



Lilburn, Georgia Comprehensive Plan Update



February 2019

prepared by the



Atlanta Regional Commission

Acknowledgements

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PLACEHOLDER

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Unless otherwise specified, all photos are by ARC staff.



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Executive Summary



Lilburn's early history was like much of Georgia – Native American occupancy gave way in the face of a government-influenced land lottery. William McDaniel acquired title to District 5, Land Lot 135 from the original lottery winner and settled in the area. This area was originally known for McDaniel until the name changed in 1890 to reflect association with the Seaboard Airline Railroad.

Formally incorporated by the State in 1910, Lilburn faced opportunities and challenges that included a fire that destroyed the downtown, the damage to the agricultural economy wrought by the boll weevil, the Great Depression, and the cancellation of the City's charter and dissolution of City government.

By the middle of the 20th century, the automobile had realigned growth in the area to the Highway 29/Lawrenceville Highway corridor. The need to establish new water infrastructure resulted in the reestablishment of City government in 1955. New city halls were constructed in 1976 and again in 2017.

For three consecutive years (1986-1988) Gwinnett County ranked as the fastest growing county in the US among counties with a population greater than 100,000. The twenty years between 1980 and 2000 saw the fastest growth in housing units for the city of Lilburn. The quality of the schools has consistently been cited by residents as one of the top amenities that draws families to the areas. The area is served by eight public elementary schools, four public middle schools, and four public high schools, as well as six private schools.

Gwinnett County first became a "majority-minority" county in 2010 – meaning it has more non-white residents than white residents. Lilburn has seen the shift in demographics that reflects larger trends in Gwinnett County and the metro Atlanta region. The BAPS Shri Swaminarayan Mandir Atlanta was opened in Lilburn in 2007 on a 29 acre campus. Annual community festivals include the Lilburn Daze Arts and Crafts Festival organized by the Lilburn Women's Club in October and the Annual Christmas Parade in December.

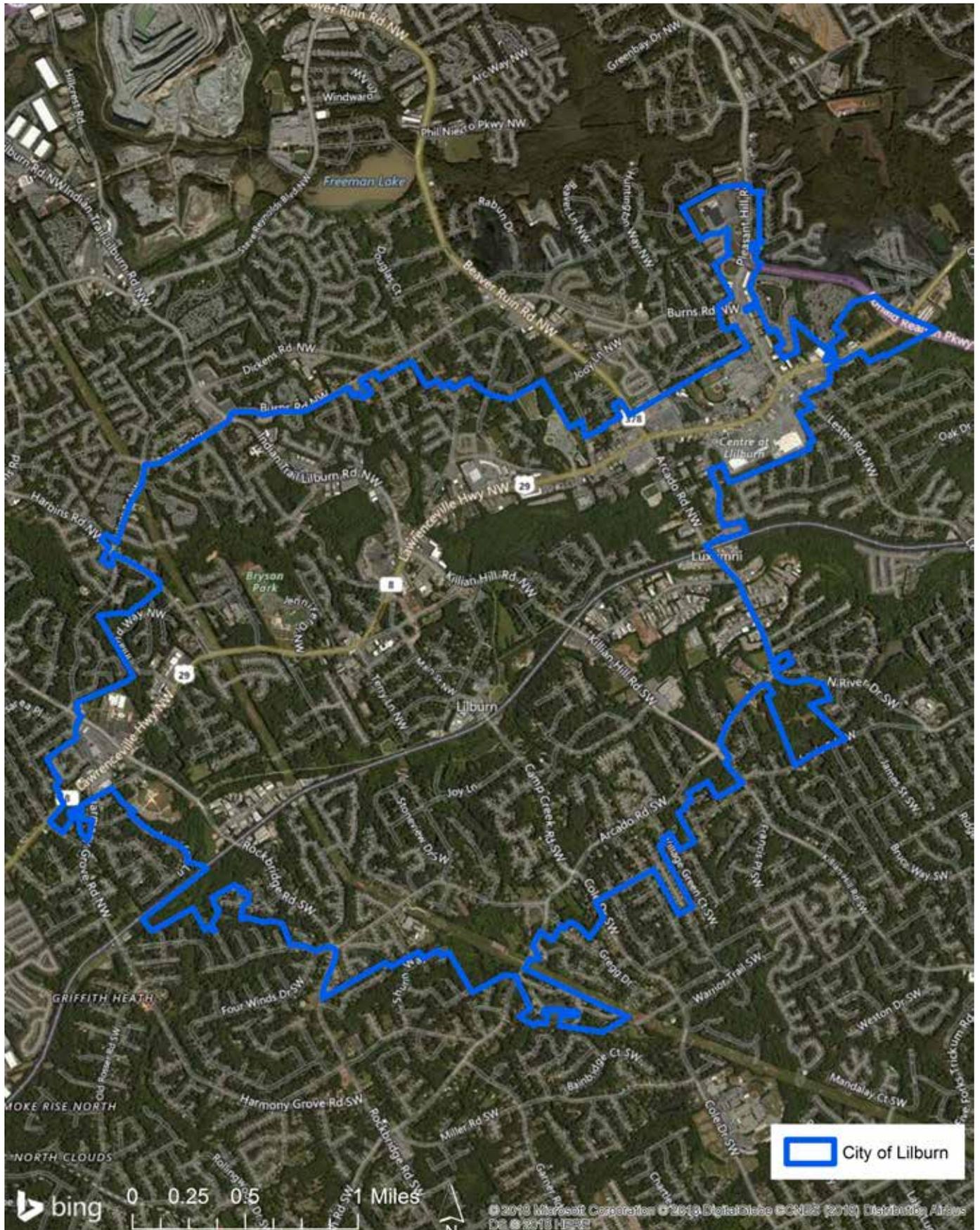
The City adopted a Strategic Plan in 2014 with a Vision Statement that was reaffirmed in the Comprehensive Plan Update: "We envision a vibrant city where businesses prosper, where safety is a lifestyle, and where friends share life together in a community that will span the generations." This comprehensive plan update considers the past, present and future of Lilburn, as it will continue to thrive in the face of both opportunities and challenges in creating the community life to share together.

February 2019

CHAPTER 2

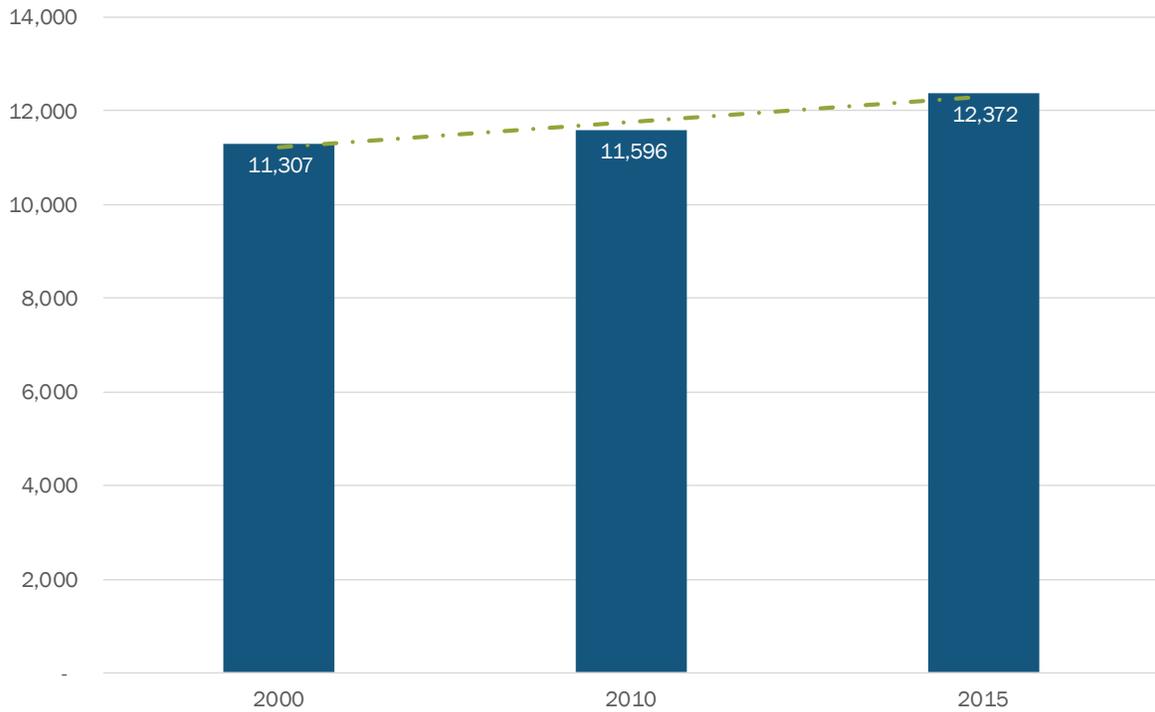
Demographics

Lilburn, Georgia



Population

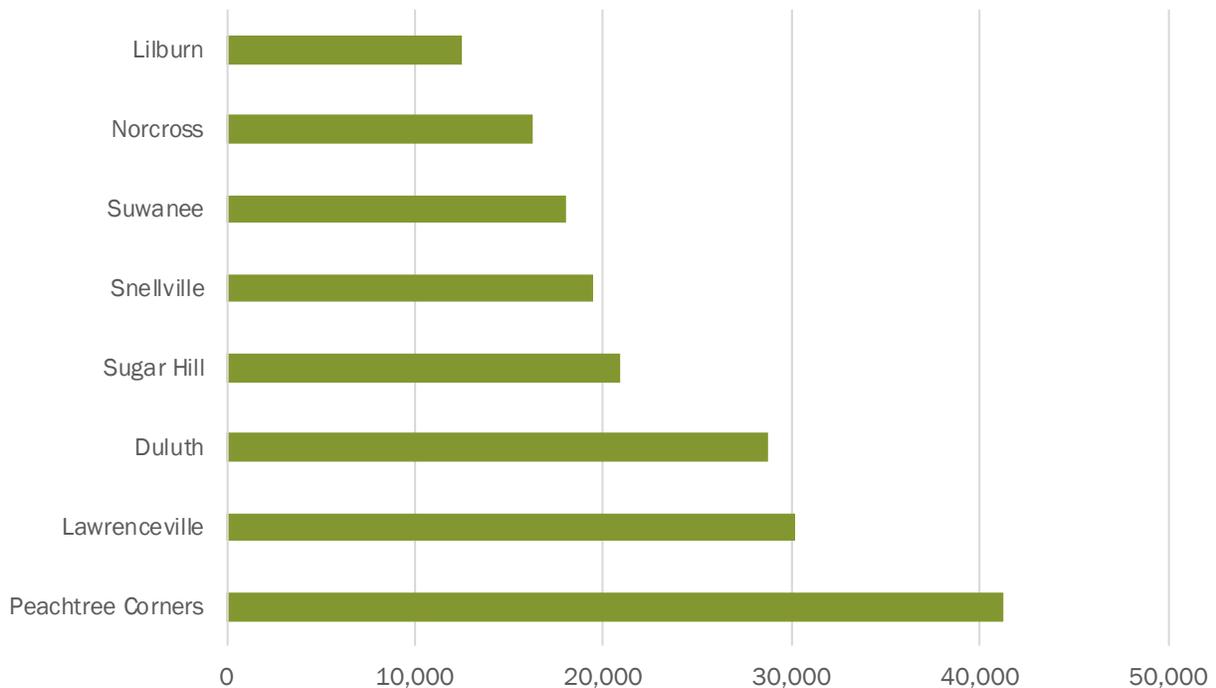
Population Growth



Between 2010 and 2015, the population in the City of Lilburn grew faster than the previous 10 years from 2000 to 2010. There are seven cities in Gwinnett County with population larger than Lilburn.

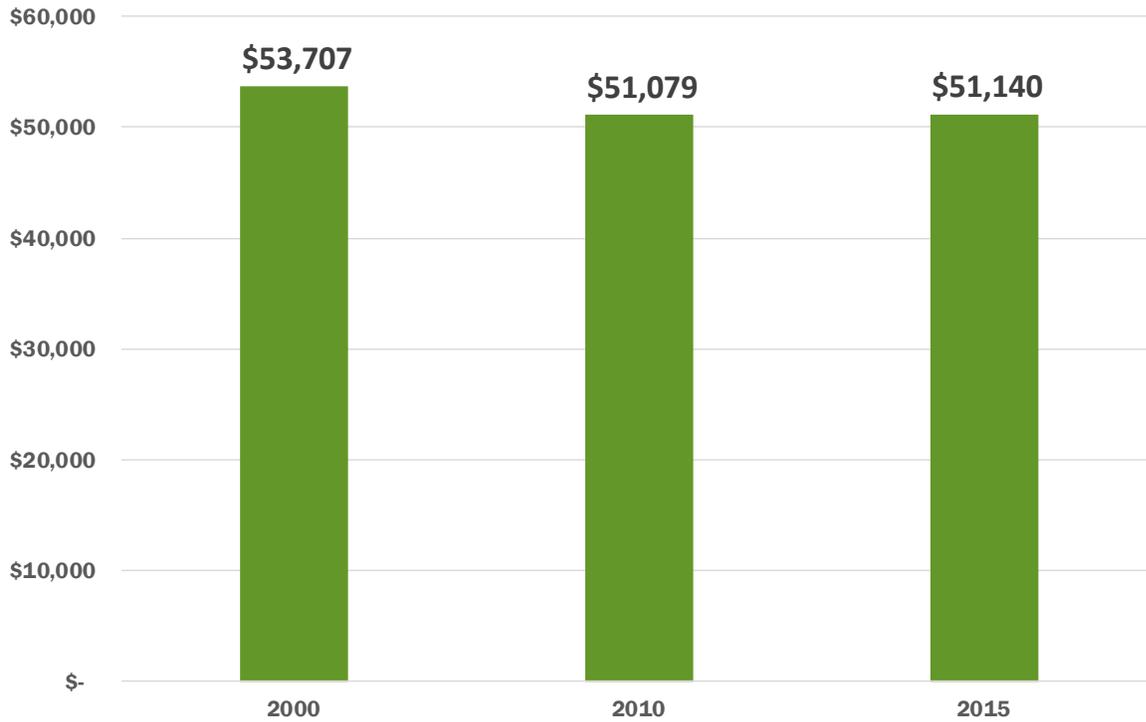
Data Source: U.S. Census American Factfinder (2000 & 2010), American Communities Survey, Annual Population Estimate (2012-2016).

