Character Area Updates

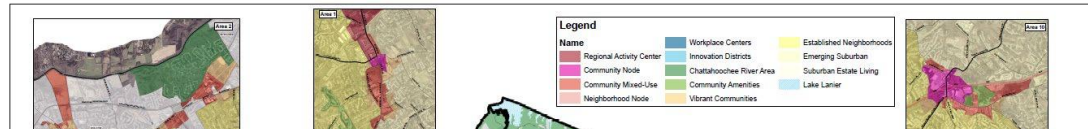
Confusing Mixed-Use Recommendations:

Community Node Character Area

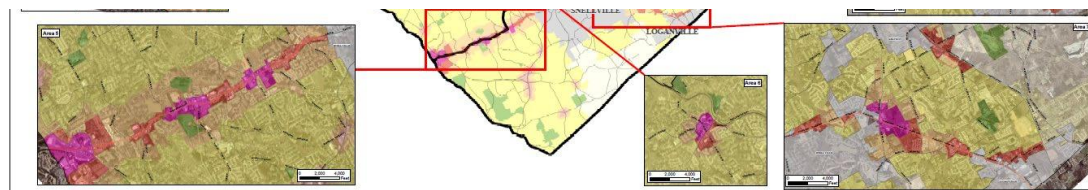
- Located at major intersections versus along corridors;
- Medium Density Mixed-Use Development;
- Intended to serve surrounding area, but not the region;
- Remaining Community Mixed-Use Character Area: horizontal mixture of uses (medium density residential, commercial, office, etc.)

Draft Character Area Updates

Confusing Mixed-Use Recommendations:



Legend		
Name		
Regional Activity Center	Workplace Centers	Established Neighborhoods
Community Node	Innovation Districts	Emerging Suburban
Community Mixed-Use	Chattahoochee River Area	Suburban Estate Living
Neighborhood Node	Community Amenities	Lake Lanier
	Vibrant Communities	



Draft Character Area Updates

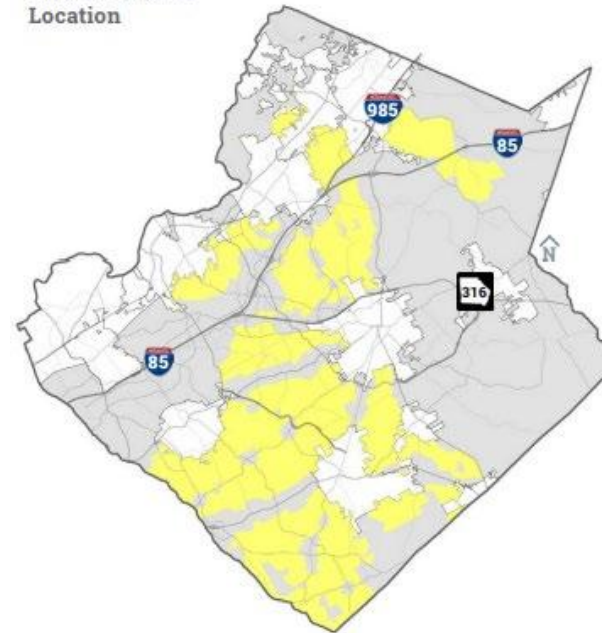
Should Townhouses be Recommended for Established Neighborhoods?

Established Neighborhoods

Potential Development Types

- Single-family residential
- Conservation Open space subdivisions
- Mixed residential developments
- Townhomes
- Senior living
- Manufactured housing
- Corner/neighborhood serving retail or institutional uses

Character Area Location



Draft Character Area Updates

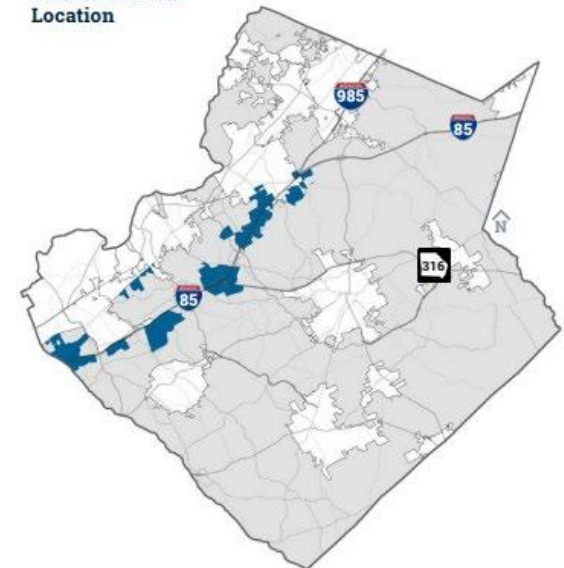
The Workplace Center Character Area is geared toward outdated office park development.

