

Lawrenceville-Downtown Development Authority

Meeting July 28, 2003, 7:00 p.m.

**Present: Gene Wasserman, Carter Gorman, Kathy Monroe, Marie Beiser,
Mike Reedy, John Heard, Jimmy Brannon**

Others attending: Brad Leonard, Tony Powell and Carol Weaver

Chairman Gene Wasserman called the meeting to order and asked for a motion to approve the May 20 meeting. Minutes were approved. It was noted that on June 23 a meeting could not be held for lack of a quorum.

Carol Weaver, a mural artist, was introduced by Kathy Monroe. She has done extensive murals in Steubenville, Ohio and Lake Placid, Florida. She is a native of Gwinnett County and is interested in possible outdoor murals and indoor. She has identified 13 walls that could be possibilities. Once done these could become tourist attractions and be part of a local history tour. She had been to the Gwinnett Historical Society and the society identified possible pictures from the book "Vanishing Gwinnett". Her murals can range in price from \$10,000 to \$40,000. The cost of these can be deferred by grants, paint companies furnishing the paint or rental companies the scaffolding. A few of the walls she identified are Fowlers, Sosebee (2 walls), old theatre, depot, Robert Craven, and Auto Zone.

Brad Leonard next presented a Conceptual Plan City of Lawrenceville – Planning and Zoning Map "Concept Plan". He had presented this to the City Council for their review and the Council asked that he present it to the DDA for input. In his presentation he mentioned that property could be purchased by the city or DDA with certain stipulations on the property that would achieve the look the city wanted.

The Concept Plan contains five areas of focus: mixed use, commercial, entertainment, office and residential, and is highlighted in red to encompass what may be designated as the Lawrenceville Downtown Limits. The plan has a pedestrian walkway along which can be new retail. The Depot area could become an entertainment district. The Depot is a planned stop for the proposed Athens to Atlanta light rail. Three stops are planned that will be in or close to downtown, Briscoe Field, Sugarloaf / Hwy 29, and the Depot. A proposed green space/park area with an amphitheatre could be built behind City Hall where the electrical department is presently located.

After the presentation of the plan, discussion turned to what architectural controls could be put in place and perhaps enforced by an architectural review board. It was noted that the formation of another board could be time consuming. The DDA could come up with the criteria.

The DDA discussed focusing on several areas:

1. How does the DDA perceive downtown? Is it just inside the purple or all the way to the red lines?
2. What are the areas of additional restraints?
3. Should there be overlay zoning, an overlay district?
4. What kind of land uses, what density, set back requirements?
5. What are the architectural standards (designs, etc.)?
6. The DDA could focus on one area?
- 7/8/9. Focus on three areas.
10. Announce with signage that one is entering downtown.

Discussion turned to facilitating the drafting of these regulations. Should projects be judged separately as presented? Should the historical society be consulted, a design committee consisting of engineers and architects, landscapers? At present project-by-project presentations to the DDA was favored. Classifications changes will have to be made in all zones.

John Heard made a motion that the City Council expands the DDA district to the boundary of the red zone. Kathy Monroe seconded the motion. Motion passed with unanimous consent.

John Heard made a second motion that the DDA request the City Council to ask Brad (Dept of Planning and Zoning) to draw a conceptual plan for the Red Zone. Motion passed with unanimous consent.

This drawing would create an overlay district for the red zone. Classifications that currently exist could be altered. For instance: car lots in the immediate area of downtown could be considered inappropriate and moved to other areas.

It was decided that when a project proposal comes to the City with a project, the proposing entity or individual would be asked to meet with the DDA at the next scheduled meeting. DDA members will be notified of the plans 24 hours in advance. The person presenting to the DDA his project would be allowed 30 minutes for presentation.

Gene Wasserman stated that he was inviting a representative of a company that provides wireless Internet to come to the next meeting to make a presentation.

The meeting adjourned at 10:30 pm.

Next meeting August 25, 2003 @ 7pm.

Marie Beiser, Secretary