Population in Other Gwinnett Cities



Income

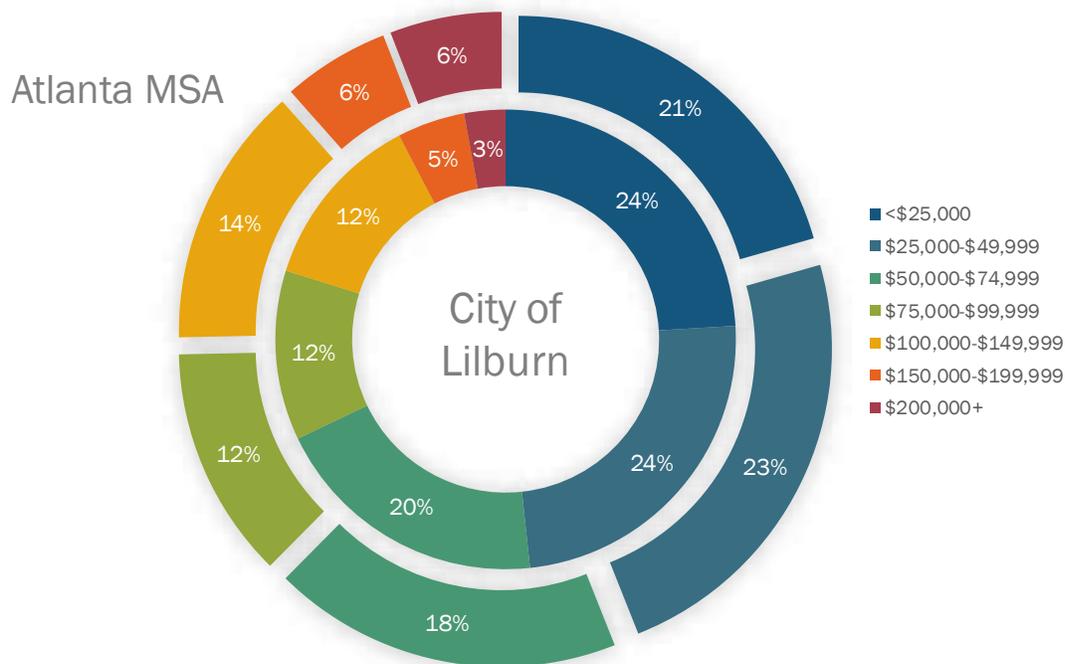
Area Median Income



According to the 2000 Census and the American Communities Survey (2015), the median household income in the City of Lilburn decreased by roughly \$2,500 between 2000 and 2015. Households that earned <\$49,999 made up just under half (48%) of the households in the City of Lilburn in 2015 compared to the Atlanta MSA where roughly 44% of households fall in that bracket.

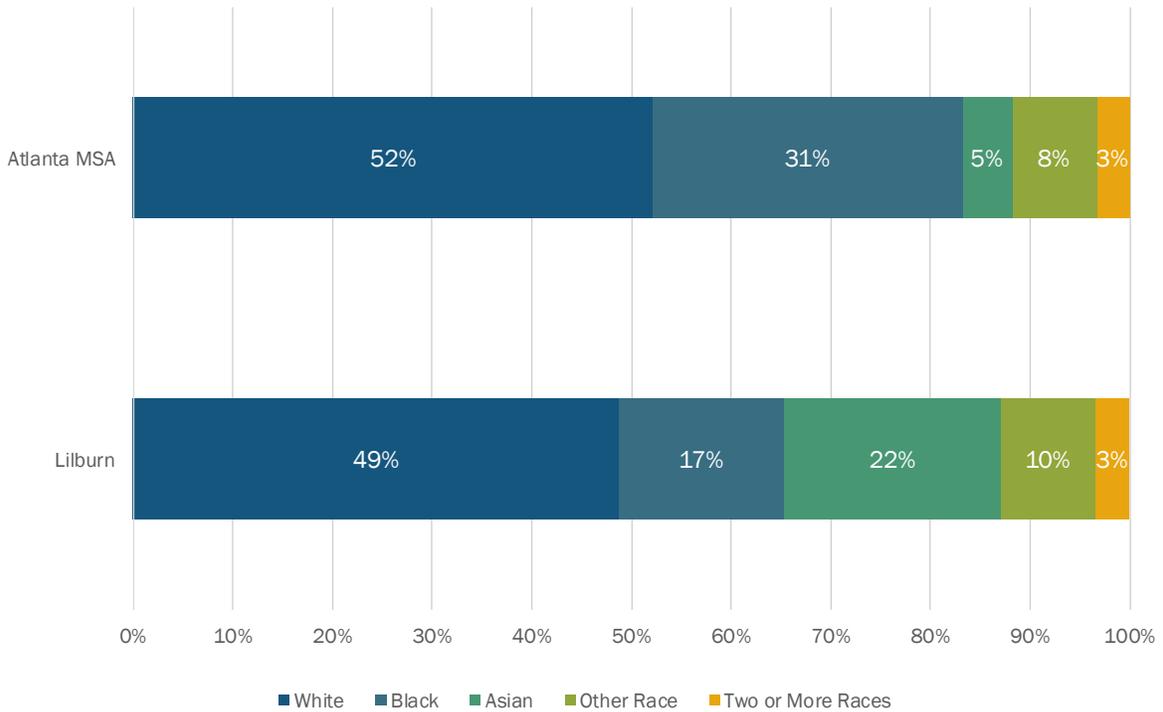
Data Source: U.S. Census Bureau, U.S. Census 2000, and 2010. 2012-2016 American Community Survey 5-Year Estimates.

Income Distribution



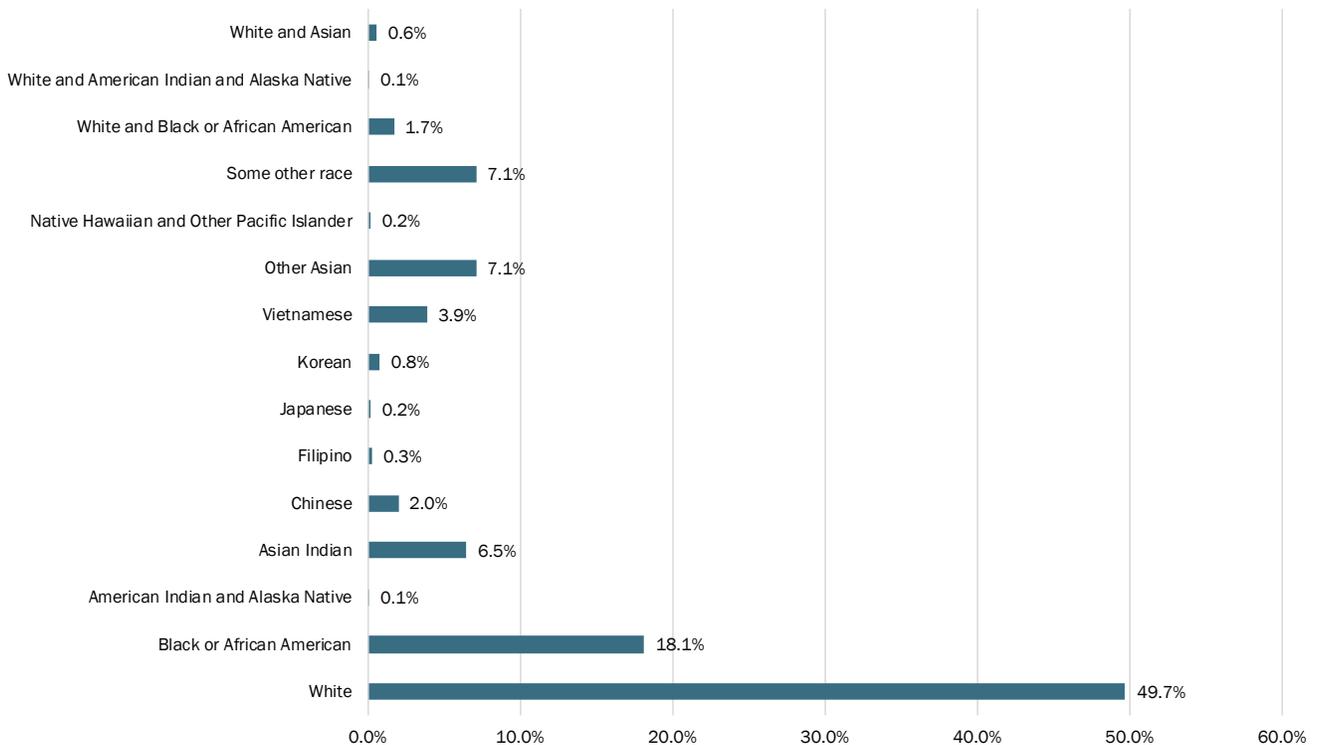
Race

Race Distribution 2010



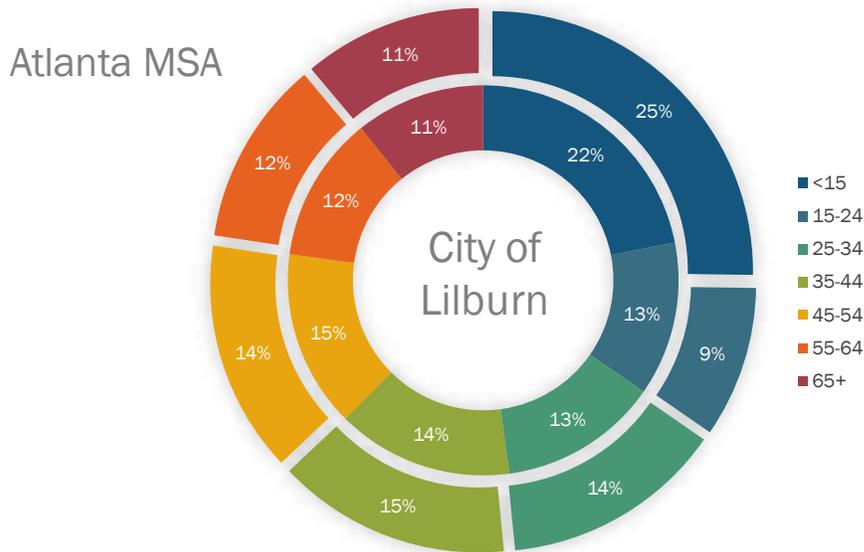
While the population of White individuals in Lilburn and in the Atlanta MSA was similar in 2010, Lilburn had a lower percentage of Black individuals and a higher percentage of Asian and Other individuals than the Atlanta MSA. The detailed breakdown provides greater detail of how individuals classify themselves in Lilburn.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).