Workplace Center

Area Narrative

The Workplace Center character area is for predominantly employment oriented uses and includes office parks, industrial parks, and locations for freight oriented and logistic uses. However, focus should be put on attracting a larger share of the region's service employment in these areas to offset anticipated shrinking in manufacturing, light industrial, and retail employment and help maintain Gwinnett's overall employer variety and household incomes. While reserving these lands to focus on employment uses, these elements should be supported where appropriate by opportunities for residential uses and multi-use oriented commercial areas.

Character Area Location



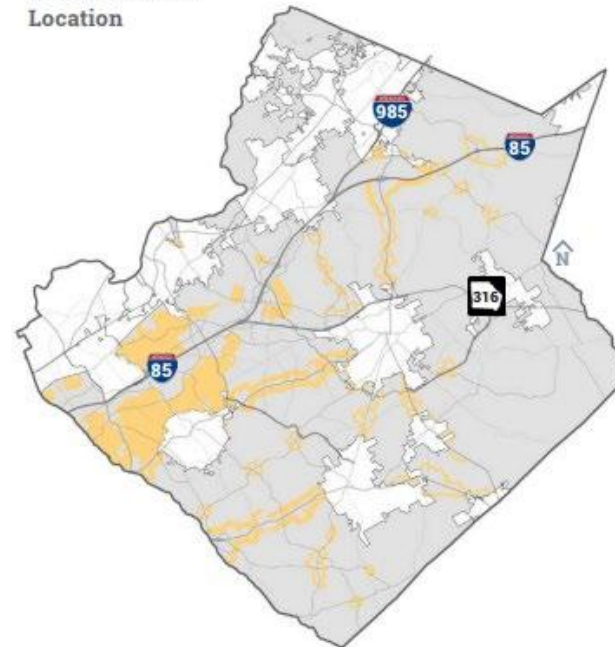
Draft Character Area Updates

Vibrant Communities should be more conducive to missing middle housing types and located more logically.

Potential Development Types

- Single-family residential
- Mixed residential developments
- Townhomes & Apartments
- Senior living
- Live-Work single-family homes

Character Area
Location





Questions

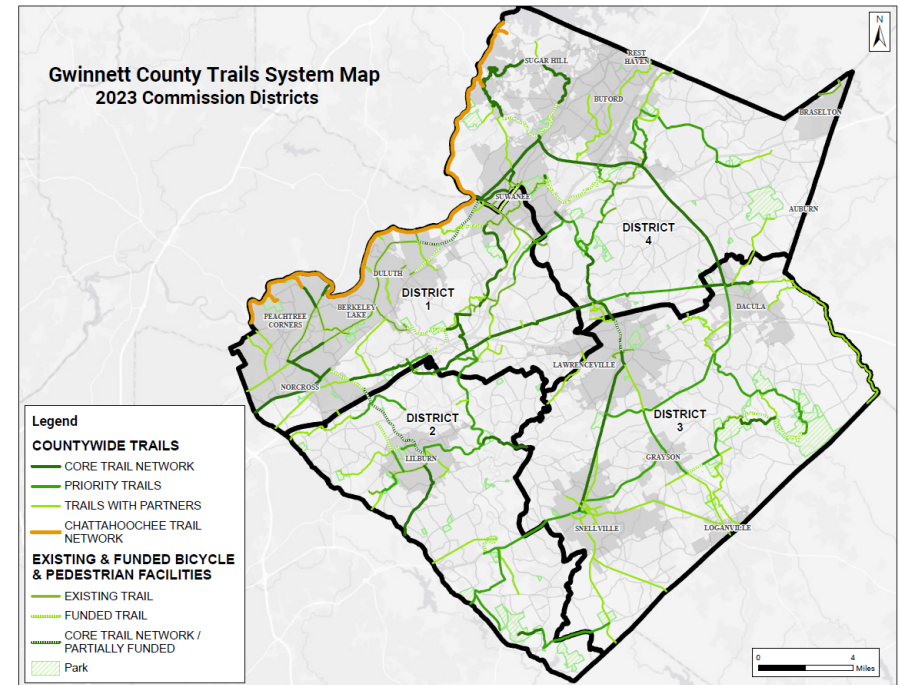
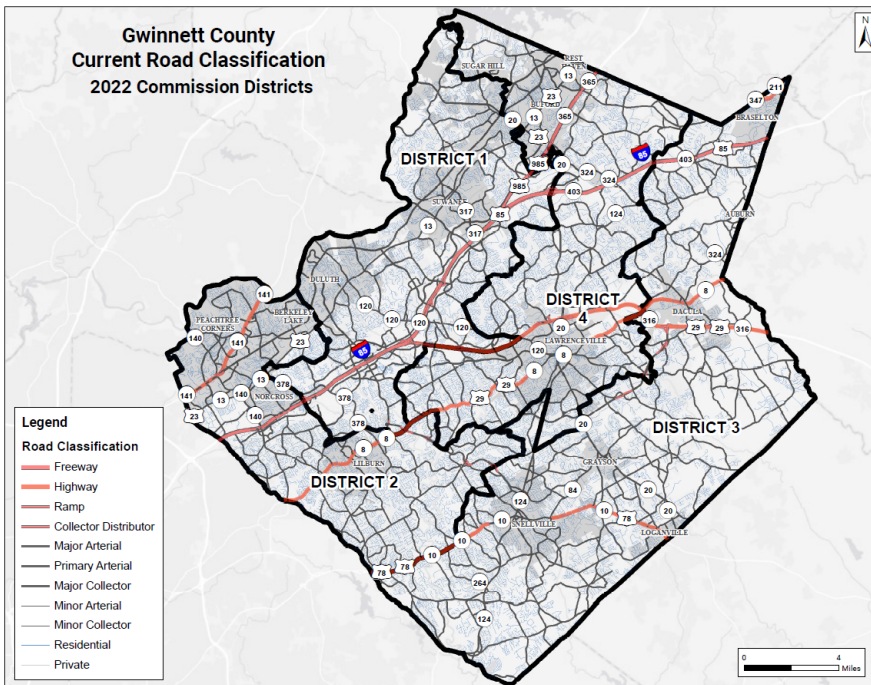


