

LAWRENCEVILLE DOWNTOWN DEVELOPMENT AUTHORITY

MARCH 22, 2004

Members Present: Gene Wasserman, Kathy Monroe, Danny Gravitt, Carter Gorman, Mike Reedy, Marie Beiser; Brad Leonard and Tony Powell

Minutes of the February 23 meeting were approved.

Bill Tunnell from TSW opened the discussion of the revitalization plan by noting that the DDA needs to endorse three areas of the revitalization plan in order for the consultants to begin to write the zoning ordinances to comply with the districts. These three areas are: the Zoning Matrix, the Zoning Map and the Regulating Plan.

After these areas are adopted it was suggested that the DDA may want to consider appointing task forces to pursue the implementation of the following: (1) transportation improvements, (2) parking improvements, and (3) downtown revitalization districts.

Allycen Whiddon presented an explanation of the downtown revitalization district by explaining the legend and downtown district sub-areas on the map. The colors on the map follow property lines. Two revisions were noted to the present map since property owner Thomas Harris has asked that his property be added into the revitalization plan. Also, Gwinnett County has added property with a plan to extend Lumpkin St.

First explanation was the green space which encompasses schools, parks, and the cemetery (Lawrenceville and Historic Cemetery). New green space is planned along Pike Street to connect a walking area to Rhodes Jordan Park. This could be a wide sidewalk area with trees with the buildings set back further from the sidewalk. The buildings could be oriented toward the green space. A lot of foot traffic could make this area work for commercial/retail. Another green space could be located between Crogan St. and Constitutional Blvd. The new city hall is another area that could have some green space added. The industrial area marked on the map would stay the same but could be improved with some street scapes. These areas were discussed with no opposition. Some ways to obtain green space could come from donations from developers for allowing higher density.

The residential townhouse and residential townhouse/loft areas were presented with no particular opposition. It was noted that in time the present areas that are now zoned for commercial will become more valuable for future residential zoning to support the downtown area. Town homes would require one parking space per bedroom up to two parking spaces with garages served from alley ways. Exterior would be of brick, stone, concrete or Hardiplank. No residential units in this classification above another.

Civic/office/lofts are designated in purple. These are areas owned by the county and city. It was noted that it would create a nice edge to the street if civic buildings had parking on the side and back.

Residential small-lot single family should be a primary structure of 2000 square feet with a maximum accessory unit of 800 square feet. It was stated that square feet includes only heated space not garage. Accessory unit may be attached or unattached available as a mother-in-law suite or rental.

The live/work or live/work 5 areas in light blue and dark blue were debated with the most conversation as to where the retail commercial would end and the live work areas begin. Some members thought the courthouse square commercial/retail district should be extended approximately a block west on the "A" streets and east of Hwy 124-20. Planners felt to make the downtown district viable for retail/commercial that the live work areas should stay as is to force the first revitalization to take place in this nine block area. It was noted that all existing businesses are "grandfathered in". A compromise could be to allow commercial on the bottom floor in the live work area along the "A" streets but add requirements of one or up to two floors of living space above. Nothing was decided about this area.

The legend defines streets showing retail permitted at intersections. These intersections would be auto-oriented and are indicated by circles. The planners professional viewpoint is that mid-block would be best to support live/work and not retail.

Other things discussed at the meeting were the requirements of notifying property owners in advance of perhaps 30 days of any adoption of the plan once it is nearing the presentation to the planning and zoning committee. It was stated that this would be done by using the address of the owner on the tax records. The city charter should be checked to know whether it needs to be revised to comply with any zoning ordinance changes.

Zero lot line would have to be defined if allowed.

Traffic engineers need to look at the planned new streets and the realignment of existing streets such as Atha and Lucky Sts. The city or DDA may need to use a consultant that is a professional in dealing with the DOT.

Brad Leonard was authorized to ask Bob Baroni to pay the invoices to TSW.

Members of the DDA agreed to meet again to discuss the zoning map on March 29 at 6:00 pm.

The meeting was adjourned at 11:00 p.m.

Marie Beiser
Secretary