Age

Age Distribution 2010

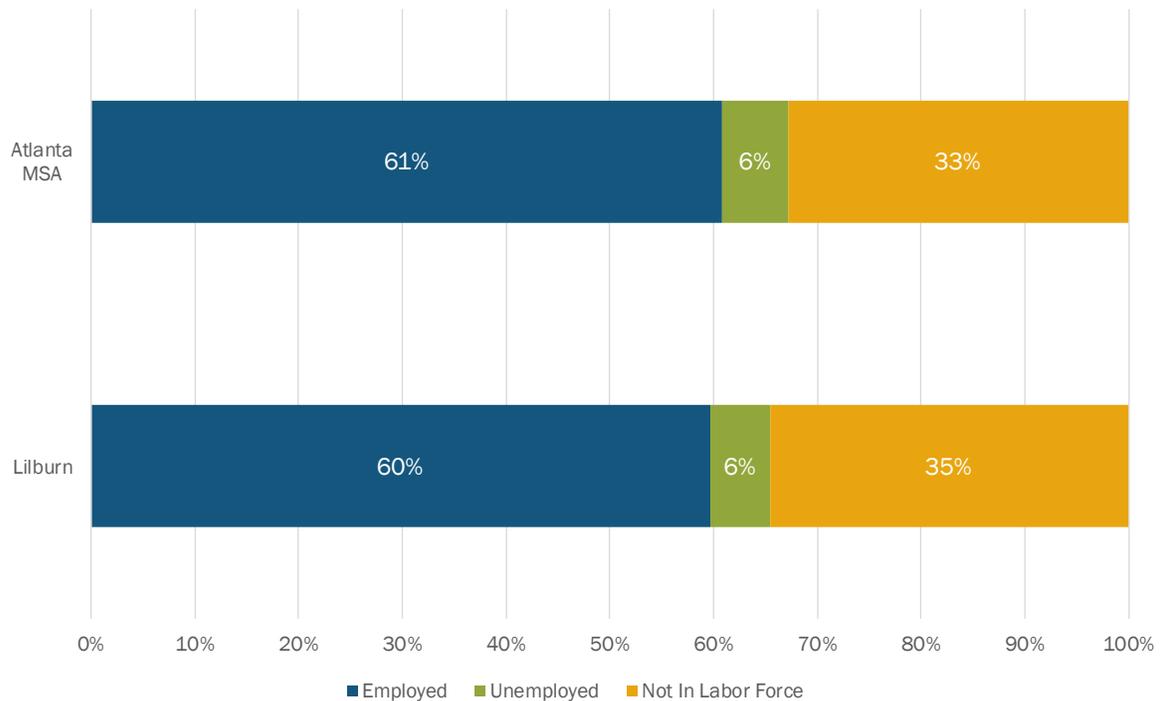


At the time of the 2010 census, the age distributions in the City of Lilburn and the Atlanta MSA were similar. The biggest difference was found in the category of individuals who were younger than 15.

Data Source: US Census (2010); American Communities Survey, Annual Population Estimate (2012-2016).

Employment

Employment Distribution



The City of Lilburn had the same unemployment rate as the Atlanta MSA in 2015.

Data Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates (2015)

CHAPTER 3

Vision

Vision

The City of Lilburn adopted a Strategic Plan in 2014, which included the following Vision and Mission Statement:

We envision a vibrant city where businesses prosper, where safety is a lifestyle, and where friends share life together in a community that will span the generations. Lilburn is a destination that offers small town character with opportunities supported by proximity to the urban center of the region. The quality of life is grounded in the community's schools, neighborhoods, parks and economic success.

Mission

Utilize economic development and public safety resources to provide a great quality of life to our residents, visitors, and business owners.

Policies

The Strategic Plan included a series of Values to inform decision-making within the City. Those Values have been slightly modified here and included as Guiding Principles.

S A F E T Y

Lilburn is hospitable and welcoming to all residents in the community, providing a safe and secure environment that offers fair and just opportunities for all.

M O B I L I T Y

Partnerships with other government agencies will ensure a variety of mobility options, including improved roadway connections, barrier free design and expanded trail opportunities, in the City of Lilburn

F A M I L Y

Strong schools, a prosperous economy and continued improvement to community aesthetics will continue to attract people to Lilburn and support thriving businesses that support the quality of life that residents expect.

S E R V I C E S

Lilburn enjoys opportunities for employment, entertainment, and education that contribute to the community's excellent quality of life.

E D U C A T I O N

The quality of schools in the community are a multi-generational draw for generations of residents that have benefited from opportunities created the city.

F I S C A L R E S P O N S I B I L I T Y

Transparency and accountability in government ensure the correct stewardship of public resources.

R E C R E A T I O N

The continued development of quality parks and recreation opportunities is a community priority.

Issues & Opportunities

H O U S I N G

Issue: Lilburn's housing stock is primarily single family residential neighborhoods, largely built in the last quarter of the twentieth century.

Issue: The city benefits from quality schools, but a perceived distinction between certain school districts may reflect the desirability of different neighborhoods.

Issue: Lilburn should be a community that provides options for people to continue live in their homes and not be pressured to move because of age, inability or for the sake of new development.

Opportunity: The city has identified opportunities for higher density and mixed use development housing along the US 29 Corridor, a significant portion of the land in Lilburn. Character areas were refined and updated to encourage the development of diverse housing opportunities while preserving the character of existing neighborhoods.

Opportunity: Continue to balance the construction of amenities, such as parks and trails with the perception of quality in the schools to ensure that all neighborhoods benefit.

Opportunity: Encourage policies and standards that encourage universal design and/ or visitable homes concepts to be incorporated in the construction of new housing.

Opportunity: Emphasize the development of barrier free, smaller, pedestrian oriented infrastructure in neighborhoods in denser areas of the city to support existing structures and uses.

T R A N S P O R T A T I O N

Issue: The success of residential, commercial and employment growth in Gwinnett County through the last quarter of the twentieth century has left a legacy of transportation networks that can be overwhelmed by capacity, a source of frustration for community residents.

Opportunity: Lilburn works with the Gwinnett County Department of Transportation, as well as regional and state partners, to identify and make improvements to address transportation priorities.

Opportunity: Development of the greenway trail system in the city has been supported by residents as a community amenity that can also connect to the larger regional trail network, providing transportation alternatives.

Opportunity: Ensure that the development of sidewalks and greenway trails provide pedestrian-friendly and barrier-free alternative travel concepts to accommodate shorter trips.

L A N D U S E

Issue: The city desires to transition away from a completely auto-reliant pattern of suburban development to a community that provides areas of mixed use development connected by transportation alternatives.

Issue: Streetscape is aging and inconsistent along the US 29 Corridor and the Town Center area.

Opportunity: Zoning overlay districts for the Town Center area and the US 29 Corridor enable the development of higher density, mixed land uses with a focus on cohesive urban design. Character areas were refined and updated to encourage the development of destinations for residents to live, work, shop and play.

Opportunity: The implementation of development that aligns with Character Areas and Zoning Overlays will be incremental and take place over time. Identifying ways the city can be a partner in this transition will expedite the outcomes the community desires.

Opportunity: Creating unified standards for streetscape elements that are context appropriate and implementing improvements that ensure safety and enhance aesthetic quality help to create a cohesive sense of place.

Opportunity: Encourage mixed use developments, where appropriate that are human-scale, less auto-oriented and walkable and wheel-chair friendly as a part of a strategy to encourage master planned communities.

E C O N O M I C D E V E L O P M E N T

Issue: The city benefits from a healthy balance of spaces to accommodate commercial, service, manufacturing and technology uses. As these buildings age and uses transition, provisions need to be made for the adequate and timely reuse of these areas to ensure ongoing economic viability.

Opportunity: Actively engage in recruitment of business and technology that align with sectors identified as desirable by the community. Ensure that appropriate code enforcement maintains the quality and appearance of buildings, yards, and other spaces that support these uses.

Opportunity: Plan for spaces in the Town Center area to accommodate new business and service uses, such as boutique retail, small office development, and restaurants, as well as amenity spaces that can accommodate events, festivals and recreational uses.

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E N V I R O N M E N T

Issue: Creeks and wetlands are present throughout the city. Their presence is both an amenity for the preservation of environmental quality, an opportunity for the development of the greenway system, and a limitation on future development.

Opportunity: Continue to implement the city's greenway plan to with a goal of enhancing and preserving community greenways as an asset. Identify areas where environmental limitations to ensure they are incorporated as amenities for development and protected from unintended negative impacts.

S E N S E O F P L A C E

Issue: Cleanliness along roads and other public rights-of-way could be improved

Issue: It can be hard to distinguish incorporated areas of the city from the development in unincorporated Gwinnett County.

Opportunity: Gateway and wayfinding signage will define boundaries of the City of Lilburn and distinguish the city from surrounding areas.

Opportunity: Distinctive street signs within the city can contribute to a distinct sense of place in the community.

CHAPTER 4

Transportation

Transportation to Work



5,490

ACS Workers Age 16+



73.9%

Drove Alone to Work



2.0%

Took Public Transportation



19.2%

Carpooled



2.1%

Walked to Work



0.0%

Bike to Work

The majority of Lilburn residents commute in single-occupancy vehicles. However, nearly 20% of the population chooses to carpool to their place of employment. Other commute alternatives, including walking, biking and public transport represent a fairly small share of the total population.

Gwinnett County Comprehensive Transportation Plan

The Gwinnett County Comprehensive Transportation Plan will provide a framework to improve quality of life for everyone in the County by facilitating the mobility of people and goods safely and efficiently across all modes of transportation. This framework will be established through the following short- and long-term goals.

GOAL: IMPROVE CONNECTIVITY

- Improve overall connectivity within Gwinnett County by tying activity centers to each other and by enhancing cross-county movements
- Improve connectivity between Gwinnett County and the rest of the region
- Improve connectivity and reliability regardless of mode or purpose

GOAL: LEVERAGE THE COUNTY'S TRANSPORTATION SYSTEM TO IMPROVE ECONOMIC VITALITY AND QUALITY OF LIFE

- Connect people to jobs and educational opportunities through coordinated transportation and land use investment decisions
- Use transportation investments to encourage development/redevelopment in strategic locations throughout the County
- Facilitate the efficient movement of goods
- Preserve community livability and attractiveness; respect and value existing community open spaces and prioritize transportation projects that positively impact the human and natural environment

GOAL: IMPROVE SAFETY AND MOBILITY FOR ALL PEOPLE ACROSS MODES OF TRAVEL

- Prioritize projects and programs that improve safety, acknowledging all users in project design
- Continue to evaluate innovative design as well as improved technologies and products for use in the County's transportation network
- Consider mobility needs of all population groups when investing in the transportation system

GOAL: PROACTIVELY EMBRACE FUTURE TRANSPORTATION OPPORTUNITIES

- Anticipate and plan for technological advances in transportation
- Educate the community about transportation options, funding, and processes
- Work with local, regional, state, and federal partners to plan future improvements
- Integrate long range comprehensive transportation plan with other County planning efforts
- Build additional capacity into transportation corridors, when feasible, to anticipate future needs

GOAL: CONTINUE TO SERVE AS RESPONSIBLE STEWARDS OF TRANSPORTATION RESOURCES

- Invest in rehabilitation and maintenance of existing transportation infrastructure
- Prioritize projects that maximize the benefit of taxpayer dollars and alternate funding sources

Below is a list of the fully funded Transportation Improvement Program (TIP) projects that are in or surrounding Lilburn. The TIP allocates federal funds to the highest-priority transportation projects in the Regional Transportation Plan developed by the Atlanta Regional Commission.

PROJECT	TYPE	STATUS	DESCRIPTION	EXTENTS	SPONSOR	GDOT PROJECT NUMBER
DK-424	Roadway/ Operations & Safety	Programmed	US 29/SR 8 (Scott Boulevard/Lawrenceville Highway) and SR 236 (Hugh Howell road) signal upgrades	At 9 locations	GDOT	0012814
GW-414	Roadway/ Operations & Safety	Programmed	Gwinnett County ITS enhancements - phase 1	N/A	Gwinnett County	TBD
GW-385	Last Mile Connectivity/ Joint Bike-Ped Facilities	Programmed	Norcross to Lilburn multiuse trail	N/A	Gwinnett County	0012884
GW-420	Roadway/ General Purpose Capacity	Programmed	Killian Hill Road widening	From Church Street to Arcado Road	Gwinnett County	TBD

PROJECT DETAILS

DK-424: Signal upgrades on SR 8 (Scott Boulevard/Lawrenceville Highway) and SR 236 (Hugh Howell Road) in Gwinnett and DeKalb counties. Total corridor length on SR 8 is approximately 6.8 miles, with 7 signal upgrades: N Decatur Road, DeKalb Industrial Way, Cooledge Road, Jimmy Carter Boulevard, Harmony Grove Road, Greenwood Drive, and Harbins Road. Total corridor length on SR 236 is approximately 1.3 miles, with 2 signal upgrades: McCurdy Road and Silver Hill Road.

GW-414: This project supports regional mobility objectives by a full ITS deployment for fiber redundancy that will allow for expanded camera coverage of SR 20 in southeastern Gwinnett County and that will connect to existing Hamilton Mill Road fiber and will allow for expanded camera coverage of SR 13 in Buford. Full ITS deployment will increase the fiber count and ITS device coverage in northwestern Gwinnett along a major north-south arterial in Suwanee and Sugar Hill. This project is also a full ITS installment with underground fiber, cameras and upgrades to cabinets (network switches), etc. from US 29 to Five Forks Trickum Road along commuter routes and will push the edge of fiber ring close to DeKalb County line. Proposed project segments/treatments are listed below:

- SR 20 from Ozora Road to Brand Road at US 78 (County ITS system expansion)
- SR 13 from SR 20 to Hall County Line (County ITS system expansion)
- Rockbridge Road from Five Forks Trickum Road to US 78 EB Ramp/W. Park Place Blvd (Fiber expansion)
- Killian Hill Road from Five Forks Trickum Road to US 29 (County ITS system expansion)
- Cruse Road from Old Norcross Road to Club Drive (County ITS system expansion)
- SR 120 from Riverside Parkway to Sugarloaf Parkway (County ITS system expansion)

GW-385: Develop final design for a multi-use trail connecting two cities in unincorporated Gwinnett County and link five LCI areas; provide pedestrian and bicycle access to residences, schools, businesses, retail, government services, and transit.