Break



2040 Unified Plan Future Development Map Revisions

Resource Maps





Questions

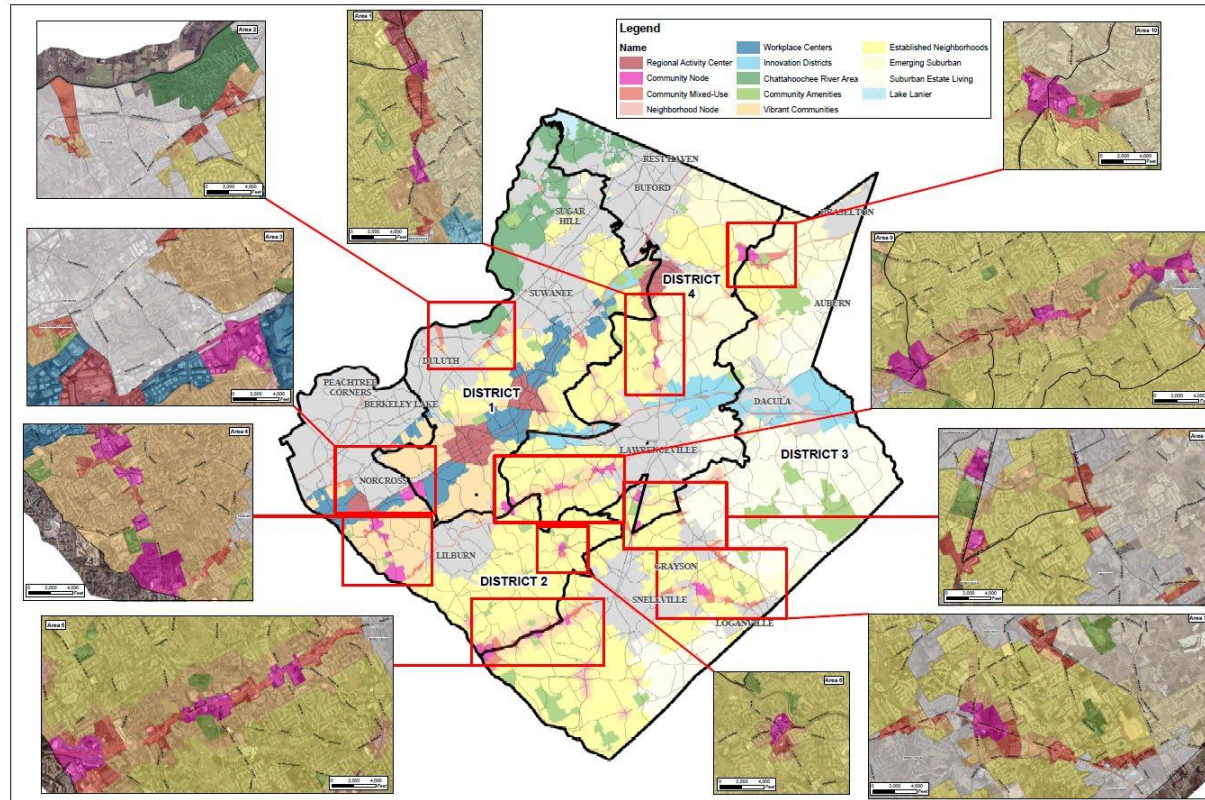
Future Development Map Revisions

Mapping Activity

- 1) Review Community Mixed Use Recommended Changes
 - Adjusted Community Mixed Use Character Area
 - Adjusted Vibrant Communities Character Area
 - Created Community Node Character Area
- 2) Review Activity Center Character Area Modifications
- 3) Review Innovation District/Rowen Area Modifications
- 4) Review Existing FLU in Remaining Areas (Additional Nodes?)