GW-420: The proposed project will widen Killian Hill Road from 2 lanes to 4 lanes from Church Street to Arcado Road, a distance of approximately 1.25 miles. Killian Hill Road is an important north-south arterial roadway providing access from Lilburn to US 29 and Interstate 85. The project will address increasing traffic levels due to planned development in the corridor.

CHAPTER 5

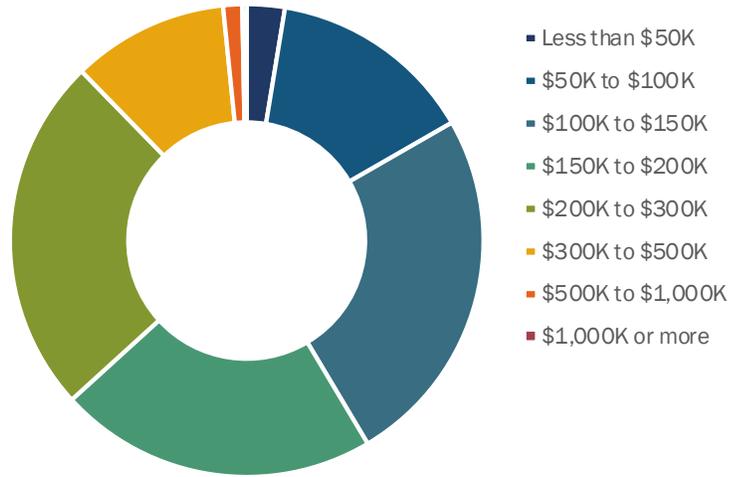
Housing

Housing Values

According to the American Community Survey 5-Year Estimate (2016) there are 4,232 housing units in Lilburn with a vacancy rate around 6%. Vacancies are split fairly evenly between owner-occupied and rental housing. Of the rental units that are available in the city, median rents are around \$930 per month.

Single-family detached housing accounts for 73% of the housing units in the City of Lilburn. The majority of the city's housing was built between 1960 and 2000, with a strong concentration after 1980. Areas of highest housing value are concentrated on the south side of the city below the railroad line that bisects the community. Residential areas north of the city are intermingled with significant concentrations of non-residential development. According to the American Community Survey (2016), the median home value in Lilburn is around \$158,000. However, Zillow analytics shows that values are tracking toward \$225,000 by 2019.

Housing Values

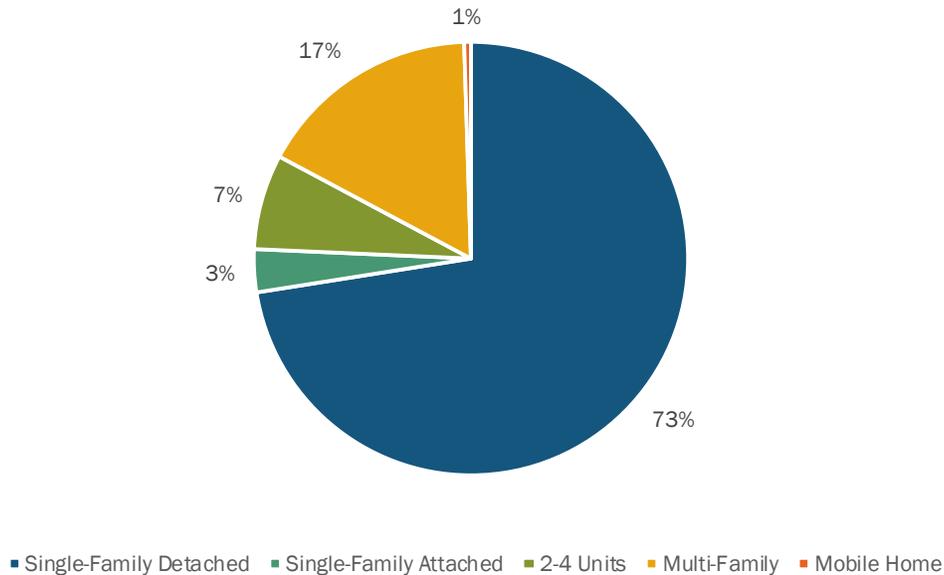


Housing by Values



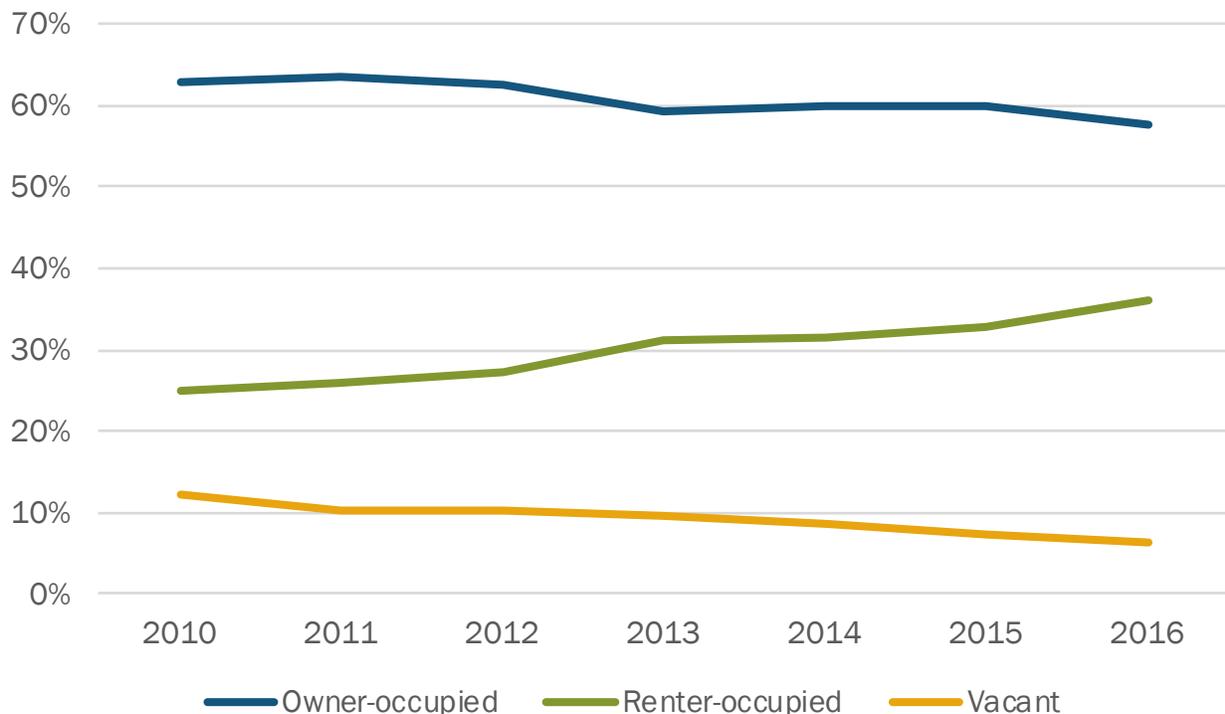
Housing Types & Occupancy

Housing Type



The Gwinnett County 2030 HUD Consolidated Plan identifies affordable housing as a problem affecting the County’s low- and moderate-income households. one-third of Gwinnett households cannot afford to purchase a home. Lack of affordable rentals combined with apartment complexes struggling to manage high vacancy rates has resulted in overcrowding in some cases, deteriorating housing stock in others, and an increase in evictions and homelessness. Most recent housing development in Gwinnett has been higher-priced homes, which causes low- and moderate-income families to be priced out of the marketplace. Down payment and credit issues for first-time home buyers were also noted in the plan.

Housing Occupancy

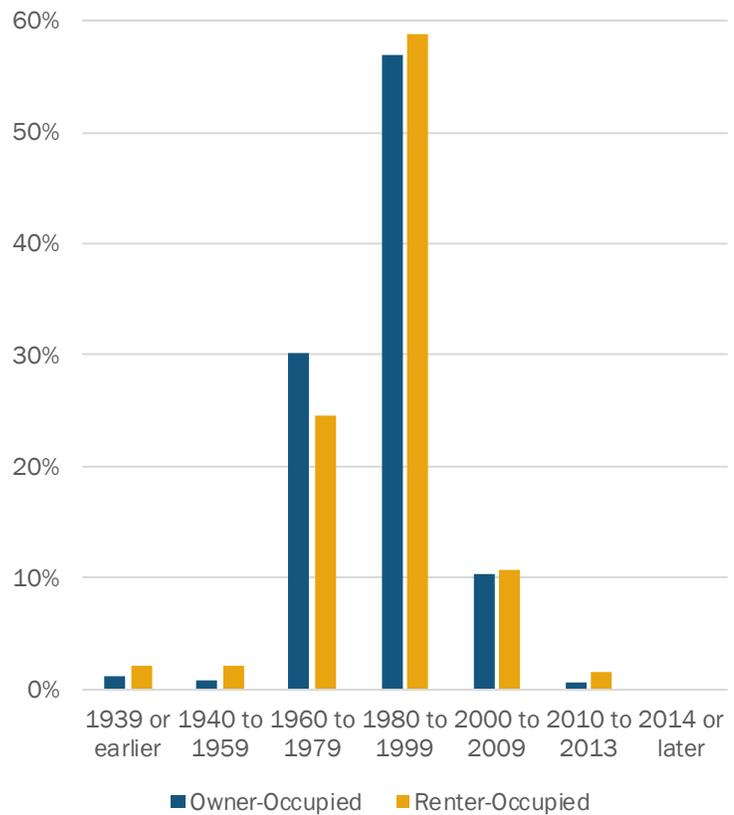


Age of Housing

The Consolidated Plan also identified the goals of increasing housing and supportive services for individuals and families with special needs; increase housing options for homeless and near homeless individuals and families; and eliminate substandard housing for low and moderate-income individuals, families and households. In many communities, older houses meet the needs of many lower income and special needs members of the community.

While it is anticipated that single family detached homes will continue to be the principal choice of housing the County, the city is encouraging opportunities for diverse housing options as infill development in historic areas of the community. Additionally, the Lawrenceville Highway Overlay encourages mid-rise medium density housing development that would allow for apartments and condominiums. This comprehensive plan refined areas of the Town Center and Lawrenceville Highway Character Areas to encourage this pattern of development.

Occupancy by Decade



Housing By Decade



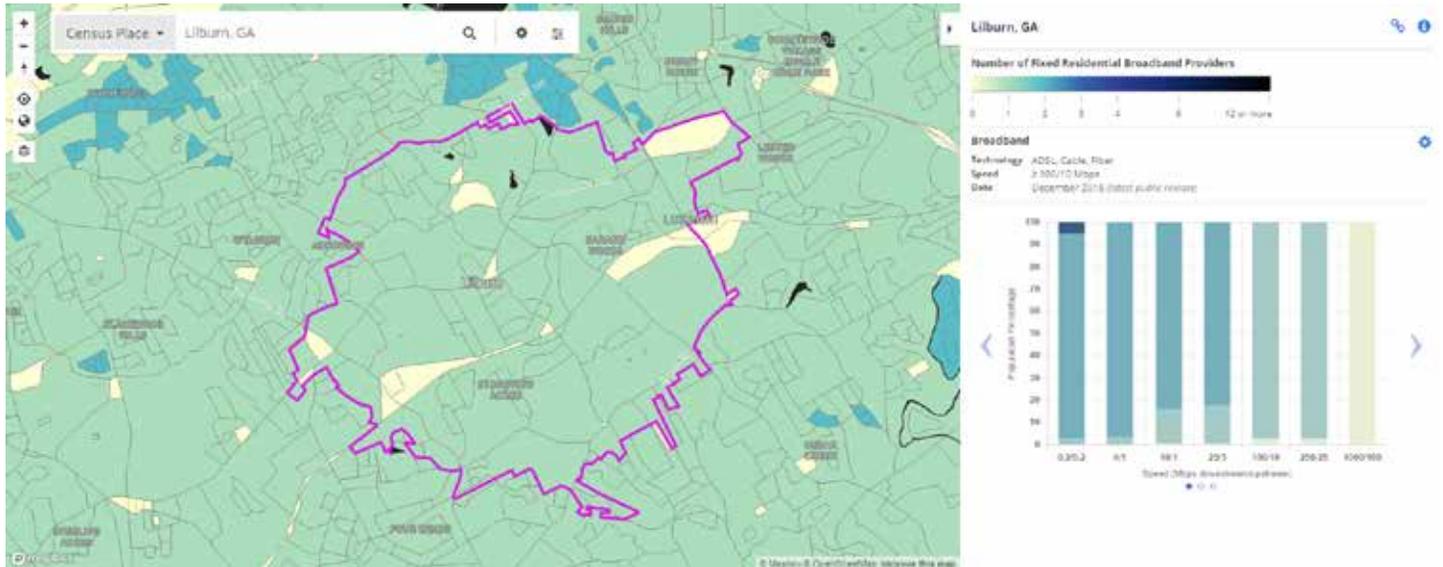
CHAPTER 6

Broadband Access

Broadband Access

Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow up steps must be identified based on the community’s determination of whether it is served by broadband.

The following map identifies broadband service in the city of Lilburn:



As used in this section: “Broadband services” means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.

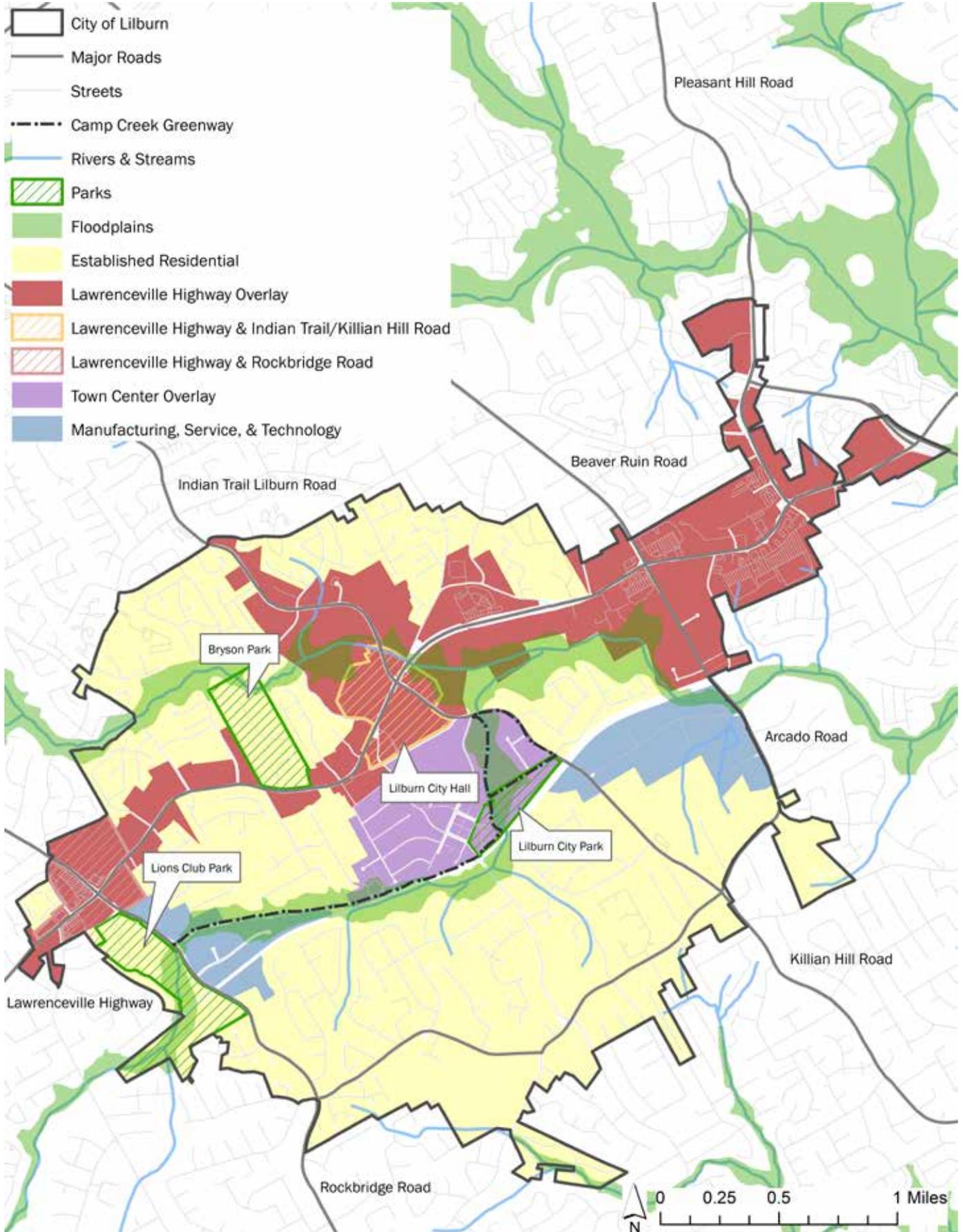
And “Broadband services provider” means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

Metro Atlanta, Gwinnett County and the City of Lilburn, generally enjoy widespread access to broadband technology from a variety of service providers. Feedback from citizens focused more on the cost of service rather than access to services or service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Lilburn seems positioned to ensure that access to the technology will be available in their market.

CHAPTER 7

Future Development

Character Area Map



Character Area Descriptions

LAWRENCEVILLE HIGHWAY OVERLAY

As a primary commercial and retail area and a major transportation link in the City, Lawrenceville Highway will play a vital role in shaping the City's future. It will continue to be a center for both small- and large-scale retail and commercial development. New mixed-use development should be encouraged. The opportunity for multi-story, mixed use redevelopment at major intersections will help to define destinations for the community. While the area is currently auto-oriented, a safe and appealing pedestrian environment will be established. The provision of transportation alternatives, including pedestrian and bicycle access through improvements to the streetscape, will also serve the hope to create a cohesive "sense of place" for residents and visitors alike.

IMPLEMENTATION:

The city must ensure the attainment of standards set out by the overlay through the future development projects. Implement the greenway connections and urban trails as well as streetscape recommendations (entrance sign and plazas, landscaping and hardscaping). Environmental considerations have led to the recommendation that stormwater parks be constructed in the area. This is also an opportunity for the development of more community greenspace and the installation of public art.

FUTURE LAND USES:

- Small-scale retail
- Large-scale retail
- Plazas
- Public Art
- Commercial establishments (e.g. banks)
- Offices
- Restaurants
- Hotels/Motels
- Attached single-family residential (duplex, triplex)
- Multi-story, multi-family residential

DEVELOPMENT EXAMPLES:



LAWRENCEVILLE HIGHWAY + ROCKBRIDGE ROAD

The intersection of Lawrenceville Highway and Rockbridge Road was identified as a focus area in the 2014 LCI study of the US 29 Corridor. The BAPS Shri Swaminarayan Mandir is a central feature of this intersection opposite an established commercial shopping center with grocery anchor tenant. Both opposite corners include gasoline and convenience stations. The southwest corner of the intersection is in close proximity to the Lilburn Lions Club Park, with a planned trail connection between the park and the intersection. Redevelopment potential at these intersections should focus on the Hindu temple as a major cultural attraction for the community and an opportunity for developing a cultural center for the community.

IMPLEMENTATION:

The city must ensure the attainment of standards set out by the overlay through the future development projects, paying particular attention to supporting the dominant, long-term land uses in the area. Implement the greenway connection to Lions Club Park, as well as streetscape recommendations (entrance sign and plazas, landscaping and hardscaping). This intersection is a possible location for gateway entrance feature.

FUTURE LAND USES:

- Small scale retail
- Commercial establishments
- Restaurants
- Hotels/ Motels
- Attached single-family residential (duplex, triplex)
- Plazas
- Public Art
- Other uses supportive of the Hindu temple as a cultural attractor

DEVELOPMENT EXAMPLES:



LAWRENCEVILLE HIGHWAY + INDIAN TRAIL/KILLIAN HILL ROAD

The intersection of Lawrenceville Highway and Indian Trail/ Killian Hill Road was identified as a focus area in the 2014 LCI study of the US 29 Corridor. This intersection is in proximity to the city's new Town Center development. The corners are dominated by modest commercial uses, with small-to-medium scale commercial and professional development occupying much of the space of this node. It is identified as a prime location for both greenway and urban trail connectivity and streetscape enhancements. Higher density, multi-story mixed use redevelopment should be encouraged at this location. Creating opportunities for new housing, as well as density to support a vibrant mix of new uses, will foster a mixed use node that provides alternatives to auto-dependent suburban development.

IMPLEMENTATION:

The city must ensure the attainment of standards set out by the overlay through the future development projects. Implement the greenway connections and urban trails as well as streetscape recommendations (entrance sign and plazas, landscaping and hardscaping).

FUTURE LAND USES:

- Small-scale retail
- Large-scale retail
- Plazas
- Public Art
- Commercial establishments (e.g. banks)
- Offices
- Restaurants
- Hotels/Motels
- Attached single-family residential (duplex, triplex)
- Multi-story, multi-family residential

DEVELOPMENT EXAMPLES:



TOWN CENTER OVERLAY

The Town Center Overlay area contains commercial and residential mixed-use development that reflects the City's architectural and cultural heritage. Traditional town centers serve as the cultural, civic, social, and economic center of the community, and the community's identity should be reinforced through physical design of the area. Development in this area should foster community activity and interaction through an emphasis on pedestrian- and bicycle-oriented street design, public greenspaces, and a mixture of uses in close proximity.

IMPLEMENTATION:

In order to maintain the character of a traditional town center, code enforcement will remain critical. Additionally, the need for updates and amendments to the existing code should be evaluated given the potential for new development.

FUTURE LAND USES:

- Neighborhood Retail and Services
- Restaurants
- Boutiques
- Public Art
- Inns and Bed and Breakfasts
- Single-family residential (small-lot)
- Attached single-family residential (duplex, triplex)
- Multi-family residential (2-story maximum)

DEVELOPMENT EXAMPLES:



MANUFACTURING, SERVICE, & TECHNOLOGY

The existing uses along the Manufacturing, Service, & Technology areas, which lie outside the Lawrenceville Highway corridor, include light industrial, manufacturing, and warehouse districts. The physical appearance of the areas is of concern, and redevelopment and rezoning is encouraged.

DEVELOPMENT EXAMPLES:



IMPLEMENTATION:

Possible new development will result in rezoning applications, which will require properties to comply with current development regulations. Over time, and with adequate code enforcement, this will help the areas to become more visually attractive, which may attract new business in Lilburn.



FUTURE LAND USES:

- Heavy Commercial
- Service Commercial
- Professional Office
- Warehouse
- Light Industrial/Manufacturing
- Technology
- Data Centers
- Large-scale retail (e.g. wholesale clubs, outlets)



ESTABLISHED RESIDENTIAL

The Established Residential Area covers parts of the City where residential development has already occurred. There is little vacant land or opportunity for redevelopment, though any future development should continue in the existing pattern. The area is characterized by single-family houses on larger lots, and the street networks are typically curvilinear. Civic uses, including schools and churches are interspersed in residential neighborhoods. Limited commercial uses at established intersections provide convenience services to existing neighborhoods. Certain parts of the area have been identified as lacking adequate access to greenspace, and the City has planned the construction of parks and greenways to connect more residential neighborhoods to greenspace.

IMPLEMENTATION:

Due to the limited space for development in the area, implementation will focus on maintenance and enhancement of current conditions. The City will continue to enforce existing code regulations, potentially adding more staff to ensure adequate and efficient monitoring of property conditions. Higher density development will generally not be encouraged in the area, as other parts of the City already offer a range of housing types. However, mixed use development adjacent to residential areas will likely improve home values, and thus is an acceptable use. Additionally, the City will continue to improve access to parks and greenspace for all residential neighborhoods.

FUTURE LAND USES:

- Single-family houses
- Double-family houses
- Civic Uses
- Public and private schools
- Commercial development (limited to identified intersections on urban arterials)

DEVELOPMENT EXAMPLES:



PARKS, GREENWAYS, & WETLANDS

The Parks, Greenways and Wetlands area recognizes that the City of Lilburn has dedicated significant resources to protecting the environmental quality of their community and improving their parks and greenway trail system. Streams and wetlands are identified to ensure that due consideration is given to environmentally sensitive areas when contemplating future growth and development in Lilburn. Expansion of connectivity through greenway and urban trail connections opportunities have been identified in the Highway 29 Boulevard of Opportunity Corridor Study and the Lawrenceville Highway Corridor Study Urban Design Implementation. Public parks, recreation areas, and open spaces along with areas to be preserved for land conservation provide a balance to the growth and development anticipated in the city.

IMPLEMENTATION:

The city must ensure the preservation of the quality and ecological health of environmental resources within its jurisdiction. Planning and permitting of new development will adhere to all local, state and federal standards and regulations. Zoning and development controls will maintain the environmental quality of the community while directing growth to desired locations. Recreational access in these areas will balance the need to conserve sensitive areas and wildlife resources. There is an opportunity for development of more community recreation space, including the installation of public art that is appropriate to the context of the area. The city will coordinate with property owners, where appropriate to create voluntary conservation mechanisms for natural resources within the city.

FUTURE LAND USES:

- Preservation of Environmentally Sensitive Areas
- Greenway Trails
- Active and Passive Recreation Areas
- Land Conservation
- Wildlife Habitat
- Public Art

DEVELOPMENT EXAMPLES:





CHAPTER 8

Report of Accomplishments

Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update, unless otherwise noted.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Description	Status	Explanation/ Comment
Transportation		
Establish a Town Center network of on-road bicycle routes.	Cancelled	There is limited right-of-way in the area, therefore sidewalks were prioritized over on-road facilities.
Implement Phase I (primary) sidewalk and streetscaping improvements in Old Town District.	Complete	
Implement Phase II (secondary) sidewalk and streetscaping improvements in Town Center area.	Complete	
Expand sidewalk network.	Cancelled	This is a routine function of government and has been removed from the work program.
Review Killian Hill Road/Church Street/Poplar Street for future signalization.	Postponed	This item has been carried over to the new work program.
Develop a parking study that will identify and meet current and future needs.	Complete	Parking lot construction planned 2018
Continue to resurface streets in Lilburn.	Cancelled	This is a routine function of government and has been removed from the work program.
Housing and Social Services		
Develop gateways and directional signage to mark the entrances to the Lilburn Town Center.	Underway	The directional signage is complete. The Gateway design alternatives under review. This item will be carried into the new work program and moved to the Transportation section.