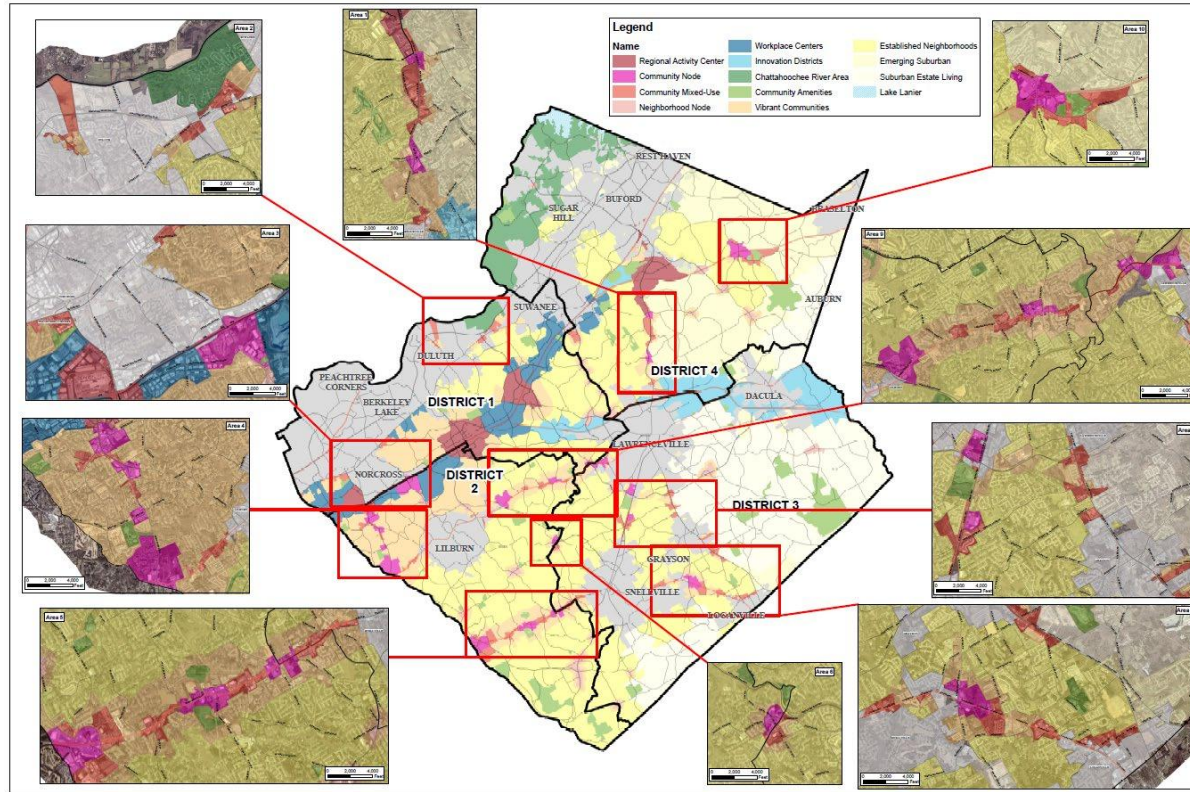
Community Mixed Use Character Areas

Current Commission Districts:

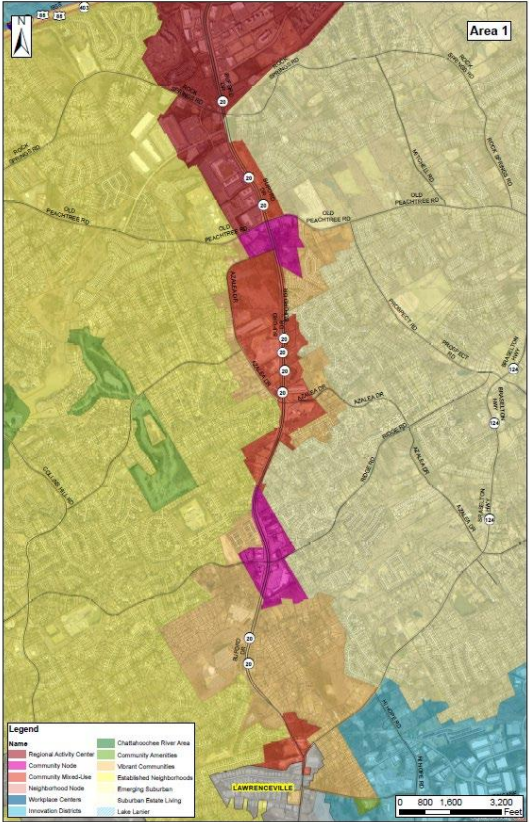


Community Mixed Use Character Areas

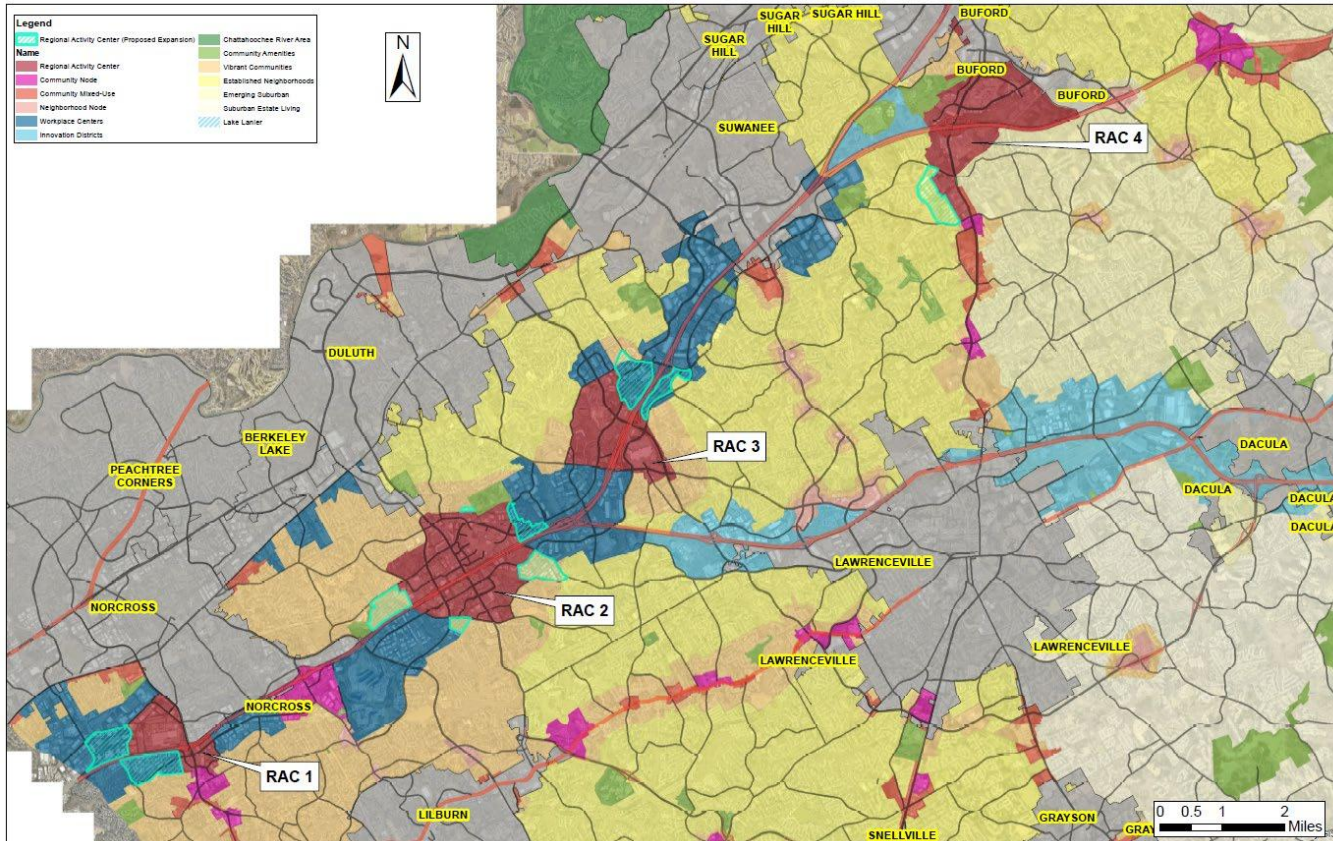
2023 Commission Districts:



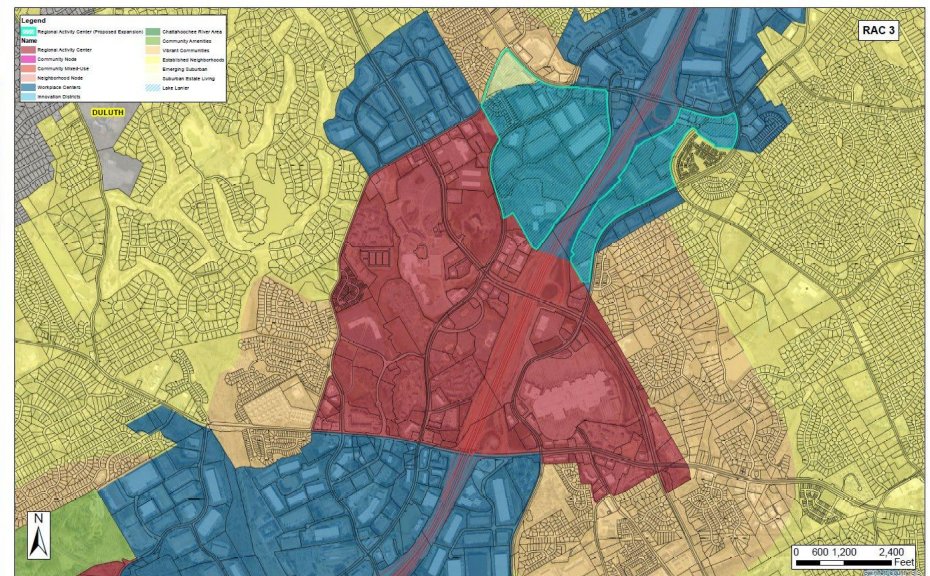
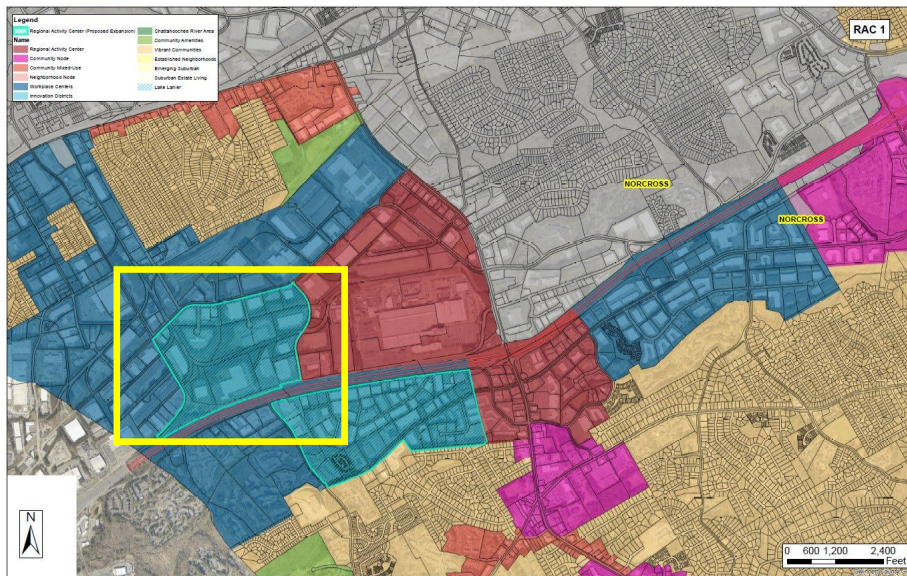
Community Mixed Use Character Areas



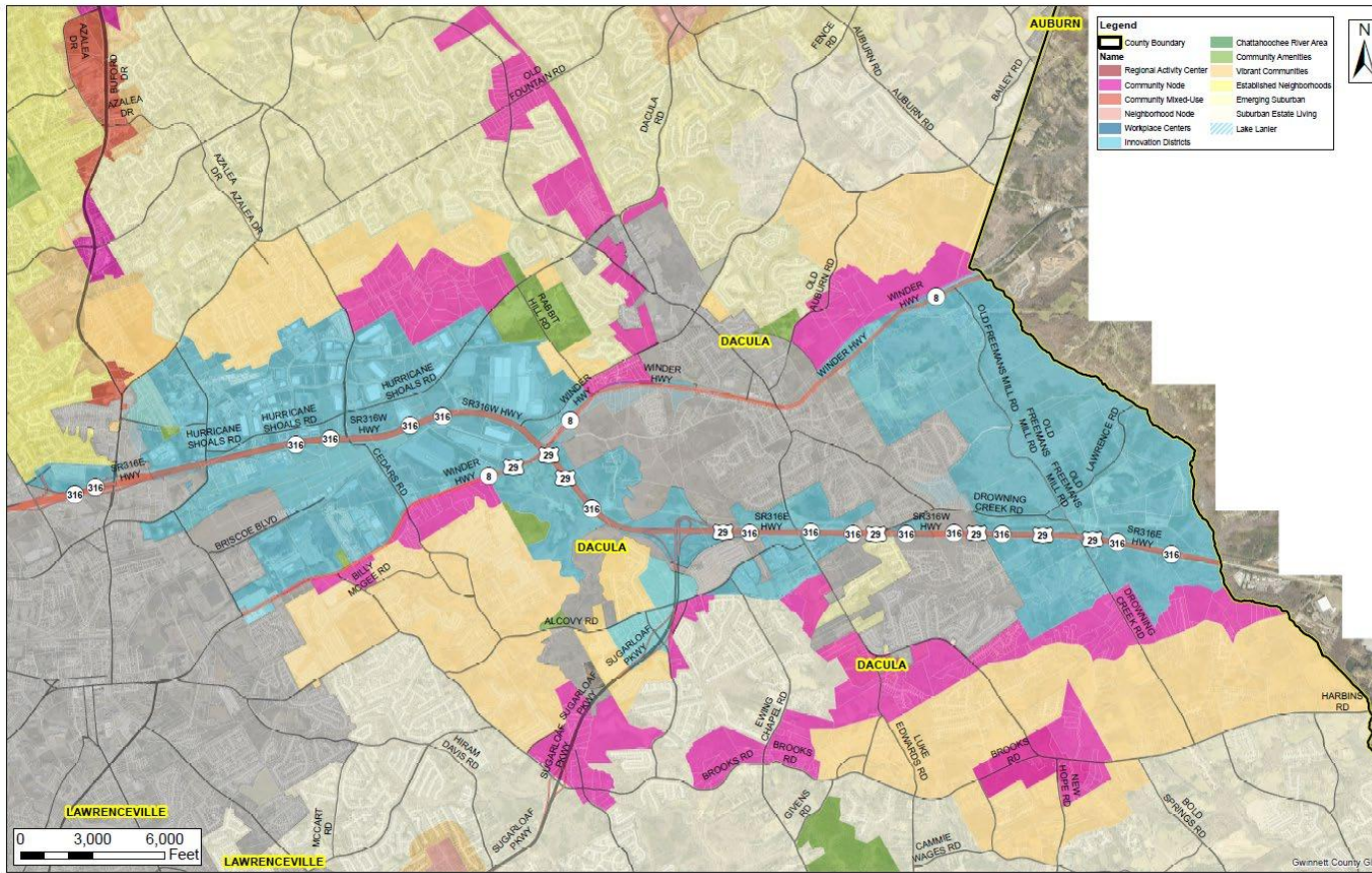
Regional Activity Center Character Areas