Place pedestrian-oriented information kiosks in key gathering places downtown.	Complete	The new greenway signage and message boards are complete.
Identify historical landmarks and districts.	Cancelled	This is no longer a priority of the community.
Encourage mixed-use development in the Old Town area.	Complete	2011-2016 zoning amendments added flexibility and expanded the Town Center Overlay District.
Increase code enforcement and maintenance for both commercial and residential areas.	Cancelled	This is a routine function of government and has been removed from the work program.
Protect stable residential neighborhoods.	Cancelled	This is a routine function of government and has been removed from the work program.
Encourage the development of neighborhood crime watch programs.	Complete	This was established through the Lilburn Police Department.
Continue to enforce Lilburn codes and ordinances and ensure code violations are remedied in an efficient and effective manner.	Cancelled	This is a routine function of government and has been removed from the work program.
Land Use and Development Patterns		
Encourage mixed-use development in the Old Town area.	Complete	Expanded Town Center District, rezoned MU, amended 2011 zoning ord to be more flexible.
Encourage the long-term redevelopment of the shopping center area.	Complete	Amended 2011 Zoning Ordinance to be more flexible -with incentives to density
Ensure that existing stable residential areas are protected in future land use plan.	Complete	This is a routine function of government and has been removed from the work program.
Incorporate Town Center Plan recommendations into Comprehensive Plan.	Complete	Town Center Character Area was revised in this Comprehensive Plan Update.
Continue to enforce the Lawrenceville Hwy. (US 29) and Town Center overlay district regulations.	Cancelled	This is a routine function of government and has been removed from the work program.
Continue to enforce the land use plan and do not support rezoning contrary to the plan.	Cancelled	This is a routine function of government and has been removed from the work program.
Facilities and Services		
Organize with other Gwinnett jurisdictions to work on reducing sewer installation/connection fees within town centers	Underway	This item will be carried over to the new work program but revised to read "Pursue reduction in Gwinnett County connection fees in key redevelopment areas."

Encourage volunteer activity toward the beautification and greening of neighborhoods	Cancelled	This is a routine function of government and has been removed from the work program.
Increase police department personnel	Cancelled	This is a routine function of government and has been removed from the work program.
Continue to work with Gwinnett County in order to extend sewer service as new road and development projects are proposed along Main St., Camp Creek Rd., Rockbridge Rd., and Arcado Rd.	Underway	This item has been carried over to the new work program and revised to read "Coordinate with Gwinnett County to extend sewer service as new transportation and development projects are proposed."
Increase police department personnel	Cancelled	This item was a duplicate and was removed from the work program.
Enhance Camp Creek Greenway through addition of picnic areas, benches and other facilities.	Underway	Picnic tables added/benches planned. Trail maintenance/bridge replacements are the priority as a function of government. This item has been carried over into the new work program.
Economic Development		
Develop a public relations program to promote the recommendations of the Market Analysis and Business Cluster Plan to stakeholders, real estate professionals, developers, financial backers, etc.	Cancelled	No longer a priority. Public Relations published Welcome Packet and Visitor Guide 2016-17. City initiated membership in the Main Street Program - 2018
Create and maintain an accurate inventory of available real estate in the Town Center area.	Cancelled	No longer a priority. Future/private property inventory may be part of Main Street Program
Develop a recruitment campaign focused on recruiting businesses identified in the Business Cluster Plan including retail and/or service.	Cancelled	This item is no longer a community priority.
Promote start-up businesses in the study area for selected markets.	Cancelled	This item is no longer a community priority.
Encourage the development and expansion of historic/cultural sites and attractions.	Cancelled	This item is no longer a community priority.
Retain urban design/community planning consultant to design the urban plaza along Main Street in the Town Center Focus Area per the Corridor Study recommendations	Cancelled	This item is no longer a community priority. Streetscapes to be constructed through site development according to zoning/DR - function of govt
Develop gateway/wayfinding master plan (upon completion of branding/identity plan above)	Complete	Gateway designs currently under review.

Incorporate findings of the branding/ identity plan into streetscaping elements along the Corridor	Cancelled	This item is no longer a community priority.
Complete a Redevelopment Package (i.e. marketing materials) for the under-utilized/vacant properties within the Corridor for business recruitment.	Cancelled	This item is no longer a community priority.
Complete a branding/ identity plan for the Corridor to provide a unified theme/ aesthetic and logo	Cancelled	This item is no longer a community priority. Implement Overlay zoning as a function of govt.
Create and implement a reoccurring event for the Corridor to raise awareness and improve visibility	Complete	Alternative implemented - Mayor's Monthly Town Hall Mtg and 2017 Bus Tour complete.
Create a 'shopping and dining' guide for the Highway 29 Corridor to improve visibility and business retention/ recruitment	Complete	PR published Visitor's Guide and Welcome Packet. New business listings in City newsletters and via other media.
Create Residential Recruitment collateral to improve awareness and viability of key focus areas for future residential opportunities, particularly senior housing	Cancelled	This item is no longer a community priority.
Develop and implement business support programming for business retention and communications	Cancelled	This item is no longer a community priority.
Request for Development proposal for properties within the Town Center Focus Area, specifically at the Highway 29/ Main Street intersection per Corridor Plan recommendations	Cancelled	This item is no longer a community priority. New Lilburn City Hall/GC Public Library constructed near Highway 29/Main Street. Proposals on surrounding properties approved.
Complete illustrative imagery of the Corridor Plan concept per focus area for use in proposals, collateral and communications/ outreach	Cancelled	This item is no longer a community priority. Overlay district site and architectural requirements implemented as a function of govt.
Complete a redevelopment plan per the requirements outlined in the State of Georgia Redevelopment Act for the Town Center and West Focus Areas	Cancelled	This item is no longer a community priority.
Prepare a public art plan for Lilburn to determine best use of public art funds.	Complete	Public art fund established. Proposals/ expenditures reviewed case by case.
Initiate a public art program to apply acceptable criteria to public art submissions and recommendations.	Complete	Public art fund established. Proposals/ expenditures reviewed case by case.

Initiate a façade renovation grant program for shopping center owners.	Postponed	This item has been carried over to the new work program as a possible Main Street Program or DDA initiative.
Consider utilization of Tax Allocation District financing as a mechanism for developing/ redeveloping appropriate areas within Lilburn.	Complete	One TAD established. Others may be considered case by case.
Continue to support Downtown Development Authority	Ongoing	This item has been carried over into the new work program.
Continue streetscaping efforts along Main St. and other streets in the downtown area.	Complete	Main St. complete. Additional streetscaping is a function of govt -development review.

CHAPTER 9

Community Work Program

Community Work Program

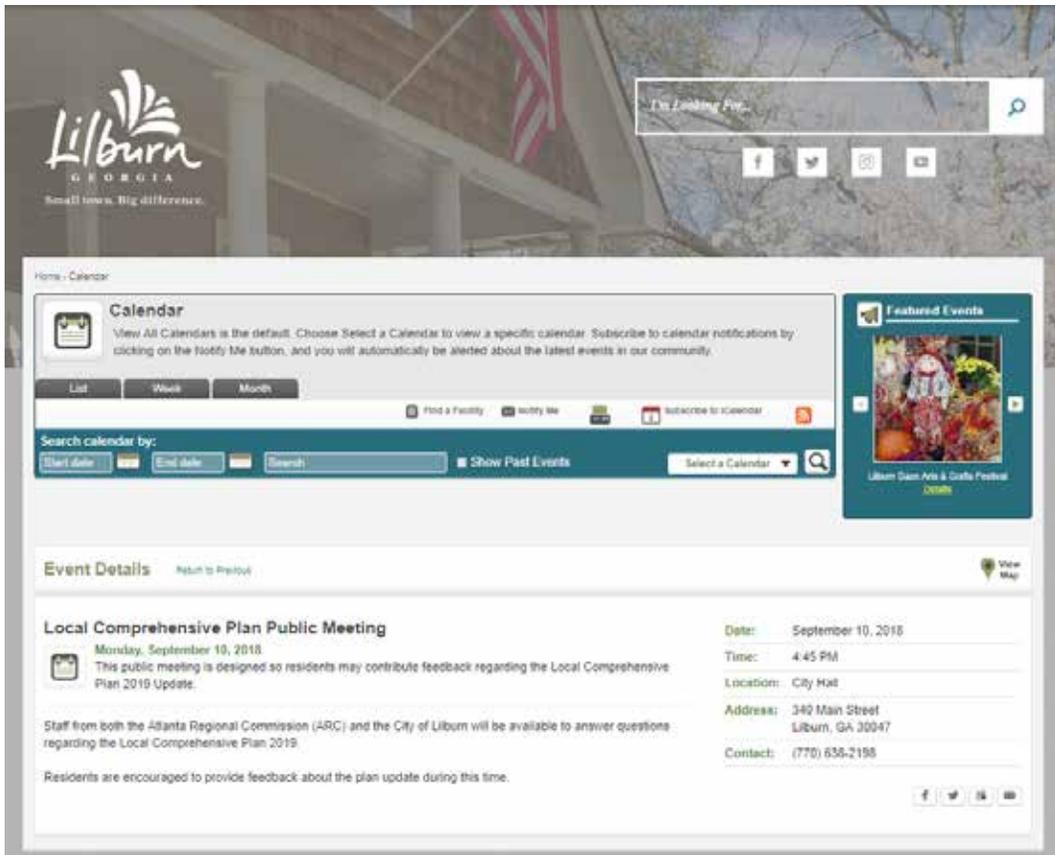
Description	2019	2020	2021	2022	2023	Estimated Cost	Responsible Party	Possible Funding Source
Transportation								
Develop gateways to identify Lilburn and the Town Center District.	x		x		x		City of Lilburn/CID	General/ SPLOST Funds
Add directional signage to new public facilities and downtown in response to demand.		x		x			City of Lilburn	General Funds
Continue to coordinate with Gwinnett County DOT and GA DOT on new developments to address safety, manage traffic/access, and improve connectivity.	x	x	x	x	x	Staff Time	City of Lilburn	General/ SPLOST Funds
Review Killian Hill Road/Church Street/Poplar Street for future signalization								
Utilize the 2014 ADA Transition Plan (sidewalk survey) and street paving classifications to prioritize sidewalk and resurfacing projects.	x	x	x	x	x	Staff Time	City of Lilburn	General/ SPLOST Funds
Land Use and Development Patterns								
Interpret the Zoning Ordinance and Map in light of Future Character Areas and update periodically to accommodate new uses.	x		x		x	Staff Time	City of Lilburn	General Funds
Enforce expanded US29 and Town Center Overlay Districts' site and architectural standards.	x	x	x	x	x	Staff Time	City of Lilburn	General Funds
Review environmental ordinances to comply with state and district standards while providing options for compliance.	x	x	x			Staff Time	City of Lilburn	General Funds
Support variety of land uses, mixed uses, and densities by incorporating flexibility in zoning ordinance and development regulations.						Staff Time	City of Lilburn	General Funds

Description	2019	2020	2021	2022	2023	Estimated Cost	Responsible Party	Possible Funding Source
Housing and Social Services								
Support new housing occupancy by streamlining coordination of sanitation, street lights, and other start up services.	x						City of Lilburn	General Funds
Provide for improvements to citizen online “Request Tracker” system for reporting citizen concerns.	x	x					City of Lilburn	General Funds
Place pedestrian-oriented information in key gathering places in downtown.	x		x		x		City of Lilburn	General Funds
Support increase in the variety of new housing. Consider various types and densities in appropriate locations.	x		x		x	Staff Time	City of Lilburn	General Funds
Research and explore accommodations for live-work and non-typical family configurations (i.e. multi-generational family units)		x		x		Staff Time	City of Lilburn	General Funds
Facilities and Services								
Pursue reduction in Gwinnett County Sewer connection fees as an incentive to redevelopment in key areas.	x	x	x	x	x		City of Lilburn	General Funds
Coordinate with Gwinnett County to include stormwater and sewer service as new transportation and development projects are proposed.	x	x	x	x	x	Staff Time	City of Lilburn/ Gwinnett County	General Funds/Splost/ Utility Funds
Enhance Camp Creek Greenway through bridge repairs and replacements.	x	x	x				City of Lilburn	General/ SPLOST Funds
Enhance Camp Creek Greenway through addition of pedestrian oriented facilities.	x	x	x				City of Lilburn/ Volunteer Organizations	General Funds

Description	2019	2020	2021	2022	2023	Estimated Cost	Responsible Party	Possible Funding Source
City Park Master Plan - proposed new facilities and renovation projects to respond to 2015 citizen survey and changing trends.	x	x	x				City of Lilburn	General/ SPLOST Funds
Locate public facilities to increase accessibility, visibility and City presence.	x	x					City of Lilburn	General/ SPLOST Funds
Explore opportunities to partner with Keep Gwinnett Beautiful to implement programs for community clean up in Lilburn	x	x	x	x	x	Staff Time	City of Lilburn	General Funds
Economic Development								
Continue to improve customer service by streamlining and publicizing the process of land development, construction permitting/inspections, business licensing and other business related permits.	x	x				Staff Time	City of Lilburn	General Funds
Continue to support Downtown Development Authority's effort to purchase, lease and/or sell undervalued property	x	x	x	x	x	Staff Time	City of Lilburn	General Funds
Coordinate with Gwinnett County to extend sewer service with new transportation projects to expand redevelopment opportunities.	x	x	x	x	x		City of Lilburn/ Gwinnett County	General Funds
Continue to offer, sponsor, co-sponsor and support a variety of events at City Park to create and enhance the destination.	x	x	x	x	x	Staff Time	City of Lilburn	General Funds
Explore the requirements of becoming a Broadband Ready Community as more information on the program becomes available.	x	x				Staff Time	City of Lilburn	General Funds

Appendix

Public meetings were advertised on the City's website.