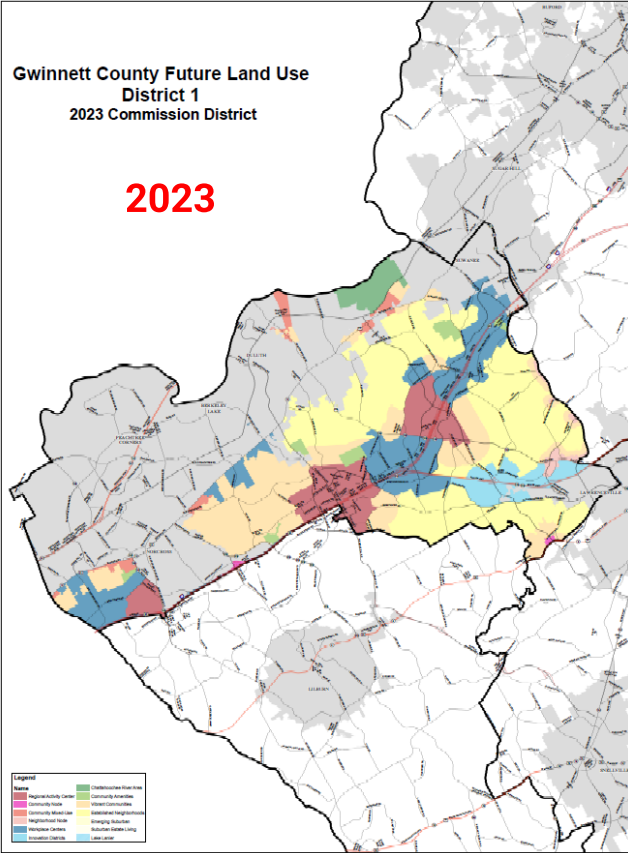
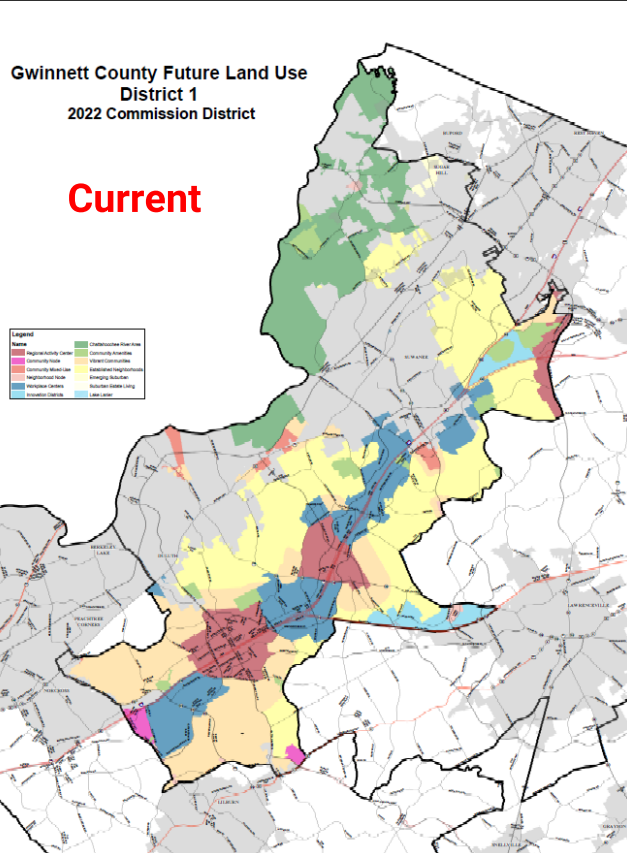
Regional Activity Center Character Areas



Innovation District Character Area



Existing FLU in Remaining Areas





Unified Development Ordinance (UDO) Amendments

Zoning Barriers

Zoning Fix #1: **Allow or Require Mixed-Use Development**

Should do: Develop a variety of mixed-use districts, including vertical mixed uses and horizontal mixed uses, as needed, based on the location of the development.

Could do: Synchronize zoning codes and land use plans to coordinate the location and development of mixed-use districts.



UDO Public Hearing Schedule

Title I: October 2022

Title III: November 2022

Title II: December 2022

Complete UDO: January 2023

Zoning Barriers

Zoning Fix #2: **Allow Missing Middle Housing**

Should Do: Tailor dimensional standards in the UDO to promote more compact development in certain areas.

Could Do: Create incentives to provide missing middle housing types in certain areas through dimensional standards

Zoning Barriers

Zoning Fix #3: Modernize Parking Requirements

Should Do: Revise UDO parking minimums, reducing them whenever possible to reflect context, transportation options, and land use mix.

Could Do: Create parking overlay districts in certain areas with parking maximums only.



Zoning Barriers

Zoning Fix #4: **Focus on Form over Density**

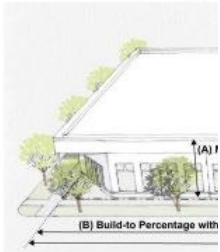
Should Do: Develop form-based code standards for certain zoning districts and in certain locations

Could Do: Adopt a County-wide form-based code

Zoning Barriers

Zoning

Implementation



SITING	C-MX-3 C-MX-5 C-MX-8 C-MX-12 C-MX-16 C-MX-20					
	C-MX-3	C-MX-5	C-MX-8	C-MX-12	C-MX-16	C-MX-20
REQUIRED BUILD-TO						
Primary Street (min build-to % within min/max range)	75% 0'/5' Residential Only Buildings: 0'/10'					
Side Street (min build-to % within min/max range)	25% 0'/5' Residential Only Buildings: 0'/10'					
SETBACKS						
Primary Street (min)	0'	0'	0'	0'	0'	0'
Side Street (min)	0'	0'	0'	0'	0'	0'
Side Interior (min)	0'	0'	0'	0'	0'	0'
Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'	10'
Rear, alley and no alley (min)	0'	0'	0'	0'	0'	0'
Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'
PARKING						
Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed					
Surface Parking Screening Required	See Division 10.5					
Vehicle Access	Shall be determined as part of Site Development Plan Review					
DESIGN ELEMENTS	C-MX-3 C-MX-5 C-MX-8 C-MX-12 C-MX-16 C-MX-20					
BUILDING CONFIGURATION						
Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA					
Primary Street Upper Story Setback above 5 stories or 70' (min) See Section 7.3.6.2 for Alternative	na	na	20'	20'	20'	20'
Upper Story Setback Above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	20'/25'	20'/25'	20'/25'	20'/25'
Upper Story Setback Above 51'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	35'/40'	35'/40'	35'/40'	35'/40'
STREET LEVEL ACTIVATION						
Transparency, Primary Street (min)	60% Residential Only Buildings: 40%					
Transparency, Side Street (min)	25%	25%	30%	30%	30%	30%
Pedestrian Access, Primary Street	Entrance					

C-MS-8	C-MS-12	C-MX-16	C-MX-20
8	12	16	20
24/110'	24/115'	24/200'	24/250'
12/150'	16/200'	22/275'	30/375'
See Section 10.12.1			
na	na	na	na

C-MS-8	C-MS-12	C-MX-16	C-MX-20
75% 0'/5' Residential Only Buildings: 0'/10'			
25% 0'/5' Residential Only Buildings: 0'/10'			
0'	0'	0'	0'
0'	0'	0'	0'
10'	10'	10'	10'
0'	0'	0'	0'
0'/10'	0'/10'	0'/10'	0'/10'

C-MS-8	C-MS-12	C-MX-16	C-MX-20
60% Residential Only Buildings: 40%			
30% 30% 30% 30%			
Entrance			
All C-MS and C-MX			
100%			
Res shall be allowed within this building form. See Division 7.4 and Design Standard Exceptions			

Zoning Barriers

Zoning Fix #5: **Modernize Street Standards**

Should Do: Updated design standards to decrease maximum block lengths and increase street trees, pedestrian amenities, bike lanes, sidewalks, and other pedestrian and bicycle friendly elements throughout the County, where practical.

Could Do: Overhaul the street design standards with the objective of reducing the future environmental footprint of streets. Incorporate complete streets provisions and green streets principles. Adopt narrower lanes, narrower rights-of-way, and reduced lane-cross sections.

Zoning Barriers

Zoning Fix #6: Create a More Robust Zoning Application Process

- Updated Application Procedures and Instructions;
- More Detailed Site Plan Requirements;
- Require Building Elevations;
- Require Sewer Capacity Certification with Rezoning Application;
- Cost of Services Analysis; and
- Enhance Traffic Impact Study Requirements.



Activity

Is there anything you feel needs to be updated, improved, removed, or clarified in the UDO?



Activity

**Is there anything you feel is missing from
the UDO?**



Questions



Closing Remarks

Chairwoman Hendrickson