The City of Lilburn posted on Facebook and Twitter to notify residents about opportunities for public engagement.





City of Lilburn @CityofLilburn · Aug 30

Lilburn residents are invited to attend the Local Comprehensive Plan Public Meeting on Sept. 10. This will be a great opportunity for residents to give feedback and input! ow.ly/3k7o30ICMph #LilburnGA



Meetings were also included in the City's monthly newsletter.



News from City of Lilburn - May 2018

Beer & Wine Fest tickets on sale

Atlanta Beer Festivals and the City of Lilburn are hosting Lilburn Beer & Wine Fest on Saturday, May 19, 1-5 p.m. Tickets are \$35 in advance, \$40 after May 10, and \$50 day of event. The event will feature over 100 beers and ciders plus 25+ wines in many varieties.

Tickets for this 21 and up event include entry, souvenir cup, entertainment, and all beer, wine and cider samples. [Click here for more details and to purchase tickets.](#)



New boardwalk for greenway

A portion of Camp Creek Greenway is temporarily closed as a 988-foot wooden boardwalk is replaced with a long-lasting, lower maintenance, pre-cast concrete called PermaTrak. This section of the greenway is located between Velva Court and Rockbridge Road.

This SPLOST project will be the largest installation of PermaTrak in the southeast and is expected to be completed in August. The city installed another PermaTrak boardwalk in September 2015, which was the first in Georgia. [Click here for updates.](#)



City announces Comprehensive Plan

The city's Local Comprehensive Plan was introduced at the April City Council Meeting. This important process sets the direction and focus for future planning for the city. A Steering Committee of 8-10 citizen volunteers will be involved in the plan process which will take approximately 10 months and follows a preset timeline. Those interested in participating should contact Doug Stacks at dstacks@cityoflilburn.com or call 770-279-3719. [Click here to learn about other city plans.](#)





City of Lilburn
City Council Meeting Agenda

April 9, 2018 at 7:30 p.m.
Lilburn City Hall, 340 Main St., Lilburn, GA 30047

Council Members:
Johnny Crist, Mayor
Brian Burchik, Post 1
Scott Batterton, Post 2
Eddie Price, Post 3
Tim Dunn, Post 4

- I. Executive Session
- II. Call To Order
- III. Roll Call
- IV. Pledge To The Flag
- V. Approval Of Agenda
- VI. Announcements
 1. Great American Clean Up
Saturday, April 14, 2018
NEW LOCATION - The city's annual recycling event is moving to the City Hall-Library parking lot for 2018!

For more information please visit the [EVENT CALENDAR](#).
 2. Lilburn Food Truck Tuesday
Tuesday, May 8, 2018
Enjoy dinner in the park! Second Tuesdays, May through October.

For more information please visit the [EVENT CALENDAR](#).
- VII. Ceremonial Matter
 1. SafetySmart Lilburn, Inc. Appreciation Proclamation
 2. Arbor Day 2018 Proclamation
- VIII. Public Comment
 1. Public Comment - Joseph Handley

IX. Approval Of Minutes

1. City Council Draft Minutes And Executive Session Minutes For March 12, 2018

Department: City Hall
Staff Recommendations: Motion to approve the City Council Draft Minutes and Executive Session Minutes for March 12, 2018.
Mayor's Signature Required: Yes
Budgeted: No

Documents:

[3_12_2018 - MINUTES.PDF](#)
[3_12_2018 EXECUTIVE SESSION MINUTES.PDF](#)

X. Public Hearing

1. PH - Harbin Way Corporation CIC-2018-01, Change In Zoning Conditions LRZ-02-07, 732 Harbins Rd., Tax Parcel 6161 012

The Applicant is requesting a Change in Conditions as they apply to a 2007 Rezoning (LRZ-02-07) on the subject property by requesting an amendment of Condition #1 to allow a laundry establishment. Currently a laundry establishment is prohibited in condition #1.

A laundromat without drive-thru is considered a Personal Service establishment that is typically permitted by right in CB zoning district. The applicant intends to operate a 1,300 sf self-serve coin laundry facility in the middle tenant space and the business will serve the needs of nearby multi-family and single family residents.

The applicant explained the relationship between the convenience store and laundromat, wherein an attendant on duty would supervise both spaces and could provide wash/dry service. The business will close at 11 p.m. All previous conditions remain in effect. The Planning Commission recommends approval of the request.

Public Hearing (Y/N) Yes
Department: Planning & Economic Development
Presenter: Doug Stacks, Director of Planning & Economic Development
Staff Recommendations: APPROVAL of Ordinance 2018-521 approving CIC-2018-01 to change condition #1 and allow a laundry facility on site.
Department Head Approval: BJ
Mayor's Signature Required: Yes

Documents:

[ITEM 1 - PH - AGENDA FORM - CIC-2018-01 CC AGENDA.PDF](#)
[ITEM 1 - PH - ATTACH 1 - CIC-2018-01 APPLICATION.PDF](#)

- [ITEM 1 - PH - ATTACH 2 - CIC-2018-01 STAFF REPORT.PDF](#)
- [ITEM 1 - PH - ATTACH 3 - 2018-03-22 PC MINUTES DRAFT.PDF](#)
- [ITEM 1 - PH - ATTACH 4 - CIC-2018-01 ORDINANCE NO. 2018-521.PDF](#)

XI. Agenda

1. New Location For An Alcohol License – Speedway LLC Dba Speedway 4104 – 5604 Lawrenceville Highway – Packaged Beer & Wine

The Licensing & Revenue Manager received a new alcohol application for packaged beer and wine from Speedway LLC dba Speedway 4104, located at 5604 Lawrenceville Highway. The location meets all zoning requirements. It is a new construction and has never held an alcohol license.

Staff recommends the license be effective immediately upon approval of the city council and contingent upon receiving an occupational tax certificate.

Public Hearing (Y/N)	N
Department:	City Clerk
Presenter:	Melissa Penate, City Clerk
Staff Recommendations:	Motion to approve Speedway LLC dba Speedway 4104 at 5604 Lawrenceville Highway for an alcohol license for packaged beer & wine, contingent upon receiving an occupational tax certificate.
Department Head Approval:	B. Johns
Mayor's Signature Required:	No

Documents:

- [ITEM 2 - AGENDA FORM - NEW LOCATION ALCOHOL 5604 LAWRENCEVILLE HWY. - SPEEDWAY 4104.PDF](#)
- [ITEM 2 - ATTACH 1 - SPEEDWAY 4104 ALCOHOL LICENSE APPLICATION REDACTED.PDF](#)

2. New Location For An Alcohol License – Candela’s Event Hall – 733 Pleasant Hill Rd. – Beer, Wine & Distilled Spirits

The Licensing & Revenue Manager received a new alcohol application for an event hall for beer, wine, and distilled spirits from Candela’s Event Hall, located at 733 Pleasant Hill Rd. The location meets all zoning requirements. It is a new location and has never held an alcohol license.

Staff recommends the license be effective immediately upon approval of the city council and contingent upon receiving an occupational tax certificate.

Public Hearing (Y/N)	N
Department:	City Clerk
Presenter:	Melissa Penate, City Clerk
Staff Recommendations:	Motion to approve Candela’s Event Hall at 733 Pleasant Hill Rd. for an alcohol license for on premise beer, wine and distilled spirits, contingent upon receiving an occupational tax certificate.
Department Head Approval:	B. Johns

Approval:
Mayor's Signature Required: No

Documents:

[ITEM 3 - AGENDA FORM - NEW LOCATION ALCOHOL 733 PLEASANT HILL RD CANDELAS.PDF](#)
[ITEM 3 - ATTACH 1 - CANDELAS EVENT HALL ALCOHOL LICENSE APPLICA REDACTED.PDF](#)

3. City Of Lilburn – Ordinance #2018-522 - Drive-Thru Or Service Windows Allowed At Package Store Locations.

The Department of Revenue Chapter 560 -2-3-03 allows for "drive-thru" or "service" windows to be located at Package Store locations within the City. At least one package store owner has made the request to install a drive-thru window at their location. Proposed Ordinance requires compliance with overlay district and for the window to be covered by a canopy or roof structure.

Public Hearing (Y/N) N
Department: City Manager
Presenter: Bill Johnsa, City Manager
Staff Recommendations: Motion to approve Ordinance # 2018-522 allowing drive-thru or service windows at Package (Liquor) Store locations. Further, authorize Mayor to execute the Resolution on behalf of the City of Lilburn.
Department Head Approval: B. Johnsa
Mayor's Signature Required: Yes

Documents:

[ITEM 4 - AGENDA FORM PACKAGE STORE DRIVE-THRU WINDOW.PDF](#)
[ITEM 4 - ATTACH 1 - ORDINANCE 2018-522 DRIVE-THRU.PDF](#)

4. City Of Lilburn - Electronic Mail Policy

Staff seeks approval of an electronic mail policy for the employees of the City of Lilburn. This policy would also pertain to all Boards and Commissions that conduct City business.

Public Hearing (Y/N) N
Department: City Manager
Presenter: Bill Johnsa, City Manager
Staff Recommendations: Motion to approve City of Lilburn Electronic Mail Policy, General and Administrative Policies and Procedures – Section 20.
Department Head Approval: B. Johnsa
Mayor's Signature Required: Yes

Documents:

[ITEM 5 - AGENDA FORM E-MAIL POLICY.PDF](#)

[ITEM 5 - ATTACH - CITY OF LILBURN MUNICIPAL EMPLOYEE ELECTRONIC MAIL POLICY.PDF](#)

5. CITY OF LILBURN COMPREHENSIVE PLAN KICK-OFF

This is only an announcement of the beginning of the comprehensive planning process for the City.

With the assistance of ARC (funded by DCA) the following is a condensed management plan and outline of steps to develop a Local Comprehensive Plan for the City of Lilburn.

Approximate Timeline - approximately 10 months; however, the timeline can change as the project progresses.

Deliverables - The final deliverable of this project will be a comprehensive plan that will be presented to the City of Lilburn for review and transmittal to DCA.

Proposed Tasks and Schedule Plan Kick Off

Step 1 - Project Initiation

The planning process will begin in Month 1 with the Kick Off before the City Council, as well as the initial Steering Committee meeting. The purpose of this meeting is to introduce the Steering Committee members to the project; discuss the committee's expectations for the project, and review preliminary data and demographic information about the City of Lilburn.

Community Engagement

Step 2- Issues and Opportunities (Months 2-3)

The first phase of the plan deals with identifying Assets and Challenges. Participants will have background information about existing conditions on Land Use, Housing, Demographics, Regional Context, Natural and Cultural Environment, and Transportation. Participants will also identify focus areas of policy.

Step 3- Visioning and Implementation (Months 3-6)

The second phase of the plan deals with creating the plan goals and projects for implementation including Land Use. DCA requires that the plan goals and implementation address the assets and challenges of the community, so those items identified in Step 2 become the framework of the plan. These activities assist the Steering Committee, Project Management Team and staff in developing the Community Work Program.

Standard Community Engagement Exercises include:

- Where Are Areas of Concern?
- Assets to Build Upon
- Future Challenges
- Visual Preference Surveys on Topics
- Lego Development
- Land Use and/or Character Area Development
- Short Term Work Program Ideas

Optional Community Engagement Exercises:

- Online Community Survey
- Powerpoints and Presentation at Community Meetings

Draft Report Development

Step 4 - Plan Preparation (Months 6-7)

The next step, after reaching consensus on the key recommendations, is to put together the draft plan. The plan will be based on your existing plan document with key updates. Sections may include, but are not limited to:

- Introduction/ Executive Summary
- Data and Demographics
- Community Vision
- Needs and Opportunities
- Future Development Strategy
- Transportation & Mobility
- Housing
- Implementation/ Community Work Program
- Appendices (if needed)

Step 5 - Review and Adoption

The revised plan described above will then go through the community's and DCA approval process. This will likely involve a series of meetings, including presentations to the Steering Committee and to the City Council; and transmittal to DCA for review; and adoption by the jurisdiction. A final public hearing announcing the plan for comment must occur before the chief elected official signs the transmittal letter. The plan will be revised based on public comment to create a final plan. This will likely occur between Month 8 and Month 10.

Step 6 - Implementation

After the plan is adopted, each jurisdiction is strongly encouraged to monitor the effectiveness of the plan and amend the plan as needed. ARC can provide limited support in amendments to the text of the plans.

Public Hearing (Y/N)	N
Department:	Planning & Economic Development
Presenter:	Doug Stacks, Director of Planning & Economic Development
Staff	No action necessary.
Recommendations:	
Department Head Approval:	B. Johns
Mayor's Signature Required:	No

Documents:

ITEM 6 - AGENDA FORM - COMPREHENSIVE PLAN.PDF

XII. Adjournment

As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Doug Stacks, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 13.107 of the Department of Justice regulations, in formation concerning the provisions of the Americans with Disabilities Act, and the rights provided there under, are available from the ADA coordinator.



City of Lilburn Comprehensive Plan
Steering Committee Meeting
May 14, 2018
4:45 pm
Agenda

- I. Welcome and Introductions
- II. Comprehensive Plan Update Process
- III. Lilburn Demographics Presentation
- IV. Current Issues and Opportunities
- V. Schedule
- VI. Questions and Next Steps



City of Lilburn Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Monday, May 14, 2018 4:45 p.m.

Name	Email Address
Teresa Czyn	
Mark Raymond	
Pat Carr	
Carrie Mayhew	
Damen Stewart	
Makelle West	
Tom Mills	
Lindsay Voigt	
kristen rodriguez	



City of Lilburn Comprehensive Plan
Steering Committee Meeting
June 11, 2018
4:45 pm
Agenda

- I. Welcome and Introductions
- II. Follow Up from First Steering Committee
- III. Community Vision
- IV. Land Use Maps
 - a. Character Areas
 - b. Future Land Use
- V. Schedule
- VI. Questions and Next Steps



City of Lilburn Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Monday, June, 11 2018 4:45 p.m.

Name	Email Address
Carmen Stewart	
Teresa Czyn	
Carrie Mayhan	
Jim Mayhan	
Jenn Cardinell	
JOHNNY CRIST	
MICHAEL HART	
Pat Carr	



City of Lilburn Comprehensive Plan
Steering Committee Meeting
July 9, 2018
4:45 pm
Agenda

- I. Welcome
- II. Transportation Element
- III. Housing Element
- IV. Authentic Lilburn
 - a. Narrative and Timeline Exercise
- V. Questions and Next Steps



City of Lilburn Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Monday, July 9, 2018 4:45 p.m.

Name	Email Address
Kristen Mercer	
Cameron Stewart	
Teresa Cuz	
Patrick Caro	
Jenn Cardinell	
Johnny D. Cox	
Lindsay Voigt	
Mark Raymond	
Tom Mills	



City of Lilburn Comprehensive Plan
Steering Committee Meeting
August 13, 2018
4:45 pm
Agenda

- I. Welcome
- II. Presentation of Draft Plan
- III. Character Area Map
 - a. Image Preference Survey
- IV. Other Comments
- V. Public Meeting – Monday, September 10 at 5:00 p.m.



City of Lilburn Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Monday, August 13, 2018 4:45 p.m.

Name	Email Address
Kristen Rodriguez	
Carmen Stewart	
Patrick Carr	
Jenn Cardinell	
Michelle West	
Tom Mills	



City of Lilburn Comprehensive Plan
Public Meeting
September 10, 2018
4:45 pm
Agenda

Open House Activities

The activities for this open house are designed to engage the community and gather feedback to inform the Comprehensive Plan Update. The deadline to have the Comprehensive Plan Update completed is October 31, 2018.

- What Brings You Here – Please place a dot on your home or business, so we can have a sense of the geographic representation from throughout the community.
- The Baseline - Information is presented as a snapshot of current population, housing, income and employment characteristics. A discussion of transportation issues identifies how the community travels. This baseline data was used as the foundation for the rest of the plan components.
- What is the Vision? – This activity states the Vision, Mission and Principles for the Comprehensive Plan. Many of these items correspond to the City's adopted Strategic Plan. Do you support these goals? What would you change?
- Issues and Opportunities – Through a review of existing plans and feedback from the Steering Committee, we have developed a list of current issues and opportunities. These boards summarize the feedback received during that process and provide the opportunity for you to respond. Do you think these statements are correct? What else is on your mind?
- Common Character – Are there areas of the community that have a similar look and feel? How would you describe them? Are there things that you like or dislike? How do these areas need to be improved in the future? What types of development do you want to see in these areas? Share ideas about uses that should be included or excluded, issues in the area, or potential changes to the boundaries of an area.
- Implement Your Priorities – The city will submit a Report of Accomplishments that identifies the status of items from its current Comprehensive Plan. The city will also identify new items to be undertaken in the next five years. What should be included on that list?

**Staff from both ARC and the City of Lilburn will be available to answer any questions you have. There is no formal presentation, and events can be completed at your leisure.



City of Lilburn Comprehensive Plan Update
Public Meeting
Sign In Sheet
Monday, September 10, 2018 4:45 p.m.

Name	Email Address
Carmen Stewart	
Lee Jurjevich	
Terry Jurjevich	
Richard Garner	
Sally Baker	
Joette Segars	
Sandra Waldrop	
Jim Vaught	
LLOYD HENDERSON	
SHARON HENDERSON	
Christina van Maanen	
LINDA RAGGHIANI	
ANGELIE BUCKLEY	



City of Lilburn Comprehensive Plan Update
Public Meeting
Sign In Sheet
Monday, September 10, 2018 4:45 p.m.

Name	Email Address
MICHAEL TAYLOR	[REDACTED]
SIMI TAYLOR	[REDACTED]

PLACEHOLDER - Second Hearing Agenda

Appendix B: Other Community Plans

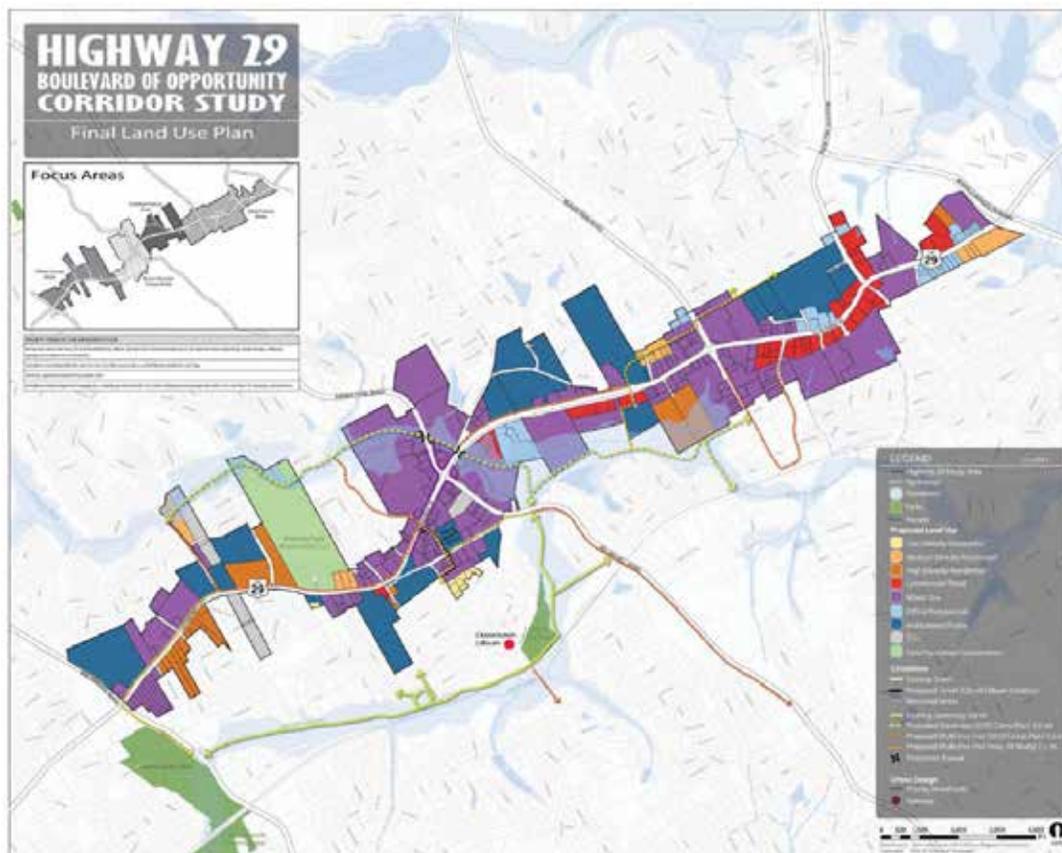
In addition to the City of Lilburn 2030 Comprehensive Plan and the Gwinnett County Comprehensive Transportation Plan, the following documents have informed this comprehensive plan update and are incorporated herein by reference.

Lilburn Strategic Business Plan, September 2004

The Lilburn Strategic Business Plan is a way to leverage previous efforts at economic and community development with an ongoing commitment to improving the city's business environment and changing demographics. The plan gives consideration to the actions of other agencies, including the Lilburn Community Improvement District and the Downtown Development Authority. It identifies a Vision and Mission, along with a 5-Year Implementation Plan.

Lilburn Community Improvement District Highway 29 Boulevard of Opportunity Corridor Study, April 2011

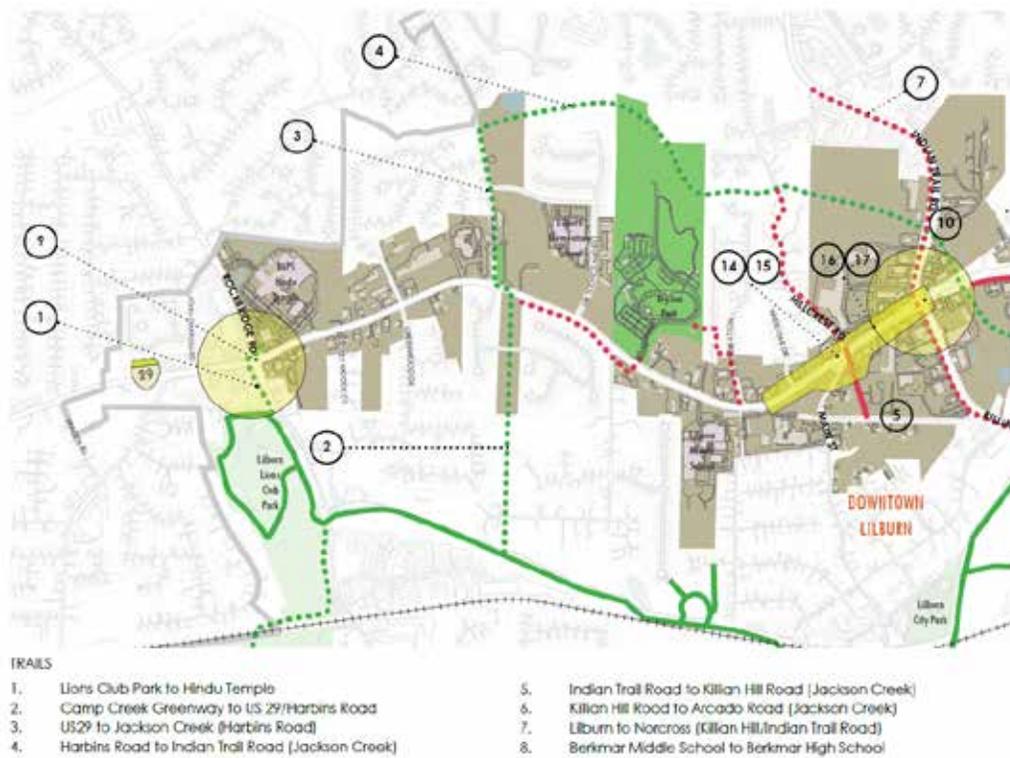
The Highway 29 Boulevard of Opportunity Corridor Study provides land use, mobility and urban design recommendations and implementation strategies for the four-mile corridor between Rockbridge Road and Ronald Reagan Parkway through the City of Lilburn and Gwinnett County. The study promotes mixed use development along the corridor, promoting housing, office and retail with flexibility, economic diversity and alternative transportation solutions. An inventory of existing conditions, recommended actions, and an implementation plan detail the critical steps to facilitate the vision.



Final Land Use Plan from the Highway 29 Boulevard of Opportunity Corridor Study

Lilburn Community Improvement District Lawrenceville Highway Corridor Study Urban Design Implementation, July 2015

This study implements the 2011 Boulevard of Opportunity Corridor Study that proposed a model for re-marketing, re-imagining and re-invigorating a portion of the community through the transformation of an auto-dominated street into a livable corridor with a distinct sense of place. The study identified key nodes along the corridor and make recommendations for greenway and urban trail connections, streetscape enhancements, intersection improvements, and urban design guidelines. An implementation plan outlines critical steps to facilitate the vision.



Trail Connectivity Plan for western portion of Highway 29 from the Lawrenceville Highway Corridor Study Urban Design Implementation